

***OFFICIAL PLAN***  
***FOR THE***  
***TOWNSHIP OF MCNAB/BRAESIDE***  
***COUNTY OF RENFREW***

***Adopted by the Township of McNab/Braeside: December 2, 2008***

***Approved with Modifications by the County of Renfrew: February 26, 2009***

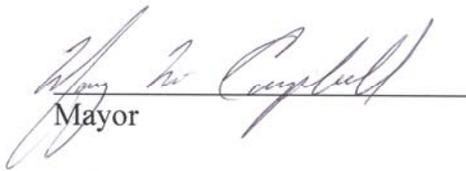
***Approved by the Ontario Municipal Board: August 7, 2009***

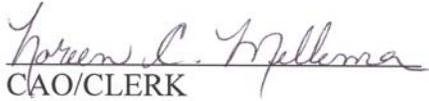
***Prepared For: The Corporation of the  
Township of McNab/Braeside  
R.R. #2  
Arnprior, Ontario  
K7S 3G8***

***Prepared By: County of Renfrew  
Planning Department  
9 International Drive  
Pembroke, Ontario  
K8A 6W5***

OFFICIAL PLAN  
OF THE  
TOWNSHIP OF McNAB/BRAESIDE

The Official Plan for the Township of McNab/Braeside was adopted by the Council of the Corporation of the Township of McNab/Braeside by By-law 2008-51 in accordance with Section 17 of the Planning Act, R.S.O. 1990 on the 2<sup>ND</sup> day of December 2008.

  
Mayor

  
CAO/CLERK



## TABLE OF CONTENTS

### *PART I - PREFACE*

<b>SECTION 1.0</b>	<b>INTRODUCTION</b> .....	Page 1
1.1	Authority of the Plan.....	Page 1
1.2	Introduction.....	Page 1
1.3	Regional Influences .....	Page 1
1.4	Current Trends Determined from Background Study.....	Page 2
1.5	Purpose of the Plan .....	Page 3
1.6	Intent .....	Page 3
1.7	Objectives .....	Page 3
1.8	Basis of the Plan .....	Page 4
1.9	Scope and Structure .....	Page 4

### *PART II - SPECIFIC LAND USE POLICIES*

<b>SECTION 2.0</b>	<b>LAND USE POLICIES</b> .....	Page 6
2.1	Introduction.....	Page 6
<b>SECTION 3.0</b>	<b>RURAL AREAS</b> .....	Page 7
3.1	General Goals and Intent .....	Page 7
3.2	Objectives .....	Page 7
3.3	Policies.....	Page 8
3.4	Waterfront Development Policies.....	Page 12
3.5	Exceptions.....	Page 14
<b>SECTION 4.0</b>	<b>SETTLEMENT AREAS</b> .....	Page 15
4.1	General Goals and Intent .....	Page 15
4.2	Objectives .....	Page 15
4.3	Policies.....	Page 15
4.4	Exceptions .....	Page 18
<b>SECTION 5.0</b>	<b>HIGHWAY COMMERCIAL/LIGHT INDUSTRIAL</b> ...	Page 19
5.1	General Goals and Intent .....	Page 19
5.2	Objectives .....	Page 19
5.3	Policies.....	Page 19
<b>SECTION 6.0</b>	<b>INDUSTRIAL</b> .....	Page 21
6.1	General Goal and Intent.....	Page 21
6.2	Objectives .....	Page 21
6.3	Policies.....	Page 21
6.4	Exceptions.....	Page 22
<b>SECTION 7.0</b>	<b>BUSINESS PARK</b> .....	Page 23
7.1	Goals and Objectives .....	Page 23
7.2	Design Criteria.....	Page 23

<b>SECTION</b>	<b>8.0</b>	<b>AGRICULTURAL AREAS</b> .....	Page 25
	8.1	General Goal and Intent .....	Page 25
	8.2	Objectives .....	Page 25
	8.3	Policies .....	Page 26
	8.4	Nutrient Management .....	Page 28
	8.5	Exceptions .....	Page 29
<b>SECTION</b>	<b>9.0</b>	<b>ENVIRONMENTAL PROTECTION</b> .....	Page 30
	9.1	Introduction .....	Page 30
	9.2	General Goal and Intent .....	Page 30
	9.3	Objectives .....	Page 30
	9.4	Policies .....	Page 30
	9.5	Natural Heritage Values Mapping .....	Page 33
	9.6	Environmental Impact Studies .....	Page 33
<b>SECTION</b>	<b>10.0</b>	<b>NATURAL HAZARD LANDS</b> .....	Page 35
	10.1	Introduction .....	Page 35
	10.2	Policies .....	Page 35
<b>SECTION</b>	<b>11.0</b>	<b>MINERAL AGGREGATE</b> .....	Page 38
	11.1	Introduction .....	Page 38
	11.2	Objectives .....	Page 38
	11.3	Policies .....	Page 39
<b>SECTION</b>	<b>12.0</b>	<b>WASTE DISPOSAL</b> .....	Page 43
	12.1	General Goal and Intent .....	Page 43
	12.2	Objectives .....	Page 43
	12.3	Policies .....	Page 43
<b>SECTION</b>	<b>13.0</b>	<b>TRANSPORTATION</b> .....	Page 45
	13.1	General Intent .....	Page 45
	13.2	Objectives .....	Page 45
	13.3	Policies .....	Page 45
	13.4	Functional Classifications .....	Page 46
	13.5	Intersection and Crossing Improvements .....	Page 47
	13.6	Access to Developments .....	Page 47
	13.7	Land Acquisition for Roads Purposes .....	Page 48
	13.8	New Connecting Road Between County Rd. 1 and Hwy 17 ...	Page 48
<b><i>PART III - GENERAL POLICIES</i></b>			
<b>SECTION</b>	<b>14.0</b>	<b>GENERAL DEVELOPMENT POLICIES</b> .....	Page 49
	14.1	General Intent .....	Page 49
	14.2	Policies .....	Page 49
	(1)	Affordable Housing .....	Page 49

