

**OFFICIAL PLAN
OF THE
TOWN OF RENFREW**

Adopted by the Town of Renfrew – October 15, 2007
County of Renfrew Decision – January 30, 2008
Modified and Approved by the Ontario Municipal Board – August 12, 2008

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TOWN OF RENFREW

BY-LAW NUMBER
47-2007

A BY-LAW TO ADOPT AN OFFICIAL PLAN OF THE
TOWN OF RENFREW


The Council of the Corporation of the Town of Renfrew in accordance with the provisions of Section 17 (22) of the *Planning Act*, hereby enacts as follows:

1. THAT the Official Plan of the Town of Renfrew consisting of the attached text and Schedule 'A' is hereby adopted.
2. THAT the clerk is hereby authorized and directed to make application to the County of Renfrew for the approval of the Official Plan of the Town of Renfrew.
3. THAT this by-law shall come into force and take effect on the day of final passing thereof.

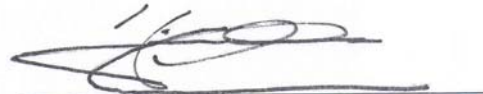
READ a first time this 15TH day of OCTOBER, 2007.

READ a second time this 15TH day of OCTOBER, 2007.

READ a third time and finally passed this 15TH day of OCTOBER, 2007.



SANDY HEINS, MAYOR



KIM BULMER, CLERK

CERTIFIED TRUE COPY



K. BULMER, CLERK



1.0 INTRODUCTION

1.1 Town Profile

The community that would eventually become known as the Town of Renfrew was established as early as 1820 in a settlement that was first known as “The Second Chute of the Bonnechere River.”

The Village of Renfrew was incorporated in 1851 and benefited from its vantage point along the Bonnechere River and, later, the Canadian Central Railway and Highway 17.

The Town comprises 13 square kilometers and has a population of about 8,000 people.

The Town of Renfrew is the hub of commercial activity in this part of the Ottawa Valley and attracts shoppers from throughout Renfrew County, and Pontiac County in western Quebec.

The Town has state-of-the-art stores on O’Brien Road, a variety of commercial areas and services throughout the Town, and a very active and vibrant downtown core that is steeped in heritage.

The Town has numerous parks and recreational areas, and is blessed with a recreational trail (The Millennium Trail) and a multi-use recreational facility known as Ma-Te-Way Park.

The Town is home to a first class hospital, the Renfrew Victoria Hospital, and numerous long-term care and retirement facilities including Bonnechere Manor, Groves Park Lodge and Quail Creek Retirement Centre.

1.2 Authority of the Plan

This Plan constitutes and shall be known as the “OFFICIAL PLAN OF THE TOWN OF RENFREW”. It was prepared and enacted in accordance with the provisions of the *Planning Act* of the Province of Ontario.

1.3 Purpose and Objectives of the Plan

The purpose of the Plan is to provide a policy framework for growth and development in the Town to the year 2020. The Plan will be reviewed every five years as required by the *Planning Act*.

The objectives of the Plan are as follows:

- (1) To strengthen and diversify the Town’s economic base within municipal servicing limitations.
- (2) To facilitate compatibility between land uses and to provide policies to guide the establishment of uses in an integrated manner.

- (3) To identify and protect renewable and non-renewable resources.
- (4) To ensure that development occurs in a sustainable manner, which considers the natural water systems, environmentally sensitive areas and hazard lands.

1.4 Basis of the Plan

****Modification No. 3 – OMB File No. PL080271****

The *former* Official Plan of the Town of Renfrew was approved in 1987. Council's decision to prepare *this* new Plan was based on a number of factors:

- (1) Numerous amendments to the Official Plan suggesting the document needed review.
- (2) The new Provincial Policy Statement of 2005.
- (3) The growth of new retail development on the Town's east end along O'Brien Road.

1.5 Scope and Structure

- (1) This Plan shall be known as the "OFFICIAL PLAN OF THE TOWN OF RENFREW."
- (2) The Official Plan is a legal document prepared pursuant to Section 17 of the *Planning Act*. The policies and planning principles contained herein are intended to guide public administrators and private interests in such a way so as to ensure the most desirable form of development under the most desirable conditions. Implementation of the Plan must be carried out in accordance with Section 15 of this Plan.
- (3) The Official Plan has been prepared to guide future development to the year 2020.
- (4) The following text and attached Land Use Schedule(s) constitute the Official Plan of the Town of Renfrew.
- (5) Any appendices to this Plan are intended to contain supporting information to the Official Plan. The Appendices will be developed and maintained in consultation with Provincial Ministries and other agencies as information becomes available on natural heritage and cultural heritage features.
- (6) In this document, the "Official Plan of the Town of Renfrew" may be referred to as the "Plan" or the "Official Plan". The Plan shall be read with such changes of gender and number as the context may require.

The text of this Plan is divided into the following parts:

Section 1: Introduction

Section 2:	General Development Policies
Sections 3 -13:	Land Use Designations and Transportation
Section 14:	Land Division Policies
Section 15:	Implementation and Interpretation

Section 1 is informative in nature. It describes the general purpose, objectives, basis, and structure of the Official Plan.

Section 2 contains general policies which apply to all development regardless of the classification of land. These general policies must be considered when reviewing a development application.

Sections 3 to 11 contain policies for land use that are specific to each classification of land. The classification of land is established by the designation and transportation categories shown on the Land Use Schedules attached to this Plan. The specific land use designations established through the policies of these sections are:

- Residential
- Downtown Commercial
- Commercial
- Industrial
- Mineral Aggregate
- Waste Disposal
- Environmental Protection
- Parks and Recreation / Open Spaces
- Designated Growth Area

Every development change in land use must satisfy the specific policies of the designation and the transportation categories for the lands subject to the proposal. These policies must also be read in conjunction with, interpreted and applied within the context of the Objectives and General Policies of this Plan.

Section 12 outlines the policies on municipal sewage and water systems.

Section 13 describes the transportation policies.

Section 14 states the policies and criteria to be followed when applications for consent (severance) and plans of subdivision are reviewed.

Section 15 describes the methods for implementing the policies of the Plan and the interpretation of the various policy matters.

1.6 Provincial Policies

There are many Provincial policies that influence growth and development in the Town of Renfrew. The intent of those Provincial policies is embodied in the policies of this document.

2.0 GENERAL DEVELOPMENT POLICIES

2.1 General Intent

The General Policies for development outlined below augment the other policies of the Plan by defining requirements relating to specific aspects of development.

2.2 Policies

(1) Housing

Town Council supports the following Housing policies of the Provincial Policy Statement:

- (a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;
- (b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans;
- (c) encourage all forms of housing required to meet the social, health and well-being requirements of current and future Town residents, including special needs requirements;
- (d) direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected housing needs;
- (e) promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities;
- (f) promote residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

(2) Buffering and Land Use Compatibility

Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

In order to implement buffering principles, provisions may be established in the implementing zoning by-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of applicable governing agencies (e.g., the Ministry of the Environment’s guidelines on “Compatibility Between Industrial Facilities and Sensitive Land Uses” and “Land Use Compatibility”).

For the purposes of this Plan, sensitive land uses are defined as buildings, amenity areas or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated nearby. Sensitive land uses include dwellings, daycare centres, educational facilities, and health facilities.

(3) Commercial, Industrial and Institutional Uses

The following provisions shall apply to the establishment of any commercial, industrial or institutional use:

- (a) all new buildings should be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance;
- (b) adequate off-street vehicle loading and parking spaces shall be provided;
- (c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;
- (d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated;
- (e) no use shall be permitted which is an obnoxious trade, business or manufacture under the *Health Protection and Promotion Act* and the *Environmental Protection Act* or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations;
- (f) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to the zoning by-law, or the removal of the Holding-h symbol in the zoning by-law. The removal of the Holding symbol from the zoning by-law will be in accordance with Section 15.4 of this Plan.

(4) Cultural Heritage and Archaeological Resources

Significant built heritage and cultural heritage landscapes will be conserved.

There may be significant archeological remains of prehistoric and historic habitation within the Town. Where new development is proposed within an area which has been identified as containing known archeological resources or having high archeological resource potential, a development proponent shall undertake an archeological impact assessment of the property in accordance with the archeological assessment technical guidelines of the Ministry of Culture. Such assessments shall be undertaken by a qualified archeologist licensed pursuant to the provisions of Section 38 of the *Ontario Heritage Act*. Where necessary and appropriate, adequate measures shall be undertaken to mitigate potential impacts upon identified significant archeological resources. Impact mitigation may include either removal and documentation of the archeological resource, or avoidance and preservation on site. Where significant archeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

Council may also undertake the preparation of an Archeological Master Plan. The Plan will identify and map known archeological sites registered with the Provincial Archeological Sites Database as well as lands within the Town that have the potential for the discovery of archeological resources. The plan will also outline policies, programs and strategies to protect significant archeological sites.

It is also the intent of this Plan to encourage Council:

- (a) to enter into a Municipal-Provincial Heritage Data Sharing Agreement with The Ministry of Culture that will provide updated archeological site mapping and a database to the Town; and
- (b) to update any archeological mapping and database as new archeological sites are identified from land development and/or from the Provincial archeological database.