(2)	Minimum Distance Separations Relating to Agriculture .....	Page 50
(3)	Land Use Compatibility .....	Page 50
(4)	Commercial, Industrial and Institutional Uses .....	Page 51
(5)	Crown Lands .....	Page 51
(6)	Cultural Heritage and Archaeological Resources .....	Page 51
(7)	Energy Conservation .....	Page 52
(8)	Fire Protection .....	Page 53
(9)	Forestry, Spawning Beds and Wildlife Habitat .....	Page 53
(10)	Group Homes .....	Page 54
(11)	Home Occupations / Home Industries .....	Page 54
(12)	Hydro Electric Facilities .....	Page 54
(13)	TransCanada Pipe Lines .....	Page 55
(14)	Madawaska River Floodplain .....	Page 55
(15)	Mineral Exploration .....	Page 55
(16)	Noise Attenuation .....	Page 56
(17)	Ottawa River Flood Plain .....	Page 56
(18)	Public and Institutional Uses .....	Page 58
(19)	Public Parks .....	Page 58
(20)	Public Works .....	Page 59
(21)	Sanitary Waste Disposal and Bio-Material Processing / Treatment .....	Page 59
(22)	Servicing Policies .....	Page 61
(23)	Water Setback and Protection of Shoreline Integrity .....	Page 62
(24)	Wayside Pits, Wayside Quarries and Portable Asphalt /Concrete Plants .....	Page 63
(25)	Hazardous Slopes and Unstable Soils .....	Page 64
(26)	Quality of Environment / Sensitive Areas .....	Page 64
(27)	Site Decommissioning and Clean-up .....	Page 64
(28)	Renewable and Alternative Energy Systems .....	Page 65

#### ***PART IV - LAND DIVISION***

<b>SECTION</b>	<b>15.0</b>	<b>LAND DIVISION POLICIES .....</b>	<b>Page 68</b>
	15.1	General Intent .....	Page 68
	15.2	Consent Policies .....	Page 68
	15.3	Plan of Subdivision Development Criteria .....	Page 70
	15.4	Industrial Subdivisions .....	Page 72
	15.5	Development Criteria .....	Page 73
	15.6	Condominium Act Development .....	Page 74
	15.7	Sustainable Development .....	Page 74
	15.8	Alternative Development Standards .....	Page 75
	15.9	Multiple Residential Development .....	Page 76

#### ***PART V - IMPLEMENTATION AND INTERPRETATION***

<b>SECTION</b>	<b>16.0</b>	<b>IMPLEMENTATION AND INTERPRETATION .....</b>	<b>Page 77</b>
	16.1	Alternative Public Notice Procedure .....	Page 77
	16.2	Holding Zones .....	Page 77
	16.3	Implementing Legislation .....	Page 78
	16.4	Interpretation of the Plan .....	Page 78

16.5	Non-Conforming Uses .....	Page 78
16.6	Official Plan Amendments and Review.....	Page 80
16.7	Site Plan Control.....	Page 80
16.8	Temporary Uses .....	Page 81
16.9	Zoning By-laws.....	Page 81
16.10	Property Standards By-law .....	Page 82
16.11	Community Improvement .....	Page 83
16.12	Tariff of Fees.....	Page 83
16.13	Requirements for Pre-consultation on Development Applications ... .....	Page 83

***APPENDIX I – OFFICIAL PLAN BACKGROUND INFORMATION***

<b>EXECUTIVE SUMMARY</b> .....	Page 84
<b>A.1</b> Explanation .....	Page 84
<b>A.2</b> Conclusions .....	Page 84

***SCHEDULES***

<b>Schedule A</b>	West Half .....	Sleeve 1
<b>Schedule A</b>	East Half.....	Sleeve 2
<b>Schedule B</b>	Natural Areas & Significant Features .....	Sleeve 3

**PART I - PREFACE****SECTION 1.0 – INTRODUCTION**

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**1.1 AUTHORITY OF THE PLAN**

This Plan constitutes and shall be known as the "OFFICIAL PLAN FOR THE TOWNSHIP OF MCNAB/BRAESIDE". It was prepared and enacted in accordance with the provisions of the *Planning Act*, R.S.O. 1990 of the Province of Ontario. This Plan replaces the existing Official Plan for the Township of McNab/Braeside approved by the Minister of Municipal Affairs in 1998.

**1.2 INTRODUCTION**

The Township of McNab/Braeside is located in the Upper Ottawa Valley in the County of Renfrew, immediately west of the City of Ottawa. It shares its southern boundary with the Town of Arnprior and the County of Lanark. The Township comprises a total land area of roughly 259 km<sup>2</sup> (or 100 square miles) and had a permanent population of 7,500 in 2006.

The Township originated in connection with the lumber industry which flourished along the Ottawa and Madawaska Rivers in the early 1800's. Several hamlets soon evolved in the Township to provide services to the lumbermen.

Many residents of the Township have been attracted to the rural areas by the beauty and peacefulness of the natural surroundings and Council intends to ensure that development occurs in harmony with the natural, social and financial resources of the Municipality.

**1.3 REGIONAL INFLUENCES**

The recent extension of Highway 417 northwest through the enlarged City of Ottawa to the boundary of Renfrew County, has increased the accessibility and attractiveness of the Township of McNab/Braeside to rural and urban residents. The natural beauty of the Ottawa and Madawaska River corridors, combined with half a dozen quaint old villages, offers a much desired lifestyle alternative to city living.

Recent announcements of twinning Highway 17 through the central portion of the Municipality is envisioned as a catalyst to attract new development into the Township. As a result one new development pressure zone will be the Highway 17 corridor with a particular focus on the proposed interchange areas – White Lake Road; Campbell Drive and Glasgow Station. From a historical perspective, the potential impact on McNab/Braeside could be compared to the impact the arrival of the railway had on the Township in the 1860's.

The growth of neighbouring communities in Renfrew County, particularly the Town of Arnprior, Town of Renfrew and the Township of Greater Madawaska, is having a spill-over effect on McNab/Braeside, as well.

Council wishes to take a leadership role in providing a strong policy framework to manage and direct growth and development over the next decade, to ensure that the existing and future residents continue to enjoy the high quality of life presently found in the Municipality.

#### **1.4 CURRENT TRENDS DETERMINED FROM BACKGROUND STUDY**

The Background Study looked at the current land use trends and evaluated the effectiveness of the previous Official Plan and its policies in meeting stated Goals and Objectives. Over the last decade, the majority of residential development especially new lot creation occurred in the rural area of the Municipality. A survey of vacant lots determined that almost 500 lots existed, with two thirds of them in the rural area. The existing hamlets or settlement areas accounted for about one third of vacant lots and about half the lots created by plan of subdivision. To address the “growth and settlement” policy requirements of the Provincial Policy Statement, more growth and development needs to take place in established settlement areas through consent and subdivision approval. Encouragement to utilize and develop a large number of vacant rural lots also needs to be a policy objective.