(5) Site Decommissioning and Clean-Up

The proper decommissioning and clean up of contaminated sites located in the Town prior to their redevelopment or reuse is important. Measures to be taken include the following:

- (a) The compilation of inventories of sites where existing and past uses may have contributed to the presence of contaminants, as they become known to the municipality.
- (b) Where a change in the land use or application for development approval (i.e. building permit, rezoning, consent, subdivision, amendment to this Plan) is received for a known, suspected or potentially contaminated site, or property adjacent to such a site, the approval authority shall not grant any planning approvals until:

- (i) A phase I Environmental Site Assessment (and a phase II Environmental Site Assessment, if recommended by phase I Environmental Site Assessment) is submitted and reviewed;
- (ii) Mandatory filing of a record of site condition in the Environmental Site Registry is required for the change of use of a property from industrial or commercial to residential or parkland. Phase 1 Environmental Site Assessments (ESA) should be carried out at sites which may be contaminated and Phase II ESAs should be completed if required. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulation (O.Reg. 153/04) and with Ministry of the Environment guideline “Record of Site Condition – A Guide to Site Assessment, the Clean-up of Brownfield Sites and Filing of Records of Site Condition” dated October 2004 or associated guidelines.

Council may also request the filing of a record site condition when reviewing planning applications for redevelopment that may be contaminated but do not require mandatory filing.

(6) Natural Heritage

Council recognizes the importance of protecting habitats of endangered and threatened species, areas of natural and scientific interest (ANSIs), wildlife habitats and fish habitats. Information (where it exists) about these natural heritage features has been included on either Schedule “A” or the Appendices to the Official Plan. Where the extent of, or location of, natural heritage features is unknown, it is Council’s intention to ensure that these features or areas are identified and incorporated into the Official Plan as part of the five-year review of the Plan.

It is Council’s intention to protect natural heritage features and to encourage private landowners to protect and enhance natural heritage features through sound management practices. Council recognizes that hunting, fishing, and trapping have historically been carried out within natural heritage features and that these practices will continue.

(a) Habitat of Endangered and Threatened Species

There are no known habitats of threatened and endangered species in the Town of Renfrew. If such habitats are identified, the Plan will be amended under the *Planning Act* and the following policies will apply. Development and site alteration will not be permitted within significant portions of the habitat of a threatened or endangered species. Council will require the submission of an Environmental Impact Study (EIS) in accordance with the requirements of Section 2.2 (16) of this Plan when development and/or site alterations are proposed within 50 metres of significant portions of the habitat of threatened and endangered species.

(b) Areas of Natural and Scientific Interest (ANSI)

ANSIs are areas of land and water containing natural landscapes or features which have been identified as having values related to protection, appreciation, scientific study or education. These areas are identified, mapped, and ranked by the Ministry of Natural Resources. There are no ANSIs in the Town that have been identified by the Ministry of Natural Resources. If an ANSI is identified, the Plan will be amended under the *Planning Act*. The boundary of the ANSI will be shown either on Schedule 'A' or in an appendix. If an ANSI is identified and the Plan amended accordingly, development and site alteration may be permitted within an ANSI subject to the following policies:

- (i) Applications for development and/or site alteration within an ANSI or within 50 metres of an ANSI must be accompanied by an Environmental Impact Study prepared in accordance with Section 2.2 (16) of the Official Plan.
- (ii) Changes to the boundaries of an ANSI require the approval of the Ministry of Natural Resources.

(c) Wildlife Habitat

Significant wildlife habitats may be identified in the Appendix of this Plan. It is Council's intent to review and update the policies related to significant wildlife habitat as part of the five-year review of the Official Plan. Development and/or site alteration may be permitted within a significant wildlife habitat subject to the following policy:

- (i) Applications for development and/or site alteration within a significant wildlife habitat or within 50 metres of such habitat, must be accompanied by an Environmental Impact Study prepared in accordance with Section 2.2 (16) of this Plan.

(d) Fish Habitat

All rivers, drains, and water courses have the potential to be fish habitat. Council recognizes the importance and value of the fisheries in the municipality and supports protection of their habitat and areas that contribute to fish habitat. Section 2.2(8) of this Plan establishes a minimum setback from water bodies for this purpose. If any development or site alteration which has the potential to negatively impact fish or fish habitat, an Environmental Impact Study prepared in accordance with Section 2.2(16) of this Plan must be submitted to support the development. Approvals for work immediately near the water may be required from the Ministry of Natural Resources and/or the Department of Fisheries and Oceans Canada.

(7) Flood Plain

A flood plain is an area adjoining a watercourse, usually low lands which have been, or may be, subject to flooding.

The approximate location of the flood plain is shown on Schedule 'A'.

A one-zone approach to flood plain management will be applied whereby development shall be prohibited within the flood plain in order to prevent the risk of loss of life and to minimize property damage.

If development is proposed within the flood plain as shown on Schedule 'A', a site-specific engineering study and/or elevation survey completed at the proponent's expense may be required to determine the location of the one-in-one hundred (1:100) flood elevation and/or confirm that the proposed development is not susceptible to flooding.

The following policies shall also apply:

- (a) The location of essential emergency services and the disposal, manufacture, treatment or storage of hazardous substances is prohibited in the flood plain.
- (b) The expansion of existing buildings and structures in the flood plain may be permitted subject to the following:
 - (i) That a site specific zoning by-law amendment be finalized. The zoning by-law amendment shall be accompanied by sufficient information (e.g., land surveys, engineering drawings, flood plain mapping study) to the satisfaction of the Town of Renfrew to establish that the proposed development and its occupants will be protected from the effects of a 1:100 year flood. (A 1:100 year flood means that flood, based on analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year).

(8) Water Setback and Protection of Shoreline Integrity

- (a) Generally all buildings and structures will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased, depending on such factors as site conditions; the particular use proposed; and, whether the situation involves the infilling between two existing residential dwellings. In the case of existing lots, where the setback cannot be met, the setback shall be as remote from the high water mark as the lot will permit and, if

applicable, from lands owned or legally utilized by Renfrew Power Generation or other producers of hydro-electric power.

Where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, Council may require the submission of an Environmental Impact Study (EIS) in accordance with the requirements of Section 2.2 (16) of this Plan.

A greater set back would apply in those areas where the flood plain is more than 30 metres from the normal high water mark.

- (b) The property between the shoreline of the water body and the dwelling will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake or water body. The retention of the natural soil mantle and mature tree cover within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged. Boathouses along the waterfront may be prohibited as specified in the zoning by-law, however, boat docks, boat launching facilities, and flood and erosion control devices may be permitted.
- (c) Written approval is required from the Ministry of Natural Resources prior to straightening, changing, diverting or interfering in any way with the channel of a watercourse. Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from the lake sediments and the destruction of fish habitat. Any such dredging or filling shall require the prior approval of the Ministry of Natural Resources and the Federal Department of Fisheries and Oceans.
- (d) Large-scale development (e.g., industrial or commercial development, subdivisions and others as applicable) should be accompanied by an assessment of the impact of the development on the water quality of the water body. The impact assessment should address issues such as the nature of the development, existing water quality of the water body, surface water run-off, impact and loading of phosphorus, types of soils, stormwater management, servicing, location of septic systems if applicable, setbacks from the high water mark, topography, and the maintenance of trees and vegetation.

(9) Stormwater Management Plans

Council supports the use of stormwater management techniques as a means to protect water resources (quality and quantity). Proponents of larger developments (e.g., industrial or commercial developments, subdivisions, and others as applicable) will be expected to assess the impact of proposed development on receiving watercourses and to utilize a mix of on site, conveyance, and end-of-pipe best management practices to maintain water quality and prevent downstream impacts due to flooding. The scale of stormwater management plans will depend on the scale of the proposed

development. Stormwater Management Plans, submitted as part of the development approvals process will:

- (a) Ensure that natural hydrological characteristics are maintained, and where possible, enhanced as the means to protecting base flow of watercourses;
- (b) Maximize natural infiltration of water on site;
- (c) Ensure that development will not result in downstream flooding or cause adverse effects on receiving water bodies;
- (d) Ensure that alterations to natural drainage systems and streams are minimized and that existing natural vegetation is maintained; and
- (e) Ensure that existing fish and wildlife habitat is protected, enhanced, or restored.
- (f) Address Ministry of the Environment Guidelines and any other provincial or federal approvals that may be required.

Stormwater management best management practices include: infiltration, vegetative swales, filter strips, porous pavement, site design, and detention ponds. Stormwater Management Plans will be implemented through site plan control and the subdivision process.

(10) Servicing Policies

All new development shall be serviced with full municipal water and sewage services, except as noted below.

Development of five lots or fewer may be serviced by individual on-site systems where the provision of full municipal sewage and water services is not feasible and where it has been demonstrated that site conditions are suitable for the long-term provision of such services.

Partial services may be considered only where such services already exist in order to allow for infilling and rounding out of existing development provided that the development is within the reserve sewage and water system capacity and that site conditions are suitable for the long term provision of partial services.

Developers are responsible for the cost of installing all services in new developments and will be required to contribute to the costs of trunk mains and of lighting for access roads. Servicing easements shall be provided, as necessary, and developers should provide for these when preparing plans.

(11) Public and Institutional Uses

- (a) Public uses may include educational, institutional, administrative, cultural and recreational uses, and water and sewage services which are public in

nature and are owned and/or operated by a public authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the Town.

- (b) Public uses shall be permitted within all land use designations except the Environmental Protection designation under the Plan subject to certain conditions:
 - (i) the site design and the design of the buildings and structures must be in keeping with the character of the surrounding area and the use will not detract from the primary function of the area; and
 - (ii) off-street parking shall be adequately provided.

(12) Noise Attenuation

Land uses that generate significant levels of noise (e.g., railway, highway, certain industrial uses, including aggregate extraction and processing facilities) can be incompatible with adjacent residential uses and some institutional uses. Prior to permitting development that may be affected by noise from stationary or line sources, the proponent may be required to undertake noise and/or vibration studies to assess the impact on existing or proposed residential or sensitive land uses within minimum distances prescribed by the Ministry of Environment. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

A noise feasibility study, based on Ministry of Environment guidelines, will be required as part of an application which proposes residential or institutional development within 100 metres of a freeway right-of-way (i.e., Highway 17).

A noise feasibility study, based on Ministry of Environment guidelines, will be required as part of an application which proposes residential or institutional development within 100 metres of a principal main railway line right-of-way (i.e., the CPR line).

A noise feasibility study may not be required in the instances described above if there are existing, intervening buildings between the proposed development and the highway or rail line which buildings may serve to act as a noise attenuation barrier. A noise feasibility study may also not be required if the proposed development represents infilling.

(13) Home Occupations/Home Industries

Home occupations and home industries may be permitted accessory to residential uses provided they are small scale and compatible with residential uses. Specific provisions relating to home occupations and home industries shall be included in the local zoning by-law.

(14) Group Homes

A group home is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute. Group homes shall be permitted in all designations that allow residential uses.

The Town may establish provisions in the zoning by-law for the types of group homes permitted and the standards for minimum separation distances between these facilities.

(15) Mobile Homes

Mobile homes and travel trailers are not permitted as residential uses and the establishment of recreational vehicle parks or mobile home parks shall be prohibited within the Town.

(16) Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site alteration on the natural features and/or ecological functions for which an area has been identified.

Council will require an EIS for development and site alterations proposed within or adjacent to a natural heritage feature. The EIS will address how anticipated impacts will be mitigated through the planning and/or development approvals process. The components of an EIS will be tailored to the scale of the proposed development and to the scale of the anticipated impacts. An EIS must be prepared by a qualified individual. Submission of a completed EIS does not guarantee approval. Where the impact of a development and/or site alteration cannot be mitigated and will result in a negative impact on the ecological functions and/or natural features for which an area has been identified, then it will not be permitted. The following are intended to provide guidelines for the preparation of an EIS:

- (a) a description (including a map) of the study area;
- (b) a description of the development proposal;
- (c) an identification of the features and functions likely to be affected by the development proposal;
- (d) an assessment of the potential impacts of the proposed development on key features and functions;
- (e) an identification of mitigation requirements and monitoring requirements;
- (f) the quantification of residual impacts (those that cannot be mitigated) if any;

- (g) recommendations on how to implement mitigative measures;
- (h) an overall professional opinion as to whether the development is compatible with the features; and
- (i) a review and decision.

For the purposes of this section, the meaning of ‘development’ shall include the creation of a lot, a change in land use, or the construction of buildings or structures requiring approval under the *Planning Act*, but does not include activities under an environmental process or works subject to The Drainage Act.

For the purposes of this section, the meaning of ‘site alteration’ shall include such activities as filling, grading, and/or excavating that would have the effect of changing the landform, topography, and/or natural vegetative characteristics of a site.

Various planning and other approvals including such techniques as site plan control, site-specific zoning, and site alteration by-laws may be used to ensure that the development and/or site alteration occurs in accordance with the recommendations of the EIS.

(17) Energy Conservation

The Town recognizes the importance of energy conservation in the following ways:

- (a) Encouraging the re-use and redevelopment of existing buildings.
- (b) Encouraging the repair and maintenance of all public buildings in an energy efficient manner utilizing green building and construction practices.
- (c) Encouraging new buildings to be oriented to maximize the potential from solar energy for space heating and water heating.
- (d) Encouraging new subdivisions to be designed using solar energy planning principles for proper building orientation (e.g., south facing windows and buildings).
- (e) Recognizing the importance of walkway linkages between developments.

(18) Pedestrian Links and Recreational Trail Policies

The Town encourages pedestrian friendly environments as follows:

- (a) Planning for new developments and built-up areas may be expected to provide pedestrian links and recreational trails as part of their development. Consideration may be given to interconnections between

residential properties, schools, recreational areas, shopping and employment areas.

- (b) Council may establish a recreational trail plan for the Town of Renfrew.
- (c) The Town may provide for the future development of a continuous trail system along the Bonnechere River waterfront.
- (d) Accessibility for all people may be considered in the design of the pedestrian link and recreational trail in accordance with the Municipality's Accessibility Plan.

3.0 RESIDENTIAL

3.1 Introduction

The Residential designation is intended to permit the development of lands for all types of residential uses, and for complementary uses that support residential development.

3.2 Objectives

- (1) To provide lands for residential development.
- (2) To encourage an appropriate balance of housing forms that are consistent with the needs of the market and that support affordability.
- (3) To provide land for uses that support residential uses such as parks, schools, churches and local commercial uses.
- (4) To provide opportunities for redevelopment and intensification.

3.3 Policies

- (1) The Residential designation shall permit a full range of housing types including single detached dwellings, duplexes and semi-detached dwellings, 3- and 4-unit dwellings, townhouses, apartments and condominiums. In addition, uses supporting and compatible with residential areas will be permitted. These include senior citizens housing, schools, churches, medical uses, government offices, libraries, recreational facilities and parks.
- (2) The Town shall encourage an adequate supply of affordable housing by permitting a diverse range of housing types in the Residential designation. The Town shall ensure that the Zoning By-law does not require standards which preclude the development of affordable housing, especially as it relates to dwelling and lot sizes.
- (3) The infilling of existing residential areas shall be encouraged as a means of meeting housing demands and making use of existing infrastructure. Infilling is considered small scale residential development within existing residential areas involving the creation of new lots or the development/redevelopment of existing lots. Infilling development shall be required to prepare lot grading and drainage plans that address potential drainage impacts on abutting properties.
- (4) Mobile homes and house trailers are not permitted as residential uses and the establishment of mobile home parks or trailer parks shall be prohibited within the Town.
- (5) Home occupations are permitted in the Residential designation but must be conducted within the dwelling and be compatible with residential uses. Specific provisions relating to home occupations shall be included in the Zoning By-law.

- (6) Generally, new development shall be achieved through the plan of subdivision or condominium process as a logical extension of existing development. Lands currently designated Residential shall have priority for development. Opening up additional lands by amendment to this plan shall be discouraged until the lands currently designated are mostly developed. A justification report, including a housing market analysis which shows need, may be required by Council before additional lands are designated.
- (7) A residential building containing three or more dwelling units is designated as a site plan control area. On reviewing a site for approval, Council shall be satisfied that on-site amenities such as landscaping, open green spaces, parking and buffering are provided and designed to enhance the development of the site to ensure its compatibility with surrounding uses.

Where a zoning by-law amendment is also required, Council shall be satisfied that the site is suitable, that services are available and that the use is compatible or can be made compatible with other development in the area.

- (8) Where land is being developed for residential purposes which abuts an arterial or collector road, the lots may front on the arterial or collector road provided a study is submitted by a qualified person that shows there will be no impact on the functioning of the arterial or collector road.

4.0 DOWNTOWN COMMERCIAL

4.1 Introduction

The Downtown Commercial designation applies to Renfrew's downtown, which is the Town's commercial, cultural and administrative focal point.

This designation permits a range of commercial, institutional, recreational and residential uses.

4.2 Objectives

- (1) To provide for a diverse mix of uses in a vibrant downtown while at the same time preserving the heritage features that are the hallmark of the downtown.

4.3 Policies

- (1) The Downtown Commercial designation shall permit a full range of commercial and non-commercial uses including retail, restaurants, personal services (excluding adult entertainment uses), financial institutions, business, professional, government and medical offices, schools, hotels, motels, recreational and cultural uses, institutional uses, workshops, repair facilities, existing automotive uses, existing industrial uses, residential uses in the form of dwelling units above or behind the primary commercial core, multiple residential development and existing residential development.
- (2) New development shall be consistent with the scale, height and character of the existing street front development. Generally, buildings should not exceed 3 stories in height.
- (3) The protection and enhancement of existing buildings and streetscapes which contribute to the identity and history of the area shall be encouraged. New development and redevelopment are to be sensitive to the heritage character of the downtown. To this end, the Town may adopt heritage conservation and enhancement design guidelines for the downtown. These guidelines would address such areas as building mass, scale, façade treatment, cladding, colour, windows, doorways, overhangs and awnings, streetscape design, lighting, furniture, signage and parking areas.
- (4) The Town shall encourage the retention and remediation of heritage features of buildings.
- (5) The Town, in conjunction with the owners or operators of businesses, shall strive to improve the management and supply of parking resources within the Downtown Commercial Designation.
- (6) Under Section 40 of the *Planning Act*, if a commercial development is unable to provide enough parking spaces, Council may exempt the development from the

parking requirement of the Zoning By-law and accept a cash payment-in-lieu of each parking space that is not provided.

Monies raised through cash-in-lieu shall be dedicated to managing existing public parking spaces and/or establishing new parking facilities. The Town may maintain a list of those properties that have contributed to cash-in-lieu of parking.

5.0 COMMERCIAL

5.1 Introduction

The Commercial designation applies mainly to the commercial areas along two of the major entranceways to the Town (O'Brien Road to the east and Stewart Street to the west) and, generally, to uses that are primarily oriented to the automobile.