The primary market area for a significant amount of residential development over the last few decades has been in the Ottawa River corridor in the vicinity of Renfrew County Road 1 (River Road), centred on the hamlets of Sandy Beach, Sandy Hook and Mansfield; Braeside and Sand Point. A number of constraints were identified within this corridor, which affect the ability of this area to continue to be a principal focal point for more development over the coming years. Constraints identified were an operational waste management site and attendant ground water attenuation area; a former large industrial complex site that has not been decommissioned; significant primary bedrock aggregate resources which potential extraction could negatively impact on sensitive land uses such as residences; poor soil conditions for installation of private sewage disposal systems throughout most of the area; and the presence of natural heritage features.

Expanding the size of the existing settlement area boundaries and promoting more small scale infill projects will create more opportunities for development in these urban places.

The Highway 17 twinning project will create opportunities for new commercial/industrial development, particularly in close proximity to proposed interchanges such as White Lake Road and Campbell Drive. Expanding the small business park along the south side of Highway 17 at Pine Grove creates an employment node and potentially broadens the assessment base of the Municipality.

The population of McNab/Braeside in 2006 was approximately 7,500. It is expected to grow between 2,000 and 4,000 people by 2026. In the recent past, approximately 50 single detached residential dwelling units are constructed on an average annual basis. It is anticipated that this trend will continue on an annual basis into the foreseeable future.

The projected number of new households resulting from the population increase and the trend towards smaller household sizes will see approximately 1000 new households added to the Township by 2026.

### **1.5 PURPOSE OF THE PLAN**

It is the purpose of the Official Plan to provide a general guide for growth in the Municipality and to govern the type and physical form of development which may take place during the next ten to twenty years.

### **1.6 INTENT**

The intent of the Plan is to encourage growth in existing settlement areas and to limit rural development to appropriate areas in the Township. The merits of proposed development will be assessed to ensure that development occurs in a sustainable fashion in consideration of the environment, existing uses and the desired lifestyle of the residents of the Township. Maintenance of the integrity of the environment and the rural landscape are key objectives of Council.

### **1.7 OBJECTIVES**

The objectives of the Plan indicate the overall direction and what is to be achieved over the life of the Plan and they provide the framework for the establishment and arrangement of land uses. The objectives of this Plan are as follows:

- (1) To strengthen and diversify the Municipality's economic base within municipal servicing limitations.
- (2) To maintain and enhance the quality of the natural, built and human environments in the Municipality.
- (3) To facilitate compatibility between land uses and to provide policies to guide the establishment of uses in an integrated manner.
- (4) To identify and protect renewable and non-renewable resources.
- (5) To ensure that development occurs in a sustainable manner which considers the natural water systems, environmentally sensitive areas, and hazard lands within the Municipality.
- (6) To direct urban growth so that the overall rural character of the Municipality is retained.
- (7) To cooperate with adjacent municipalities and senior levels of government in order to provide for the needs of the community.

- (8) To promote development that incorporates elements of environmental, economic and social sustainability within the Municipality.

## **1.8 BASIS OF THE PLAN**

Council's decision to prepare a new Official Plan for the Township arose out of a number of development issues and concerns, namely:

- (1) The need to update the Plan in key areas such as location and density of future growth and development, future hamlet development, rural settlement patterns, locational criteria for rural plans of subdivision and extent and location of waterfront development.
- (2) The need to update background statistics and analyses to determine trends in the Township's land use, economy and demographics.
- (3) A concern for the Township's economic well-being and the need to develop policies to provide direction for future economic growth and diversification.
- (4) A need to revise the land use designations on the land use schedules in order to more accurately define the location of the designations.
- (5) A need to incorporate policies which will streamline the planning process.
- (6) A need to establish overall goals, objectives and policies consistent with the future development needs of the Township.

## **1.9 SCOPE AND STRUCTURE**

- (1) This Plan shall be known as the "OFFICIAL PLAN FOR THE TOWNSHIP OF MCNAB/BRAESIDE."
- (2) The Plan applies to all lands within the corporate limits of the Township of McNab/Braeside.
- (3) 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 16.
- (4) The Official Plan has been prepared to guide future development to the year 2026. At least once every five years, Council shall review and update the plan as required to ensure that it conforms or does not conflict with any provincial plans, has regard to matters of provincial interest, and is consistent with the Provincial Policy Statement.

- (5) The following text and attached Land Use Schedules constitute the Official Plan for the Township of McNab/Braeside. Appendices which contain background information and maps in support of the proposals, do not form part of the Official Plan document, nor do the Appendices receive formal approval of the County of Renfrew.

In this document, the "Official Plan for the Township of McNab" 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 five parts:

- Part I: Preface
- Part II: Specific Land Use Policies
- Part III: General Policies
- Part IV: Land Division
- Part V: Implementation and Interpretation

Part I is informative in nature. It describes the general purpose and objectives of the Plan, the basis for the new Official Plan and the structure of the Plan.

Part II contains 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. 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.

Part III 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.

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

Part V describes the interpretation of the various policy matters and the methods for implementing the policies of the Plan.

**PART II – SPECIFIC LAND USE POLICIES**

**SECTION 2.0 – LAND USE POLICIES**

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**2.1 INTRODUCTION**

It is intended that the land resources of the Township shall be developed in accordance with the land use patterns shown on the Land Use Schedule(s) attached and the policies contained herein.

The Land Use Schedule(s) establishes the pattern for development in very general terms by dividing the Township into land use designations. The policies governing the uses of the lands within the designations are outlined herein. The lands within the Township have been designated Rural, Settlement Area, Business Park, Highway Commercial/Light Industrial, Industrial, Agriculture, Environmental Protection, Mineral Aggregate, Waste Disposal and Natural Hazard.

## SECTION 3.0 – RURAL AREAS

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### 3.1 GENERAL GOALS AND INTENT

Agriculture and forestry have traditionally represented the majority of the land uses within the rural area of the Township and subsequently defined its character. The areas of prime agricultural lands, which represent approximately half of the land base, have been placed in an Agricultural designation. The majority of remaining rural lands are designated Rural.

The intent of the Rural designation is to conserve and protect the rural character and physical and cultural heritage of the Township. The Rural designation also focuses on the protection of the Township's natural resources for their economic value.

A significant movement of people into the rural area of the Township has occurred over the last twenty years. It is anticipated that the pressure for residential development on rural lands will continue during the life of the new Official Plan.

The majority of new people locating in the Rural designation will be on severed non-farm residential lots and in small scale plans of subdivision.

Council recognizes that this can be beneficial to the Municipality provided that it is limited and does not create problems of incompatibility with agricultural, other resource-based industries and environmental features and functions.

However, the intent of the Rural designation is not to accommodate the large majority of new residential and commercial growth in the Municipality during the life of the Plan. As indicated in the Settlement Area policies, the majority of future residential growth shall be concentrated and directed to the Settlement Area designation. Some of the designated Settlement Area boundaries have been expanded in order to accommodate the anticipated residential development within the next 10 years.

Rural-related commercial, industrial, recreational and institutional development may occur in the Rural area, provided it is appropriately located.

All development shall be environmentally sustainable.

### 3.2 OBJECTIVES

- (1) To preserve the open space, rural character, topography and landscape of the Rural area.
- (2) To promote rural living in a manner sensitive to the natural environment and the farming community.
- (3) To prohibit further ribbon development along all roads outside of the Settlement Area designation.

- (4) To maintain economic and social stability in the Township by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses and land capability when reviewing development proposals.

### 3.3 **POLICIES**

- (1) The uses permitted on lands located within the Rural designation on the Land Use Schedule(s) shall include agricultural, forestry, low density residential, rural commercial, rural industrial, recreational and institutional uses subject to the location and development criteria specified in the following sections.
- (2) Residential development permitted in the Rural designation shall be in accordance with the following policies:
  - (a) Development shall occur by plan of subdivision wherever possible, in accordance with the relevant policies of this Plan.
  - (b) Where a plan of subdivision is not considered necessary for the orderly development of the land, a consent for a new lot which satisfies the Consent policies of this Plan may be considered.
  - (c) Residential development shall not be located on lands requiring major public expense in opening up and/or maintaining access routes, providing drainage or providing other public services.
  - (d) Residential development will generally be low in density. Such growth should occur in depth rather than in strips of lots along a road.
  - (e) All new residential development is considered by Council to be a permanent use of land and policies shall apply equally.
- (3) There are areas in the Township where permanent residential development has occurred on private roadways. It is Council's intention to recognize existing residential development in the implementing Zoning By-law.

New permanent residential development shall be prohibited on private roads except on existing lots of record, subject to the following policies:

- (i) the private road existed on or before May 13, 1980 and is adequately maintained;
- (ii) no extension is required to the existing private road;
- (iii) the lot owner(s) shall be responsible for maintaining the private road, or the appropriate part thereof, year round and

ensuring access for emergency vehicles in conjunction with other lot owners using the same right of way.

- (4) In determining the location and suitability of any proposed residential plan of subdivision, the following conditions shall be met:
- (a) the design of the subdivision shall provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
  - (b) the maximum average density of lot sizes should be determined by a hydrogeological and nitrate impact assessment and a terrain analysis;
  - (c) the development must have direct access to a public road that is maintained year-round and is improved to acceptable municipal standards;
  - (d) the expansion of a Settlement Area will require an amendment to the Official Plan, complete with a justification report providing a rationale for the expansion and a review of the appropriate policies of Section 4.0 Settlement Areas;
  - (e) in order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover or scenic views, waterfront and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;
  - (f) the retention of mature tree cover is encouraged;
  - (g) the justification report and servicing policies of this Plan under Section 15.3(4) and Section 14.4(22) respectively shall be considered;
  - (h) a plan of subdivision outside of a settlement area should generally not be less than 6 lots and should not exceed more than 30 lots per subdivision application;
  - (i) a plan of subdivision outside of a settlement area should not contribute to strip development.
- (5) New residential waterfront development generally within 300 metres (or approximately 1000 feet) of any waterbody shall be subject to the following additional policies:
- (a) In these residential developments, wherever possible, a portion of the waterfront shall be reserved for public recreational open space or water access to be used by nearby dwelling owners particularly when development is proceeding by way of a registered plan of subdivision.

- (b) Where existing residential development contains no public access to water, development shall not be permitted in a second tier.
  - (c) A developer shall generally provide 6 metres (or approximately 20 feet) of water frontage for each new back lot being created without water frontage. All such areas must be of a type which will accommodate intensive outdoor recreation use. Council may require a larger access to water if the characteristics of the site warrant it.
  - (d) Where development does not directly front onto the water, increased lot sizes with respect to frontage and area on a publicly open and publicly maintained road shall be required.
  - (e) The base standard waterfront residential lot shall generally be not less than 4000 square metres (or approximately 1 acre) in area and 45 metres (or approximately 150 feet) of water frontage and 45 metres (or approximately 150 feet) in public road frontage.
  - (f) Minimum water frontage lot requirements shall be increased for lots fronting on or immediately adjacent to narrow waterbodies. A narrow waterbody shall generally be defined as an area where the minimum general distance from shoreline to shoreline is less than 150 metres (or approximately 500 feet) on a lake and less than 60 metres (or approximately 200 feet) on a river.
  - (g) Development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures. The policies of Section 14.2 (23) of this Plan pertaining to water setback and shoreline integrity shall be considered.
  - (h) In reviewing development proposals on water bodies with substantial existing development, Council may require the proponent to undertake a study to determine the development capacity of the lake having regard to both environmental and recreational factors.
  - (i) Development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereto, e.g., the *Canada Fisheries Act*, the Federal Fish Habitat Policy, the *Endangered Species Act*, *Public Lands Act*, etc.
- (6) Institutional, recreational or open space uses (such as golf courses, ski trails) which require a location in the Rural area due to topographic or other unique physical features may be permitted, provided the following criteria are met:

- (a) the type and scale of developments is justified based on the demand for the development and the amount of suitable land available for the proposed type of development in settlement areas within the municipality;
  - (b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed and are acceptable to the municipality;
  - (c) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated;
  - (d) the long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable to the municipality;
  - (e) the land is rezoned to a separate classification in the Zoning By-law;
  - (f) the rezoning application should be accompanied by a site plan depicting all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features, including all watercourses, slopes, etc.;
  - (g) the relevant policies of the General Policies for Development Section of this Plan are adhered to;
  - (h) development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures; and
  - (i) development shall not affect fisheries habitat through changes in water quality.
  - (j) development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the *Canada Fisheries Act*, the Federal Fish Habitat Policy, the *Endangered Species Act*, *Public Lands Act*, etc.
  - (k) where development proposes a private individual or communal septic system that has a proposed effluent of more than 4500 litres per day, a servicing options report and hydrogeological study shall be required.
- (7) Commercial, including highway-commercial, and industrial uses permitted in the Rural designation shall be restricted to those uses serving the needs of the rural economy. General examples of such uses include welding shops, woodworking shops, pottery kilns, handicraft shops, general stores, other such non-intensive industrial operations requiring minimal services, industries using local resources or

raw materials, uses which are basic components of the local rural community, such as farm implement dealers, garden supply centres and plant nurseries.