5.2 Objectives

- (1) To provide lands for commercial development.
- (2) To enhance the visual qualities of new development and redevelopment through site plan control and the adoption of design guidelines.

5.3 Policies

- (1) The Commercial designation shall permit retail stores, including large format retail stores, factory outlets and business offices that require large land, parking and outdoor storage areas that are not consistent with the compact nature of downtown commercial uses. Also permitted are automotive uses, truck terminals, warehousing, farm machinery, trailer sales and service, building supply stores, hotels, motels and restaurants. Business offices, including government, medical and professional offices are also permitted.
- (2) The Town may adopt design guidelines for new development and redevelopment of lands within the Commercial designation. These guidelines would address the same matters as those for the Downtown Commercial designation outlined in Section 4.3(3).
- (3) The Commercial designation serves as a gateway to the Town and therefore the Town will encourage the development and redevelopment of properties to follow appropriate design standards.
- (4) All commercial development shall be subject to site plan approval in order to address signage, lighting, access, outdoor storage and display, parking, landscaping, buffering, building location, servicing, drainage, stormwater management and other matters outlined in Section 15.11 of this Plan.

6.0 INDUSTRIAL

6.1 Introduction

There are three recognizable industrial areas in the Town that are characterized by a concentration of industrial development. They are: Lisgar Avenue (Highway 132); O'Brien Road at Gillan Road, including Hall Avenue; and O'Brien Road at Highway 17.

The Industrial designation recognizes these existing industrial areas, and provides for further growth within them. Industrial development provides an important economic asset to the Town as a supplier of jobs and tax revenue.

6.2 Objectives

- (1) To recognize existing industrial areas and to encourage new industrial development.
- (2) To provide a diversified industrial base.
- (3) To ensure compatibility of industrial development with surrounding neighbourhoods while permitting such development the opportunity to expand.

6.3 Policies

- (1) Uses permitted in the Industrial designation shall be for all forms of industry including manufacturing, fabricating, processing, assembling, warehousing, storage, building yards, transportation terminals, municipal garage, repair garages of heavy equipment and trucks, and similar service industrial uses.
- (2) All uses permitted in the Commercial designation are permitted in the Industrial designation provided such uses do not interfere with existing industrial activities and future industrial development. The implementing zoning by-law will distinguish between uses.
- (3) Wrecking yards and mineral extraction, mining and quarries shall not be permitted in the Industrial designation.
- (4) All industrial properties shall be well maintained so that an unsightly appearance is not visible from adjacent properties.
- (5) All industrial and commercial uses are designated as a site plan control area. New development or the redevelopment of existing areas shall require a site plan under Section 41 of the *Planning Act*. The site plans are to include building location, landscaping and buffering, parking, lighting and other matters outlined in Section 15.11 of this Plan.
- (6) Adequate off street parking and loading facilities shall be provided for development, and access points shall be provided in a manner that is conducive

to local traffic patterns that will not present a danger to pedestrian or vehicular traffic in the immediate area.

- (7) Intensive industries will be located as far as is practical from areas zoned residential. Clean and light industrial or those with little or no air pollution or noise potential, will be guided to areas bordering residential areas where these two land use designations abut one another. Buffering will also be used to avoid conflicts between land uses.
- (8) The Town will strive to maintain compatibility between sensitive land uses and industrial facilities. Measures, including land use separation, landscaping and vegetative buffers shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances will vary depending on the nature of the industrial use and the intervening land user. Generally, the greater the scale and intensity of the industry, the greater the separation distance required will be.
- (9) The Town may consider design guidelines for industrial development that would address building mass and scale, façade treatment, streetscape design, landscaping, fencing and signage.

7.0 MINERAL AGGREGATE

7.1 Introduction

The Town is designated under the Aggregate Resources Act of Ontario. The Act controls aggregate extraction operations and requires progressive rehabilitation and final rehabilitation. There is one licensed gravel pit in the Town. The policies of this Section are intended to ensure that wherever practical, aggregate deposits remain available for existing and future use and to minimize impacts on adjacent uses and the natural environment from extractive operations.

7.2 Objectives

- (1) To protect known, significant deposits of aggregates, including the existing pit, for future extraction, wherever feasible.
- (2) To prevent any change in land use that could conflict with the existing pit.
- (3) To regulate all pit operations so that disturbance to the environment is limited to the site, social disruption is prevented and rehabilitation to an acceptable after-use is achieved.
- (4) To ensure that the separation distances between new and or expanding aggregate operations and sensitive land uses such as residential development, are applied reciprocally.
- (5) Expansion of existing aggregate operations with respect to size of the operational area, annual extraction rate, types of processing permitted and changes and intensification in operation in areas in close proximity to significant residential development shall be strictly limited.

7.3 Policies

- (1) The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for gravel pits along with associated uses (e.g. crushing, screening and stockpiling). Other uses that do not preclude the future use of these lands for mineral aggregate extraction purposes such as forestry, non-intensive farming, conservation and outdoor recreation, will also be permitted. Asphalt plants (including portable plants), concrete plants, washing plants, and wayside pits and quarries shall not be permitted in the municipality.

- (2) Council will consider amending the Official Plan to a Mineral Aggregate designation to permit extraction in areas not designated Mineral Aggregate but which are determined to be suitable for aggregate extraction.
- (3) The expansion or opening of a new commercial pit will require the preparation of an environmental impact assessment, site plan, operational plan and rehabilitation plan to the satisfaction of the Town, and an amendment to the official plan and zoning by-law with full public notice and opportunities for appeal.

In considering these amendments, Council shall examine certain matters:

- (a) landscaping and visual and physical buffering from other land uses;
 - (b) the haulage routes and the resultant traffic density;
 - (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands;
 - (d) evaluation of the water table, existing and proposed drainage facilities, and setbacks from watercourses;
 - (e) effects on adjacent land uses, nearby communities, and environmentally sensitive areas;
 - (f) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
 - (g) any other matters which Council deems advisable.
- (4) The Municipality may adopt a by-law under the Municipal Act to regulate certain matters with respect to pits and quarries (e.g., hours of operation and dust control) which are not covered by the Aggregate Resources Act.
 - (5) The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate designation and to protect the existing pit from the encroachment of other incompatible land uses.

Influence areas, in which studies may be required to assess impacts, are generally identified as being: 150 metres from a pit to determine noise and dust impacts; and, 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies.

In accordance with this concept, it will be the policy of Council to discourage incompatible land uses in areas surrounding the Mineral Aggregate area by careful review of any severance application, rezoning application or other development proposal in consultation with the Ministry of Natural Resources and the Ministry of the Environment and by including separation distances in the implementing By-law.

Council recognizes the potential for existence of an area of adverse environmental influence associated with the pit. The Town shall request that the proponent provide studies to demonstrate whether distance separation between a pit and sensitive land use is necessary, and establish dimensions of any needed separation area; and provide for implementation of the study results in consultation with provincial ministries. Council also recognizes that land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation.

- (6) All pit uses must satisfy the requirements of the Ministry of the Environment and the Town with respect to pumping and de-watering, water supply, wastewater, solid and liquid waste disposal and all emissions to the atmosphere including noise and vibration.

8.0 WASTE DISPOSAL

8.1 Introduction

There is one waste disposal site in the Town located at 376 Bruce Street. It is expected that this site will serve the Town well beyond the time frame of this Plan. The Town will endeavour to ensure that the site will continue to operate within Ministry of the Environment guidelines.

8.2 Objectives

- (1) To ensure that appropriate regulations are adopted to minimize disturbance to the environment from the waste disposal site.
- (2) To investigate and promote appropriate means of diverting waste from the site.
- (3) To establish criteria for the location of a new waste disposal site or expansion of the existing one.

8.3 Policies

- (1) The Waste Disposal designation on the Land Use Schedule shall mean that the predominant use of the land will be for the disposing of garbage and refuse within approved landfill site.
- (2) Waste disposal sites shall be located an adequate distance away from an existing or proposed residential, commercial, institutional or recreational use. A report from a qualified professional which establishes appropriate separation distances based on site specific considerations will be required for new waste disposal sites. Thirty (30) metres or approximately 100 feet from the perimeter of an existing or new landfill area is the minimum separation distance permitted.
- (3) An assessment of all development proposals should be undertaken within 500 metres of the licensed perimeter of an existing or closed waste disposal site to ensure that they are compatible with soil and groundwater conditions and to ensure that they will not be adversely affected in any way by the presence of the waste disposal site. Proposed development should be supported by studies as outlined in the applicable guidelines of the Ministry of Environment pertaining to land use on or near waste disposal sites.
- (4) All disposal sites shall be located or engineered so that pollution of any watercourse, municipal drain or of the groundwater does not occur.
- (5) All disposal sites shall be adequately screened on all sides either naturally or by artificial means (i.e. berms) and such screening will apply to all open storage areas and all disposal site operations.