- (a) The following policies shall apply when considering the suitability of a site for commercial or industrial uses:
  - (i) A rural commercial or rural industrial use located on an individual lot in the Rural designation shall generally be kept small and not employ more than approximately 20 people. Where larger establishments are proposed, or where commercial or industrial parks are proposed, an amendment to a Highway Commercial or Industrial designation shall be required. The Municipality shall not consider such an amendment until sufficient evaluation has occurred to justify the proposal.
  - (ii) New rural commercial and rural industrial uses or major expansions of existing ones shall occur by zoning by-law amendment.
  - (iii) Rural commercial and rural industrial uses in the Rural designation are designated as Site Plan Control areas.
  - (iv) Rural-related commercial, industrial or institutional uses shall be governed by the relevant General Policies of this Plan.
- (8) Institutional uses shall be permitted in the Rural designation and the suitability of the site for institutional uses shall be considered in accordance with the following:
  - (a) New institutional uses or major expansions to existing ones shall occur by zoning by-law amendment, if required by the local zoning by-law and the requirements of Section 3.3 (6).
- (9) For agricultural purposes in the Rural designation, a second dwelling unit in the form of a mobile home, will be permitted on the same farm holding for the purposes of accommodating sons, daughters or farm help who are assisting full-time in the farm's operation and the nature of the farm operation requires this help to be accommodated close to the farm. A severance will not be permitted for a second dwelling to accommodate sons, daughters or farm help who are assisting full-time in the farm's operation.

For agricultural operations requiring a number of seasonal or temporary farm workers (e.g. specialty crop farms) a bunkhouse or similar structure may be utilized for accommodation. Detailed provisions regarding such accommodation shall be outlined in the implementing zoning by-law and shall be in accordance with any other applicable federal or provincial legislation.

### 3.4 **WATERFRONT DEVELOPMENT POLICIES**

#### Introduction

Within the Rural designation, there are lands that either abut or lie in close proximity to major water bodies such as the Ottawa River, Madawaska River and White Lake. The policies of this section of the Plan generally apply to lands within 150 metres of the shoreline of these water bodies. Council recognizes that these waterbodies are valuable recreational and environmental resources and as such should be protected from development that might cause deterioration of their water quality. The shoreline of these water bodies is increasingly subject to residential development and redevelopment pressure. It is important that this development be environmentally sustainable over the long term.

- (1) Development proposals along the Ottawa and Madawaska Rivers are subject to the policies of Sections 14.2(14), Madawaska River Floodplain and 14.2(17) Ottawa River Floodplain. Other lands not on these rivers may also be subject to flooding and therefore subject to the Natural Hazard designation Section 10.0.
- (2) The minimum lot size for new lot creation shall be 0.4 ha. (1 acre) and the minimum lot frontage shall be 45 metres. Lot creation on lands which are substantially bare bedrock, swampy or low lying will be discouraged or prohibited.
- (3) The Township and/or County will require hydrogeological assessment (including nitrate impact assessment) and terrain analysis investigations to be carried out for plans of subdivision and may require them for consents.
- (4) Lots shall be properly proportioned, having sufficient depth and width to accommodate the safe installation of a sewage disposal system.
- (5) Wherever possible, consolidation of existing lots of record to create larger lots will be encouraged. Lots of record which are less than the minimum lot size may be developed where they qualify for a sewage disposal system, preferably a Class 4 system and where other applicable zoning standards can be met.
- (6) The minimum setback for on-site subsurface sewage disposal beds from the shoreline of White Lake or the bank of a watercourse shall be 30 metres (98.4 ft.). Minor variances to the minimum setback for on-site sewage disposal beds may be considered for existing lots of record only, provided such applications are accompanied by report prepared by a competent professional engaged in the science and design of subsurface sewage disposal systems that clearly indicates that a minor variance is justified. Submission of a report does not guarantee acceptance or approval nor will it serve to justify any reduction less than required by the Building Code (ie. 15 metres – 49.2 ft.).
- (7) In reviewing development on waterbodies with substantial existing development, Council may require the proponent to undertake a study to determine the

development capacity of the waterbody, having regard to both environmental and recreational factors.

### 3.5 **EXCEPTIONS**

(a) **Rural Exception - One**

Notwithstanding the policies of Section 3.3(4) and 14.2(3), on those lands described as part of Lot 2, Concession VIII, Township of McNab and delineated as Rural-Exception - One on the Land Use Schedules to this Plan, the maximum average density may be reduced to 1 unit per 0.4 hectares (or approximately 1 unit per acre). The separation distance from a Mineral Aggregate resource and extraction operation shall not apply to these lands.

(b) **Rural Exception - Two**

Notwithstanding the permitted uses outlined in Section 3.3(1), on those lands described part of Lot 15, Concession V, Township of McNab and delineated as Rural Exception – Two on the Land Use Schedules to this Plan, only low density residential uses shall be permitted.

## **SECTION 4.0 – SETTLEMENT AREAS**

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### **4.1 GENERAL GOALS AND INTENT**

The Settlement Area designation is intended to attract the majority of the new residential, commercial and institutional development over the planning horizon of this Plan.

The Settlement Areas in the Official Plan provide the major focal points for growth and development in the Municipality.

Council wants to encourage development to occur within the hamlets of Sandy Hook, Sandy Beach and Mansfield; the hamlets of Burnstown, Glasgow Station, Pine Grove, Stewartville, Braeside, Sand Point, Waba and White Lake in a comprehensive, consolidated manner within the servicing limitations of these areas thus avoiding scattered and strip development throughout the Township.

Constraints were identified which could have negative consequences to the growth and expansion of old hamlets such as Sand Point and Braeside – significant high quality and large quantities of limestone bedrock; a large operational quarry, which has a significant influence area; proximity to an operational waste management site with a restrictive groundwater attenuation area, and poor soil conditions for the concentration of additional septic tanks.

The hamlet of Burnstown is a unique “one of a kind community”. Specific development policies and criteria related to the recognition and protection of its extraordinary built heritage in the commercial core are required to maintain and enhance the existing ambience.

### **4.2 OBJECTIVES**

- (1) To reserve lands for residential, commercial and institutional development in Settlement Areas in order to support the needs of residents and to promote an orderly form of social and economic growth.
- (2) To provide for a variety of types and residential lifestyles and cost of living with consideration for the traditional lifestyle of local residents.
- (3) To ensure that new development is appropriate in terms of compatibility and the site's servicing capabilities.

### **4.3 POLICIES**

- (1) The Settlement Area designation permits a variety of uses, including residential, commercial, light industrial, institutional, parks and open space. These uses are not separately designated on the Land Use Schedules. It is intended that their location will be guided by the policies of this section and other relevant policies of this Official Plan. These uses will be zoned in separate zone categories in the Zoning By-law.

- (2) Development shall proceed as far as possible by building out from existing built-up areas in a logical manner in order to facilitate an efficient road pattern and to minimize the distance between residential dwellings and community facilities.
- (3) Development within the Settlement Area designation should develop in depth rather than strips. However, small parcels of land fronting on existing streets may be developed as infill projects pursuant to the policies detailed in the sections of the Plan pertaining to Land Division and General Development. To facilitate future growth in depth, Council shall ensure access is provided at appropriate intervals behind existing or proposed development.
- (4) New accesses to County Roads shall generally only be for public roads and shall be designed in consultation with Council and the Roads Department of the County of Renfrew. Service roads and internal roads shall generally be used for access to individual properties. Infill projects along County Roads will be encouraged to look at shared use access points.
- (5) Residential development in the Settlement Area designation will generally be limited to low densities (i.e. single detached and semi-detached dwellings). Higher density development may be considered in appropriate locations, subject to rezoning, provided the site is suitable, the proposed use is compatible with other development in the area and provided that Council, in consultation with the County of Renfrew, is satisfied that the proposed use can be adequately serviced. Land used for higher density development is designated as a site plan control area.

Infilling may be permitted by consent but residential development should predominantly occur by plan of subdivision. Multiple infill lots created by consent shall only be considered where an original parcel having a maximum size of 2.5 ha. existed as of May 13, 1980.

- (6) Commercial development should be of a scale catering to the residents of and visitors to the Settlement Area and surrounding rural area. Such development should front on an arterial or collector road wherever possible. Council will ensure that any proposed commercial use is compatible with neighbouring residential uses, particularly in regard to appearance, traffic generation potential, noise and other environmental factors. Open storage will be discouraged. Such provisions as buffering, adequate off-street parking, control of ingress and egress to the commercial site and other restrictions may be imposed. Commercial uses are designated as site plan control areas.
- (7) Existing industrial uses may be recognized in the implementing zoning by-law. New industrial uses shall generally be required to locate in the Industrial, Business Park or Highway Commercial/Light Industrial designation, but may be considered within the Settlement Area designation or adjacent to a Settlement Area only if:
  - (a) the industry is small scale and light in nature with no outside storage;

- (b) existing or proposed residential uses are protected;
  - (c) the use complies with the relevant Settlement Area policies and General Policies of the Plan; and
  - (d) adequate separation distances are provided in accordance with the Ministry of Environment Guideline on Separation Distance Between Industrial Facilities and Sensitive Land Uses.
  - (e) Industrial and commercial uses are designated as site plan control areas.
- (8) Development in the Settlement Area of Pine Grove will be principally residential in nature. Adjacent to the Pine Grove Settlement Area is an area designated Business Park. Adequate physical and visual buffering between the sensitive residential land uses and the commercial/industrial land uses of the Business Park designation, shall be an integral part of the Site Plan Agreements, Subdivision Agreements, conditions of consent and/or removal of part lot control.
- (9) The Settlement Area of Burnstown is a unique “one of a kind” built heritage community. Council considers it important to recognize, preserve and protect the cultural value and commercial importance of this community to the Township of McNab/Braeside and the County of Renfrew. Expansion of the existing heritage commercial area in the community is encouraged and desired. New commercial development and renovations to the exterior of existing commercial buildings should be sympathetic and supportive of the goal to preserve the 19<sup>th</sup> Century appearance of Burnstown.
- (a) All new commercial construction and exterior renovation to existing commercial buildings, shall be sympathetic and complementary to the heritage appearance theme;
  - (b) Implementation of the heritage standards shall be through conditions attached to building permits, site plan agreements and notice on title.
- (10) The lands designated for each of these communities generally correspond to the areas of existing development, as well as areas of proposed expansion. Areas proposed for development which are within the Settlement Area designation, but which are not built-up areas shall:
- (a) be logical extensions of built-up areas;
  - (b) have a compact form, and densities and uses appropriate to the sewage and water systems proposed; and
  - (c) be developed with consideration for the servicing policies outlined under Section 14.2(22)(b) of this Plan.

- (11) Expansion beyond the boundaries of the Settlement Area designation will require an amendment to this Plan.
- (12) Settlement Area Boundary expansions may only occur at the time of a comprehensive review and only where it has been demonstrated that:
  - (a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
  - (b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;
  - (c) in areas designated ‘Agriculture’:
    - i) the lands do not comprise specialty crop areas;
    - ii) there are no reasonable alternatives which avoid prime agricultural areas; and
    - iii) there are no reasonable long term alternatives on lower priority agricultural lands
  - (d) impacts from new or expanding settlement areas on agricultural operation which are adjacent or close to the settlement area are mitigated to the extent feasible

For the purposes of this section, a comprehensive review shall be defined to reflect the definition in the Provincial Policy Statement, 2005.

- (13) Servicing shall be in accordance with the policies of Section 14.2(22) of this Plan.
- (14) Development proposals along the Ottawa and Madawaska Rivers are subject to the policies of Sections 14.2(14), Madawaska River Floodplain and 14.2(17) Ottawa River Floodplain. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Natural Hazard designation Section 10.0.

#### **4.4 EXCEPTIONS**

(a) Settlement Area Exception - One

Notwithstanding the policies of Section 13.6 to the contrary, the lands described as part lot 1, Plan 222 in part of lot 6, Con. 14(C), Township of McNab and delineated as Settlement Area Exception – One on the Land Use Schedule to this Plan, a limited services residential use on a lot with private road access shall be permitted.