- (6) Sites shall be located so that ingress and egress points from the site do not create any traffic hazard.
- (7) All disposal sites no longer in use shall be rehabilitated to the standards required by the Ministry of the Environment. No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be so used unless approval of the proposed use has been given by the Ministry of the Environment, in accordance with Section 46 of the *Environmental Protection Act*.
- (8) An amendment to this Official Plan and implementing zoning by-law will be required for the establishment of any new Waste Disposal area or to permit the expansion of the existing Waste Disposal area. In addition to the requirements under the *Environmental Protection Act* and the *Environmental Assessment Act*, when considering an amendment, regard shall be had to the following:
 - (a) the type and abundance of soil cover material;
 - (b) the surface and groundwater characteristics;
 - (c) isolation;
 - (d) the physiography of the area;
 - (e) public review of the facility location;
 - (f) appearance;
 - (g) truck traffic;
 - (h) noise and dust;
 - (i) the potential damage to the existing ecological regime;
 - (j) the compatibility of the site with future land use goals;
 - (k) the ability to control gas release;
 - (l) the minimization of engineering design and operational problems;
 - (m) the impact on high value forest stands (i.e. plantations); and
 - (n) the impact on agricultural lands and farming activities.
- (9) Waste disposal sites shall be placed in a separate category in the implementing zoning by-law.
- (10) All waste disposal sites shall be operated and maintained in accordance with the standards set by the Ministry of the Environment.

- (11) The operation of all waste disposal sites shall comply with the requirements of the *Forest Fires Prevention Act*.

- (12) In reviewing development proposals, Council will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed development.

9.0 ENVIRONMENTAL PROTECTION

9.1 Introduction

Lands that are designated Environmental Protection apply to the natural water systems, natural heritage features and hazard lands within the Town of Renfrew.

The natural water systems consist of the Bonnechere River and its many tributaries. The natural heritage features generally consist of wetlands, woodlands, valley lands, fish habitat, wildlife habitat, and threatened and endangered species and their habitat. There are no Areas of Natural and Scientific Interest (ANSIs) in the Town. These natural water systems and natural heritage features require special attention because they may be sensitive to environmental damage or contain potential threats to life and property if developed upon.

The hazard lands refer to lands with steep slopes or unstable slopes which, if developed upon, could result in property damage, loss of life or damage to the environment.

9.2 Objectives

- (1) To identify and protect all natural water systems and natural heritage lands in the Town.
- (2) To control development in locations where there is a potential threat to life, property damage or damage to the environment if developed upon.
- (3) To preserve the natural amenities offered by the natural water systems and heritage resource features in the Town.

9.3 Policies

- (1) The uses permitted on lands within the Environmental Protection designation as shown on the Land Use Schedule(s) shall be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, non-intensive agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings. Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to problems of erosion, flooding, pollution or the deterioration of the environment. Uses (except those noted above) involving disturbance of the soil, vegetation or stream banks, or uses that require the construction of buildings greater than 9.0 square metres (or approximately 100 square feet), shall not be permitted. Buildings shall not be permitted in floodplains, unless in compliance with the floodplain policies of this Plan.
- (2) The placement or removal of fill whether originating on site or elsewhere shall not be permitted, except where such fill is intended for flood or erosion control, duly

- approved by Town Council. Council may adopt a Site Alteration By-law pursuant to Section 142 of the *Municipal Act* in this regard.
- (3) Council may consider a rezoning without the need for an Official Plan amendment to allow uses and development permitted in the abutting designation after taking into account:
- (a) the adjacent land use designations;
 - (b) the nature, extent and potential impact of any physical hazard. An applicant may be required to provide any information that Council, in consultation with the County, considers necessary to determine that a physical hazard does not exist or will not have an impact on the proposed development (e.g., engineering study, environmental impact study, geotechnical study, or site elevation plan by an Ontario Land Surveyor);
 - (c) the impact on the water systems, including water quality and fish and fish habitat, wildlife habitat, and other natural heritage features.
 - (d) the proposed methods by which the above impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
- (4) Council may recognize non-conforming uses and allow for their continuation. Any expansion of a non-conforming use may be permitted subject to the policies in subsection (3) above and the floodplain policies.
- (5) It is Council's intention that any dredging, filling or alteration of the shoreline or any watercourse or water body shall not be permitted without the approval of Council in consultation with the Ministry of Natural Resources and Renfrew Power Generation.
- (6) Council intends to assist the Ministry of Natural Resources in notifying the public that Ministerial approval is required for any diversion, channelization, construction of impoundment or any other modification of watercourses in accordance with *The Lakes and Rivers Improvement Act* and the *Public Lands Act*.
- (7) Where development is proposed adjacent to a watercourse, Council intends to protect the fisheries environment by restricting the removal of the bank vegetation. Council intends to consult with the County of Renfrew in this regard and shall consider the use of site plan control and development agreements to regulate development.
- (8) In the absence of more detailed mapping, the boundaries of the Environmental Protection designation, as shown on the Land Use Schedule(s), will be used as guides for the preparation of zoning by-law provisions. When more detailed mapping becomes available, the Town will amend this Plan and the implementing zoning by-law as required.

- (9) Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Section 15.0 Land Division Policies.
- (10) There are areas within the Town where sensitive marine clays may be encountered. These clays become unstable and prone to failure when heavily saturated. Council, therefore, may require that, where deposits of marine clays are identified or encountered, development applications adjacent to river and stream corridors be accompanied by a geotechnical report or study prepared by a qualified geotechnical engineer indicating how development can be safely accommodated. The scale of the report or study will depend on the scale of the development and the severity of the hazard.
- (11) Council recognizes the importance and value of the endangered and threatened species in the municipality and supports their protection. Development, including site alteration, will not be permitted in significant habitat of endangered and threatened species.

Development and site alteration shall not be permitted on adjacent lands to their habitat, unless the ecological function on the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the habitat. Depending on the nature of the habitat, the extent of the adjacent lands may be determined in consultation with the Ministry of Natural Resources.

- (12) Lands designated Environmental Protection shall not necessarily be acceptable as part of the parkland dedication.

****Modification No. 3 – OMB File No. PL080271****

10.0 PARKS AND RECREATION

10.1 Introduction

The lands designated Parks and Recreation apply to parks, natural areas and the Renfrew Millennium Trail.

10.2 Objectives

- (1) To ensure the parks and open spaces add to the quality of life of the residents of the Town.
- (2) To promote improvements to the parks in the Town.

10.3 Policies

- (1) The Parks and Recreation designation shall permit a range of active and passive recreational uses. This shall include playgrounds, athletic fields, fairgrounds, natural parks, open spaces, recreational trails, arenas, swimming pools, picnic areas, beaches and other similar uses. The implementing zoning by-law may further classify these uses.
- (2) No buildings or structures shall be permitted in the Parks or Recreation designation unless created for purposes incidental and accessory to recreation purposes or those erected for a primary public use. Regardless of purpose, no building shall be erected on lands subject to flooding or have unstable soils or steep slopes.
- (3) The Town will endeavour to provide adequate community recreational facilities to meet the needs of the population.
- (4) The Town may require up to 5 percent parkland dedication or cash-in-lieu for all new residential plans of subdivision.
- (5) Pursuant to Section 42 of the *Planning Act*, as a condition of development or redevelopment of land, Council may, by by-law applicable to the whole Town or to any defined area or areas thereof, require that land proposed for development or redevelopment for residential purposes convey 5 percent of the land to the Town for park or other public recreational purposes, or cash-in-lieu of the conveyance. Generally, the Town will implement this condition where more than three (3) new residential units are created.
- (6) Where it is deemed inappropriate to accept parkland, the Town shall accept cash-in-lieu of land with payment based upon property market values and without limiting its application, cash-in-lieu of parkland may be used:
 - (a) where the parcel to be conveyed is too small or of an inappropriate shape to be properly used as a park;

- (b) when adequate accessible parkland is already available or is being offered elsewhere in the neighbourhood and can be used to serve the subject area;
 - (c) where no suitable park site can be found in the neighbourhood;
 - (d) where it would be more appropriate to accept cash-in-lieu to expand an existing park or acquire another park site in the vicinity that may serve the subject area.
- (7) All money received by the Town as cash-in-lieu of land, and all proceeds from the sale of lands initially acquired as parkland, shall be held in a special account and used only for the acquisition of land for park purposes, or to improve or develop land for park purposes, or to acquire land for other public purposes.
- (8) Lands possessing inherent physical hazards will not necessarily be considered as part of the parkland dedication. In some instances where the hazard may be of a minor nature and where its improvement would not detract from the natural environment, such improved hazard land may be acceptable, with the approval of Council, for public open space. Further, all lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town.
- (9) The Town may prepare a Recreation Master Plan, including an inventory of existing parks, trails and facilities in order to determine if the amount, location and types of parks, open spaces, trails and facilities are adequate to serve the population.
- (10) It is intended that the Town's Recreation Department will assume a coordinating role in the provision of leisure services, recreational facilities and parks.
- (11) Where any lands designated for park or recreation are under private ownership, this Plan is not intended to indicate that this land will remain as park or recreation land indefinitely, nor shall it mean that land designated as park or recreation in private ownership is free and open to the general public, or will be purchased by the Town.
- (12) The Town recognizes the value of the millennium recreational trail.
- (13) The Town may consider further recreational trail development as a means of connecting parks and open spaces with residential areas.

11.0 DESIGNATED GROWTH AREA

11.1 Introduction

This designation applies to vacant lands which may be suitable for future growth and development.

11.2 Objectives

- (1) To identify vacant lands for future growth and development.