## **SECTION 5.0 – HIGHWAY COMMERCIAL/LIGHT INDUSTRIAL**

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### **5.1 GENERAL GOALS AND INTENT**

Traditionally, commercial and community services have established along major to areas transportation thoroughfares. Highway commercial activity in the Township is limited along Highway No. 17, County Road 508 and several other roads. However, the potential for highway commercial development in the Township of McNab/Braeside will increase with the expansion of Highway No. 17 to four-lanes. The expansion is currently in the planning stages. Council intends to continue to promote highway commercial development as a means of strengthening and diversifying the economic base of the Municipality.

The Highway Commercial/Light Industrial policies are intended to encourage highway commercial and light industrial development in appropriate locations along the Municipality's major transportation corridors. The established area at Glasgow Station will continue to be promoted and a new “Business Park” designation is being established off Campbell Drive on the south side of Highway 17 at Pine Grove. These designated areas for highway commercial and light industrial uses will take advantage of planned interchanges for the Highway expansion.

### **5.2 OBJECTIVES**

- (1) To reserve sufficient lands for future commercial and light industrial development in order to diversify and strengthen the economic base of the Municipality.

### **5.3 POLICIES**

- (1) Areas designated on the Land Use Schedule(s) as Highway Commercial/Light Industrial shall include those uses that are economically dependent or associated with heavy flows of vehicular traffic for their livelihood. These uses shall include service stations, restaurants, coffee and gift shops, drive-in establishments including drive-in motels, motor inns, truck terminals, equipment dealers, building supply, automobile, farm equipment, trailer sales, and nursery and garden sales and supply, accessory retail stores, warehouses, manufacturing uses in wholly enclosed buildings and any other similar uses which cater to the motoring public. Commercial agricultural operations, such as horse boarding facilities and riding schools and commercial horticultural operations such as mushroom farms shall also be permitted. In addition, public and institutional uses will be permitted. An accessory dwelling unit for a caretaker, owner or employee shall be permitted. Places of Worship shall not be permitted within this designation.

Existing agricultural operations may continue in accordance with the policies regarding non-conforming uses as outlined in Section 14.5 of this Plan.

- (2) Development of these areas should be encouraged in depth rather than in a single strip along the road frontage.

- (3) Access to the properties concerned shall be provided by way of entrances and exits off an internal road in order that there are no direct links with Highway 17 except through restricted future interchange locations.
- (4) An adequate supply of off-street parking shall be supplied relative to the needs of individual uses.
- (5) The uses permitted shall be appropriately located and well designed and sited so as to minimize any nuisance or interference with existing or future uses of adjoining lands and provide good access to avoid disproportionate public costs of servicing.
- (6) Low water usage highway commercial and light industrial facilities shall be encouraged.
- (7) Where land designated Highway Commercial/Light Industrial abuts or is in close proximity to a residential area, the owner of such site shall provide an adequate buffer strip between any new commercial or industrial building or activity and such residential area. The buffer shall include the provision of such natural or structural barrier as may be required and shall be maintained by the owner to the satisfaction of Council. The Ministry of Environment's Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses should be considered.
- (8) All property including grounds, improvements, equipment and materials shall be well maintained so that an unsightly appearance is not visible to others on adjacent properties, public roads or from the interior of the property itself.
- (9) Development proposals along the Ottawa and Madawaska Rivers are subject to the policies of Sections 12.2(14), Madawaska River Floodplain and 12.2(17) Ottawa River Floodplain. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Environmental Protection designation Section 8.0.
- (10) No large retail warehouse development shall be permitted in this designation.

**SECTION 6.0 – INDUSTRIAL**

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**6.1 GENERAL GOAL AND INTENT**

It is not possible to predict the precise nature and extent of development within the Municipality within the next ten year time frame. New industrial uses or existing industrial uses looking to re-locate are encouraged to develop within this designation.

**6.2 OBJECTIVES**

- (1) To reserve sufficient lands to accommodate future industrial growth.
- (2) To prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another.

**6.3 POLICIES**

- (1) Areas designated on the Land Use Schedule(s) as Industrial shall accommodate all forms of manufacturing, processing, storage yards, assembly of goods, transportation, warehousing, wholesaling of bulk products and extraction of raw materials. Included are bulk construction material storage and sales, building contractor's yards, truck terminals, repair garages for heavy equipment and trucks, offices for any of the described permitted uses and any eating establishments which may be required to service these activities. In addition, highway commercial uses such as automobile, boat, farm equipment and trailer sales shall be permitted. Places of Worship shall not be permitted within this designation.
- (2) It is the intention of this Plan to guide the general development of the industrial areas in such a way as to encourage industries with similar characteristics to group together in order that the existence of more intensive industry by way of emission of smoke, odour, noise, etc. will not be to the detriment of the nearby light or clean industries.
- (3) Those intensive industries will be located as far as practical from areas zoned residential; and clean and light industries or those with little or no air pollution or noise potential be selected to border residential areas where these two land use designations abut one another.
- (4) Where appropriate, it is the intention of this Plan to encourage light industry to locate adjacent to main roads and highways. Heavy, more obnoxious industry shall be restricted to locating on interior lots.
- (5) Any heavy truck or vehicular traffic generated by industrial uses shall be routed, wherever possible, along arterial streets passing through non-residential areas.

- (6) Adequate off-street loading facilities shall be provided and designed in a manner to permit truck trailers to draw clear of any street right-of-way for loading and unloading purposes.
- (7) Extracting, mining or quarrying shall not be permitted in the Industrial land use designation.
- (8) Division of land for industrial purposes shall be permitted by consent under Section 53 of the *Planning Act* provided that in the opinion of the granting authority a plan of subdivision is not necessary for the proper and orderly development of the land; the general intent of the Official Plan and implementing Zoning By-law is adhered to and the Municipality approves all site development plans.
- (9) Council shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with Guideline D-1 “Land Use Compatibility” of the Ministry of Environment. Distances will vary depending on the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.
- (10) New industrial plans of subdivision shall adhere to the policies of Section 15.3 and 15.4 of this Plan.
- (11) Development proposals along the Ottawa and Madawaska Rivers are subject to the policies of Sections 14.2(14), Madawaska River Floodplain and 14.2(17) Ottawa River Floodplain. Other lands not on these rivers may also be subject to flooding and therefore subject to the Natural Hazard designation Section 10.0.
- (12) The minimum separation distances for industries classified by the Ministry of Environment in their Guideline D-6, as Class I will be 20 metres; Class II will be 70 metres and Class III will be 300 metres.

## 6.4 **EXCEPTIONS**

### (a) Industrial – Exception One

Those lands described as part of lots 9, 10 and 11, Concession XIII, geographic Township of McNab and delineated as Industrial-Exception One on the Schedule “A” to this Plan represent the contamination attenuation area around the Town of Arnprior landfill site. While these lands may be used for industrial purposes in compliance with the policies of this Plan, the ground water shall not be utilized.