11.3 Policies

- (1) Uses permitted in the Designated Growth Area will be limited to existing uses, forestry, agriculture, open space and conservation uses.
- (2) No lands designated Designated Growth Area shall be developed without an amendment to this Plan and the implementing zoning by-law. Any application for amendments shall be accompanied by a justification study prepared by a qualified consultant outlining the servicing and storm water management plans, and justifying the proposed land uses in terms of all servicing requirements (municipal water and sewer, roads, and all other utilities) and land use compatibility.
- (3) Any development of these lands shall occur as a logical extension of existing municipal services and development patterns.
- (4) Any development of these lands will be serviced by municipal water and sewage services.

11.4 Policy Exceptions

- (1) Designated Growth Area – Exception One

Notwithstanding any policy of this Plan to the contrary for the lands located in the Designated Growth Area – Exception One designation within Part of Lots 9 and 10, Concession 1, any application for an amendment to this Plan shall be accompanied by an Environmental Impact Study (EIS) prepared under Section 2.2(16) of this Plan. The purpose of this EIS will be to assess the potential for a significant wildlife habitat on the subject lands and to determine the impact, if any, of the proposed development on this natural heritage feature and to recommend any mitigation measures that would need to be taken.

12.0 SEWAGE AND WATER SYSTEMS

12.1 Introduction

The Town owns and operates a sewage treatment plant and water treatment plant, both of which have excess capacity for future growth in the Town.

It is the intent of this Plan that all new growth in the Town takes place on full municipal water and sewage services.

12.2 Objectives

- (1) To maintain sufficient capacity in both public water and sewage systems and facilities to provide for future growth.
- (2) To direct new growth in the Town to lands serviced by public water and sewage systems.
- (3) To discourage incompatible development in areas surrounding water and sewage systems and facilities.
- (4) The Town will require the developer to be responsible for on-site services in new subdivisions.

13.0 TRANSPORTATION

13.1 Introduction

The road network is extremely important for the safety and convenience of residents of the Town. Provincial highways, County and Town roads form the network of public roads.

The Transportation policies are intended to promote the creation and maintenance of a safe and efficient road system within the financial capability of the Town, and to ensure cooperation with the Ontario Ministry of Transportation.

13.2 Objectives

- (1) To maintain the safety and efficiency of the road system.
- (2) To ensure that all new development has suitable and legal access.
- (3) To encourage the continued maintenance of Provincial and County roads in order to promote and encourage the industrial, commercial and service oriented growth of the Town.

13.3 Policies

- (1) The classification of roads in the Town are shown on Schedule 'B' and defined as follows:
 - (a) Arterial roads: Minimum right-of-way 30.0 metres
Function: To serve the major flow of traffic between major areas of the Town by primarily providing for the movement of traffic as opposed to providing access to abutting land uses.
 - (b) Collector roads: Minimum right-of-way 26.0 metres.
Function: To combine service to through traffic and access to abutting land uses in urban areas by primarily collecting traffic from the local roads and delivering it to the arterial roads.
 - (c) Local roads: Minimum right-of-way 20.0 metres.
Function: To provide direct access to local properties and deliver local traffic to the collector roads.

13.4 Classifications

(1) Provincial Highway

Provincial highways generally carry large volumes of traffic between major generators of traffic at high speeds and under free flowing conditions with access restricted to grade-separated intersections. The Ministry of Transportation has jurisdiction over Highway 17 (a Class I Freeway/Expressway), Highway 60 and Highway 132 (Highways 60 and 132 are maintained by the Town of Renfrew). New development adjacent to Highway 17 must satisfy all requirements (including access) of the Ministry of Transportation. Ministry access permits are required prior to the commencement of construction of any developments proposed adjacent to the highway.

(2) County Roads

There are three County roads within the Town of Renfrew: County Road 6 (Gillan Road), County Road 20 (Bruce Street) and County Road 52 (Raglan Street). Any development that proposes access to, or frontage on, County roads shall satisfy the requirements of the County of Renfrew Public Works & Engineering Department.

(3) Municipal Roads

The Town is responsible for municipal roads.

Where a road is required to be upgraded, a professional engineer shall design and supervise the upgrading of the road at the expense of the developer. Council may assume or bring the road up to standard under local improvement provided all property owners abutting the road sign the petition for local improvement purposes.

The creation of a new road or a minor extension of an existing public road may be undertaken, subject to the approval of Council. A professional engineer shall design and supervise the construction of the road at the expense of the developer. Once the construction is completed, the road shall be dedicated by the developer and assumed by the Town.

The Town will continue to undertake a program of maintenance and improvement for Town roads and will encourage the continued maintenance and improvement of roads under other jurisdictions.

(4) Intersection and Crossing Improvements

No development or redevelopment of lands shall be approved close to an intersection of railway crossing which is scheduled for improvement until this improvement has been sufficiently designed to determine the land required for such improvement.

It is intended that, wherever possible, as traffic conditions warrant, improvements in the form of jog elimination, sight triangles, regulation of turning movement, proper signing, installation of traffic signals, marking of traffic lanes and channelization instruction will be undertaken.

(5) Access to Developments

Unless specified otherwise in this Plan, development shall only be permitted if access to a public road of adequate width and standard acceptable to the Town is available or established as a condition of approval.

The location of an access driveway should not create a traffic hazard because of its concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed as to minimize the dangers to vehicular and pedestrian traffic in the vicinity.

(6) Land Acquisition for Roads Purposes

Where land is required for road widening, road extensions, road rights-of-way, intersections or railway crossing improvements, such land shall be obtained by the appropriate agency in the course of approving plans of subdivision, development applications and consents for land severances. Any proposals to widen, extend, or improve roads in the Town should take into account the scenic factors and natural attributes of the adjacent lands, particularly trees which may be on or near the road allowance.

14.0 LAND DIVISION POLICIES

14.1 Introduction

There are two methods of subdividing land in Ontario; the consent process and the subdivision process. The subdivision process provides a more rigorous review of complex development issues on a comprehensive basis. Consents should only be approved when the more rigorous review of the subdivision process is not necessary.

The Committee of Adjustment of the Town of Renfrew is the approval authority for consents in the Town. The County of Renfrew is the approval authority for plans of subdivision.

14.2 General Policies

- (1) Prior to considering the merits of a consent, the Town's Committee of Adjustment shall be satisfied that a registered plan of subdivision is not necessary for proper and orderly development. A registered plan of subdivision will be the method of dividing land where,
 - (a) A significant number of new lots would be created;
 - (b) New public roads, other than minor public road extensions are proposed;
 - (c) The expansion or extension of municipal services is required;
 - (d) Extensive investigations regarding such matters as hydrogeology, surface drainage or environmental impact will be required;
 - (e) The entering into of a subdivision agreement with the Town is required; or
 - (f) The future development potential of the retained lands or the adjoining lands would be adversely affected by the proposed consent(s).
- (2) The approval authority shall be satisfied that a consent is in the public interest and that it is not premature in terms of development patterns in the area.
- (3) Where a development proposal abuts an existing Provincial Highway, a County Road or a Local Municipal Road, the lands that are required to provide for the widening of the roadway may be acquired as part of either the consent process or the subdivision process.

14.3 Consent Policies

- (1) A consent for a new lot or lots, including any retained lot(s) or parcel(s), shall conform to the land use designations shown on the Land Use Schedule(s) and the policies of this Plan and the implementing zoning by-law.

- (2) Consents will be granted only when all parcels involved, including all retained parcels, abut and have direct access to an existing public road maintained on a year-round basis and of a standard of construction acceptable to the relevant road authority.
- (3) The incremental creation of lots by consent (e.g., 3 or 4 lots at a time) shall be discouraged.
- (4) Consents are considered the preferred method of subdividing land where small land holdings preclude the need for a plan of subdivision or where infilling between existing development is proposed.
- (5) Consents will only be granted when the proposed lots can be adequately serviced by existing municipal services and will not create an undue extension of any service. In areas where municipal services are not available, consents will only be granted when it has been established that there is a sufficient potable water supply and the site is suitable to permit the installation of a private sewage disposal system. The Town of Renfrew will comment on applications for new lots that are not serviced by municipal water and sewer.
- (6) Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way, and other purposes which do not create separate lots. Such consents will be evaluated on their own merit, in accordance with the policies of this Plan.
- (7) Consents may be granted for lot additions provided the lot to be added to, together with the lot addition, or any retained parcels of land, are not undersized or irregularly shaped for the purpose for which they are to be used. Where it is not possible to create a standard size lot resulting from a lot addition, the approval authority may grant consent provided the retained land is not rendered undersized. Consents for lot additions shall not be considered new lots in terms of determining the number of lots previously created by consent.
- (8) In cases where a rezoning is required, the amending zoning by-law will be in force prior to the finalization of the consent.
- (9) The granting of consents shall be conditional upon the submission of a reference plan prepared by an Ontario Land Surveyor, unless a registerable description is available and acceptable.
- (10) The granting of a consent may be conditional upon the entering into of a development agreement between the owner and the Town.
- (11) The granting of a consent may be conditional upon a maximum of five percent parkland dedication or cash-in-lieu of the conveyance.
- (12) The granting of a consent shall be conditional upon the planting of a tree on the proposed lot. The tree species will be to the satisfaction of the Town.

- (13) In reviewing consent applications, the Committee of Adjustment shall have regard for:
- (a) the impact upon and adequacy of municipal or on-site services, utilities and community facilities;
 - (b) compatibility with adjacent land uses;
 - (c) the adequacy of site and road access and the impact upon existing or planned transportation facilities;
 - (d) conformity with Official Plan policies, zoning by-law and other municipal by-laws;
 - (e) the creation of an orderly development pattern;
 - (f) the requirements or comments from other Town and public agencies or authorities;
 - (g) the size and shape of the parcel created and the residual parcel and the effect upon proposed and existing uses;
 - (h) previous consents granted on the land holding or in the area;
 - (i) precedents created.

14.4 Plans of Subdivision/Condominiums

The County of Renfrew processes and approves plans of subdivision and plans of condominium. The Town must, however, approve of each plan of subdivision to the County, pass any necessary Zoning By-law amendment, and enter into a subdivision agreement. Where it has been deemed that a plan of subdivision or a plan of condominium is required for the orderly development of lands, the following policies shall be considered:

- (1) A proposed plan of subdivision or a plan of condominium shall conform to the designations shown on the Land Use Schedule(s) and the policies of the Plan, and the provisions of the implementing zoning by-law.
- (2) Any pre-designated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
- (3) A plan of subdivision or a plan of condominium shall not be recommended for approval unless all lands intended to be used as building sites can be used safely for building purposes without danger from flood or other inundation or other adverse conditions so as to be a danger to the health and safety of the present and future ratepayers of the Town.

- (4) In determining which areas are suitable for development, several reports, either singly or together, may be required by Council or a reviewing agency during the review of the plan of subdivision or plan of condominium and prior to draft approval or approval of any required Official Plan amendment. The approval authority reviews and may consult with other agencies on the proposed plans of subdivision or condominium to ensure that they have due regard for the Provincial Policy Statement.
- (5) Roads within a proposed plan of subdivision will be assumed by the Town and shall directly access a public road which is maintained year round so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance recognizing that the Ministry of Transportation minimum spacing requirement between intersections is 365 metres (approximately 1,200 feet) on a Provincial Highway.

Plans of condominium may be approved utilizing common access for the condominium owners, other than a public road.

- (6) A plan of subdivision shall be provided with direct access to a road developed to the standards of the relevant road authority.
- (7) Any proposed lot may not landlock any parcel of land and must be designed to allow for the integration with future development.
- (8) Upon draft approval of a plan of subdivision or plan of condominium by the County of Renfrew, the developer shall be required to enter into an agreement with the Town covering (but not limited to) the following items:
 - (a) road requirements;
 - (b) sidewalk requirements;
 - (c) drainage requirements;
 - (d) access requirements;
 - (e) financial requirements;
 - (f) servicing requirements;
 - (g) parkland requirements; and
 - (h) phasing requirements.
- (9) Where land being developed by a plan of subdivision or plan of condominium abuts a Provincial Highway or County Road, the relevant road authority will be circulated for comments.

- (10) Council will encourage the inclusion of a variety of dwelling types in all subdivisions and more specifically multiple residential dwelling units.
- (11) The approval of a plan of subdivision shall be conditional upon the planting of a tree on each of the proposed lots. The tree species will be to the satisfaction of the Town.

14.5 Industrial Subdivision

In addition to any applicable policies listed above, the following policies shall apply to industrial subdivisions.

- (1) The site is evaluated to determine its suitability for industrial uses. In assessing suitability, various environmental studies on drainage, noise, and air pollution, if deemed necessary by Council and/or the appropriate agency, will then be prepared and reviewed;
- (2) Waste disposal provisions will be implemented in co-operation with the Ministry of the Environment or applicable approval authority, through:
 - (a) conditions in the Certificate of Approval;
 - (b) notification on title for land use; and
 - (c) use permits.

15.0 IMPLEMENTATION AND INTERPRETATION

15.1 Introduction

The Town of Renfrew Planning Advisory Committee is a body established by Council to be responsible for the preliminary review of all Official Plan and Zoning By-law Amendments, plans of subdivision and all other planning activities in the Town.

15.2 Official Plan Review and Amendments

Change is inevitable and this Plan may be amended to reflect new community directions and needs.

- (1) Town Council shall review the Official Plan at regular intervals of not less than five (5) years and when necessary amend the Plan in accordance with the *Planning Act*.
- (2) As part of the required five (5) year review, selective amendments to the policies of this Plan shall be made to reflect changing Provincial legislation or regulations, so that the policies of this Plan will remain consistent with Provincial policies.
- (3) Town Council may consider other amendments to this Plan at the request of other levels of government, private individuals, corporations or organizations.
- (4) Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan, and may provide justification on the basis of need and accepted land use planning principles.
- (5) The Town will ensure the amendments to this Plan are only considered after appropriate public notice and consultation takes place and that adequate information is made available to allow the public to understand proposed changes.
- (6) The Town will also consult with appropriate public agencies to receive their advice on proposed changes in which they have an interest.
- (7) Where amendments to the Official Plan are for the correction of typing errors, technical errors, or metric conversions, no public meeting or notice is necessary.
- (8) Where there are changes to the proposed Official Plan amendment as a result of a public meeting, Council may wish to hold another meeting to obtain further public input.

15.3 Zoning By-laws

The Zoning By-law will be the primary means of implementing the policies of this Plan. Council may impose conditions to the passing of a zoning by-law under section 34 of the *Planning Act*.

The Zoning By-law shall be amended within 3 years of the adoption of a 5-year Official Plan update pursuant to Section 26 of the *Planning Act* so as to bring the Zoning By-law into conformity with the Official Plan.

15.4 Holding Provisions

- (1) Where the use of land for a particular purpose has been established but details related to design, servicing, phasing, environmental considerations and other matters have not been completely resolved, Council may apply holding provisions within the zoning by-law as provided under Section 36 of the *Planning Act*. At the time of rezoning to the holding category, Council shall identify the criteria for development that are to be met at a later date. The criteria may include the phasing of development or the completion of any necessary agreements. Council may consider additional criteria beyond those specified in this Plan as deemed necessary for a particular development, provided they are specified at the time of rezoning by way of a Council Resolution, an explanatory note to the by-law amendment or other appropriate means.
- (2) The holding provision shall be applied by the use of a holding symbol “h” in conjunction with the appropriate zone symbol denoting the eventual use of the lands.
- (3) Prior to removing a holding symbol, Council shall be satisfied that all the necessary criteria have been met. Subdivision and development agreements may be used as a means of satisfying Council that removal of the holding provisions is appropriate.
- (4) Under the holding provisions, interim or passive uses such as open space, conservation and existing uses will be permitted.
- (5) An amending By-law removing the holding symbol shall not require the full public participation process with mechanism for appeal as outlined in Sections 34(11) and 34(25.1) of the *Planning Act*. Council shall give notice of its intention to pass an amending By-law to persons and agencies prescribed by regulation made under the *Planning Act*. When the holding symbol “h” has been removed, the land use provisions of the appropriate zone shall apply.

15.5 Increase in Height and Density By-law (Bonus Zoning)

- (1) Pursuant to Section 37 of the *Planning Act*, the Town may pass a by-law to allow an increase in the height or density of a development beyond that otherwise permitted in the Zoning By-law in return for the provision by the developer of facilities, services or matters of public benefit as are set out in the by-law. These may include, but are not limited to, the following:
 - (a) the provision of a wide range of housing types, including special needs and affordable housing, that meets the needs of all the residents of the Town;

- (b) the preservation of areas or buildings of architectural or historical significance;
 - (c) the preservation of woodlots or environmentally significant areas which would not be accepted as parkland dedication;
 - (d) the provision of public parking;
 - (e) the provision of energy efficient buildings;
 - (f) the rehabilitation or redevelopment of any potentially contaminated sites (brownfields)
 - (g) the provision of community and open space facilities such as waterfront improvements, daycare centres, schools, community centres, recreational facilities and other municipal facilities.
- (2) The owner of the land may be required to enter into an agreement with the Town dealing with the facilities, services or other matters. The agreement may include provisions for security and timing.
- (3) A by-law to permit an increase in height or density will only be considered if the proposed development can be supported adequately on the property and is compatible with adjacent land uses.
- (4) A by-law to permit an increase in height or density will contain the provisions of the applicable zone on the property and the new height and/or density provisions. The by-law will also specify the facilities, services and matters that are required.

15.6 Interim Control By-laws

- (1) Interim Control By-laws may be passed by Council, in accordance with the provisions of the Section 38 of the *Planning Act*, for the purpose of controlling the use of land, buildings and structures within specifically identified areas for a specific period of time (i.e. not exceeding one (1) year in length with provision for extending the time period for a total time period of not more than two (2) years).
- (2) Prior to passing an Interim Control By-law, it is first necessary for Council to pass a resolution directing that a review or study be undertaken in respect to land use planning policies in the Town or in any area or areas thereof. It is intended that any Interim Control By-law be passed in order to adequately control development in a designated area or areas while the review or study is being completed.
- (3) Where an Interim Control By-law ceases to be in effect, Council may not for a period of three (3) years pass a further Interim Control By-law that applies to any lands to which the original By-law applied.

15.7 Temporary Uses

- (1) A Temporary Use By-law is a by-law passed by Council for the purpose of allowing a use that is otherwise prohibited by that municipality's zoning by-law. The by-law must define the land or lands to which it applies and it shall prescribe the period of time during which it is in effect, in accordance with the *Planning Act*.

The following criteria shall apply for a Temporary Use By-law:

- (a) Temporary Use By-laws shall not be passed for the purpose of permitting uses that are not in conformity with this Plan.
- (b) The proposed use shall be compatible with the surrounding land uses.
- (c) Required services shall be adequate for the proposed use.
- (d) Access and parking shall be appropriate for the proposed use.

15.8 Minor Variances

- (1) The Committee of Adjustment shall be guided by the intent of this Plan, the zoning by-law, and the *Planning Act* when considering requests for a minor variance from one or more of the provisions or standards of the zoning by-law.
- (2) The Committee of Adjustment, when considering minor variance applications and when applying the tests prescribed in this Section and the *Planning Act*, shall have before it sufficient and adequate information upon which to make an informed decision.
- (3) In considering an application for a minor variance, the Committee of Adjustment shall be satisfied that the application meets each of the four following criteria:
 - (a) it is consistent with the intent of the Official Plan;
 - (b) it is consistent with the character of the surrounding land uses;
 - (c) it is consistent with the intent of the local zoning by-law; and
 - (d) it is minor in nature.

15.9 Legal Non-Conforming Uses

- (1) This Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan.

In considering proposed extensions or enlargements of land, buildings, or structures containing non-conforming uses, the Committee of Adjustment shall have due regard for the following considerations:

- (a) the proposed extension or enlargement is not in a flood plain;
- (b) such land, building or structure will continue to be used in the same manner and for the same purpose as it was used on the day that the By-law was passed;
- (c) the proposed extension or enlargement shall not unduly aggravate the situation created by the extension of the use;
- (d) the proposed extension or enlargement is in an appropriate proportion to the size of the existing non-conforming use;
- (e) the characteristics of the existing non-conforming use and proposed extension and enlargement are considered to be generally compatible with adjacent uses and the general district and the use is not obnoxious or injurious;
- (f) no adverse impact would result on municipal services, community facilities, the transportation system or natural environment;
- (g) adequate parking, loading and on-site amenities and facilities are provided.

Expansions of a non-conforming use shall be permitted only within the limits of the land owned on the day of the adoption of this Plan.

15.10 Community Improvement

- (1) Community Improvement projects are undertaken for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighborhoods, recreational areas, commercial centers and industrial areas. The entire Town of Renfrew is designated a Community Improvement Project Area.

A community improvement plan means a plan for the community improvement of a community project area.

A community project area means a municipality or an area within a municipality, the improvement of which, in the opinion of the Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

Pursuant to the provisions of Section 28 of the *Planning Act* and the relevant sections of the *Municipal Act*, the Town may prepare or require the preparation of a Community Improvement Plan and designate a portion of the Town as a Community Improvement Project Area by by-law.

Among other things, the Town, subject to the approval of the Minister of Finance, may cancel taxes, reduce taxes, and provide assistance to rehabilitate “brownfield” sites.

15.11 Site Plan Control

Site plan control is a mechanism normally used to control design features of residential, commercial, industrial and institutional developments. Provisions for such features as off-street parking and loading, walkways, lighting, buffering, garbage storage, grading, storm water facilities and other features can be addressed.

- (1) Council shall encourage the use of the site plan control provisions of the *Planning Act* to implement the policies and provisions of this Plan and to coordinate and enhance the built environment of the local community.
 - (2) Pursuant to the Site Plan Control provisions of the *Planning Act*, the entire area of the Town of Renfrew is designated as a proposed Site Plan Control Area.
 - (3) The following uses will be excluded from site plan control:
 - (a) residential development of one or two dwelling units, unless the associated lands exhibit physical constraints to development or are considered environmentally sensitive;
- **Modification No. 3 – OMB File No. PL080271****
- (b) minor alterations or additions to a building in *any* zone;
 - (c) buildings and structures for flood control or conservation purposes; and
 - (d) any building or structure used for the purpose of a public service by the Town or any local board, the County, any department or agent of the Government of Ontario, and Renfrew Power Generation.
- (4) Within a Site Plan Control Area, Council may require drawings showing plans, elevation and cross section views for any building to be erected and may be required to show all the matters provided for under the *Planning Act*, including matters relating to exterior design, and facilities designed for accessibility for people with disabilities. With respect to exterior design, site plan control may address the character, scale, appearance and design features of buildings and their sustainable design, as well as sustainable design elements on the adjoining street (landscaping, permeable pavement materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities). Where such buildings are proposed to contain fewer than twenty-five (25) dwelling units, Council may require drawings showing plans, elevation and cross section views for such buildings only if the buildings are in areas, or adjacent to areas, which exhibit physical limitations or environmental hazards, such as floodplains, steep slopes, etc.; or identified natural environment features; or, of special development proposals involving reduced development standards.

- (5) The basic criteria to be used for reviewing development proposals are contained in the relevant policies of this Plan. Through the application of these policies, the municipality will seek to provide for development which, among other things will:
- (a) be functional for the intended use;
 - (b) be properly designed for on-site services and facilities;
 - (c) be safe for vehicular and pedestrian movements;
 - (d) provide compatibility of conceptual design amongst uses; and
 - (e) minimize adverse effects on adjacent properties.
- (6) Proposals subject to the provisions of this section may require the approval of plans and drawings which illustrate the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided. In accordance with the provisions of the *Planning Act*, as amended from time to time, the owner of land may be required to enter into a Site Plan Control Agreement and provide to the satisfaction of the Town such matters as:
- (a) road widening of highways that abut the land, to provide the minimum road right-of-way widths that would conform to the Ministry of Transportation Permit Requirement Area requirements;
 - (b) access to and from the land;
 - (c) on-site vehicular loading and parking facilities;
 - (d) lighting facilities of the land or any buildings or structures thereon;
 - (e) all means of pedestrian access;
 - (f) landscaping of the land;
 - (g) facilities for the storage of garbage and other waste material;
 - (h) required Municipal easements; and
 - (i) grading or alteration in elevation or contour of the land and disposal of storm, surface and waste water from the land.
- (7) Council may require the owners of lands to enter into one or more agreements under the *Planning Act*, to address all the matters contained therein.

15.12 Alternative Development Standards

- (1) Alternative urban development standards such as smaller lot frontages, narrower road right-of-way and shared service installations may be considered – normally for greenfield development or for comprehensive development – but these developments will be evaluated on a case by case basis. Minor reductions for one or a few lots for intensification purposes may be considered in accordance with the policies above for intensification. A Zoning By-law Amendment or Minor Variance may be required for this purpose.
- (2) Areas of comprehensive development using alternative standards will be subject to Site Plan Control and placed in a special zone in the implementing by-law.
- (3) Prior to the approval of development based on alternative standards, Council may adopt development guidelines that will ensure that adequate provision is made for snow accumulations and parking, among other things, in the design of the development. Parking shall be placed in the side and rear yards of residential complexes.
- (4) Council need not authorize the increased density unless the proponent provides additional parkland above the minimum five percent and/or related community facilities to Council's satisfaction in order to improve the Town's amenities, as provided under Section 37 of the *Planning Act*.

15.13 Design Guidelines

- (1) The Town may adopt design guidelines for non-residential redevelopment and new development. These guidelines may include, but are not limited to, building mass, scale, façade treatment, cladding, colour, windows, doorways, over hangs and awnings, streetscape design, lighting, signage and parking areas.
- (2) The Town may also adopt residential design guidelines for residential areas to improve streetscapes, enhance the character of the built form, and improve the relationship between the private and public realm. The guidelines are not intended to prescribe any architectural style but to suggest desirable features for new housing.

15.14 Public Works

- (1) The construction of public works shall be used to implement the policies of this Plan.
- (2) No public works shall be carried out and no by-law under the provisions of the *Planning Act* shall be passed by the Town that are not in conformity with this Plan or that will permit development that is not in conformity with this Plan.

15.15 Maintenance and Occupancy By-laws

- (1) The Town may pass a by-law establishing minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the municipality; prepare Community Improvement Plans where appropriate; and take advantage of federal and provincial programs designed to upgrade and improve buildings and particularly the housing stock.

The maintenance and occupancy by-laws, applicable to all properties in the municipality may contain requirements with respect to:

- (a) garbage disposal;
- (b) pest control;
- (c) structural maintenance, safety and cleanliness of buildings;
- (d) services to buildings;
- (e) keeping properties free from rubbish, debris, weeds, abandoned or inoperative vehicles, trailers, boats, barges, mechanical equipment or material;
- (f) maintaining yards, land, parking and storage areas;
- (g) maintaining fences, swimming pools, accessory buildings and signs; and
- (h) occupancy standards.

15.16 Interpretation of the Plan

- (1) The boundaries between the land use designations on the Land Use Schedule(s) are approximate except where they coincide with roads, railway lines, watercourses, transmission lines, lot lines or other clearly defined physical features. In these cases they are not open to flexible interpretation. However, where the general intent of the Official Plan is maintained, minor adjustments to boundaries will not require amendment to this Official Plan.

It is intended that dimensions, figures and quantities herein are not to be interpreted rigidly but rather are approximate only for general guidance in the administration of the Plan.

- (2) Office consolidations of this Plan and amendments thereto shall not require an amendment under the *Planning Act* in order to be used by Council for administrative purposes.
- (3) References to legislation imply the most recent statutes, as amended. Thus, this Plan need not be amended to maintain the applicability of such references.

- (4) This Plan shall be read with such changes of gender and grammar as the context may require.

15.17 Additional Information

In accordance with the Planning Act, Council may require additional information or material for applications under the Planning Act (Official Plan amendments, Zoning By-law amendments, Plans of Subdivision/Condominium, and Consents) and may refuse to accept or further consider an application if the information or material is not provided.

15.18 Peer Review

If inspections, assessments, reports or studies are required in support of development applications, the Town may perform peer reviews of these documents at the applicant's expense.