## **SECTION 7.0 – BUSINESS PARK**

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### **7.1 GOALS AND OBJECTIVES**

The “Business Park” land use designation applies to the lands on the south side of Highway 17, lying between Russett Drive on the east and Campbell Drive on the west, adjacent to the Settlement Area of Pine Grove. The area encompasses the former Pine Grove Industrial Park plus several hundred acres of land situated along the Highway.

The types of businesses envisioned for this designation are large format retail, high technology, research and design, biomedical sciences, service commercial and light industries, intended to serve the regional and local market place and the travelling public along Highway 17. Lands designated “Business Park” are intended to attract commercial and industrial uses which serve the regional, national or international market place.

Businesses desiring a prestige, high visibility location, with excellent access to major transportation routes and markets, will find this area attractive.

The western end of the “Business Park” designation is proximate to the proposed Campbell Drive interchange. Together with the south eastern part of the designation, which lies closer to the White Lake Road interchange, these areas are best suited for high profile, prestige businesses and industries.

The existing Pine Grove industrial park will be permitted to expand within the central area of the designation to allow a variety of service commercial and industrial uses based on the present uses located there.

Lands abutting Highway 17 corridor should be developed by Plan of Subdivision with “blocks” of land available in which part lot control could be removed for specific development proposals.

Alternatively, the lands may be developed under the *Condominium Act*. Roads and other services could form part of the common element condominium.

### **7.2 DESIGN CRITERIA**

The following development criteria shall act as a guide to the preparation of Site Plans, Subdivision design and condominium plans:

- (1) The “Business Park” area is well serviced by external roads but will require the provision of an internal arterial road to provide proper access and development of these lands. If development proceeds by Registered Plan of Subdivision, the developer will be responsible for the construction of the internal road(s) and installation of services; if development proceeds under the *Condominium Act*, the internal arterial /collector road shall form part of a common element condominium, for which the Municipality would not be responsible.
- (2) The integration of buildings, structures and functional use areas with nature is a

central goal of the “Business Park” designation. The visual and physical amenity areas within this designation are to portray the image of a “park setting”.

- (3) The southern section of these lands have a coldwater stream and a mature woodlot area on them. Preservation, protection and enhancement of the natural heritage features existing on a portion of these lands will be integrated into the overall design of the business park. These attributes will provide the basis for recreational walking trails, picnic sites, lunch areas and general amenity open space for employees and guests of the businesses in the park.
- (4) The development of a green active and passive recreational corridor along the coldwater stream and preservation and protection of the existing woodlot is an amenity resource feature that enhances the “park” setting for businesses locating in the area.
- (5) The developer shall be required to prepare a stormwater master plan for the entire site.

Appropriate water supply and sewage disposal services should be determined by a services options report submitted by developers. Proposed services could include individual private services or private communal services. Large subsurface sewage systems with a design capacity greater than 10,000 litres per day require MOE approval.

Pending the submission (and approval by the Township) of the services options report, the lands designated Business Park should be zoned into an h-holding zone.

- (6) Development shall be subject to Site Plan Control pursuant to the provisions of Section 41 of the *Planning Act* and the Development Criteria contained in Section 15.5 of this plan.
- (7) Ideally, development should occur in depth from the internal arterial road with access restricted to short interior service roads, wherever possible and/or feasible.
- (8) Internal roads should be designed and located to reduce any impact on existing residential development.

## **SECTION 8.0 – AGRICULTURAL AREAS**

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### **8.1 GENERAL GOALS AND INTENT**

The two decades prior to 1986 saw a continual decline in the number and acreage of farms within the Township of McNab/Braeside. Although the number of farms within the Township has continued to decline since then, the amount of acreage being farmed has stabilized, somewhat. Agriculture continues to be an important industry within the Township.

In 2005, Ontario's Provincial Policy Statement (PPS) was updated and Section 2.3 of the PPS requires that the agricultural policies be reflected in local Official Plans. The updated PPS strives to protect prime agricultural lands for long term agricultural uses by protecting Classes 1, 2 and 3 soils under the Canada Land Inventory. Prime agricultural areas are defined as areas where prime agricultural lands or a concentration of farms predominate. The PPS also protects prime agricultural areas by strictly limiting the types of land severances within agricultural designations.

The period between 1966 and 2006 was characterized by a significant decline in the total number of census farms and in farm acreage within the Township. Nevertheless, a significant agricultural industry remains which utilizes the land resources that are mainly in the eastern half of McNab Township.

Council supports the protection of its prime agricultural areas to facilitate the long term viability of farming. The policies of this Section are meant to ensure that farming continues to contribute to the local and provincial economies, and to human food requirements, while remaining a traditional way of life in the community.

### **8.2 OBJECTIVES**

- (1) To identify and protect prime agricultural areas for long term agricultural use. Prime agricultural area means areas where prime agricultural lands predominate. This includes: areas of prime agricultural land (land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2 and 3 soils) and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.
- (2) To maintain the dominance of agriculture and agriculture-related activities as land uses in areas of the Township with a high capability for agriculture where they are considered appropriate for long term agricultural preservation.
- (3) To prevent any sterilization of agriculturally productive land by a competing or conflicting land use.
- (4) To ensure that farm parcels remain large enough to be useful for agricultural purposes in the long term.

- (5) To prevent non-agricultural uses from locating in the prime agricultural areas and to encourage these uses to establish in other appropriate designations.
- (6) To consider the impacts on agriculture and the agriculture community as the primary guidelines in evaluating development proposals.

### 8.3 **POLICIES**

- (1) The Agriculture designation permitted uses and activities include: agricultural uses, secondary uses, and agriculture-related uses. Agricultural use means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for fur, or food, including poultry and fish; apiaries; agro-forestry; maple syrup; and associated on-farm buildings, structures and residence.

Other compatible uses which are connected with the conservation of water, soil, wildlife and other natural resources are also permitted provided the use leaves the land in large parcels suitable for commercial farming, does not require buildings or other construction on the lands, and does not alter the soil or topography adversely.

- (2) Secondary Uses

Secondary uses to the principal use of the property, include but are not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. Proposed secondary uses shall be compatible with the surrounding agricultural operations and be small in scale.

- (3) Agriculture-Related Uses

Commercial and industrial uses will be permitted in the Agricultural designation provided:

- (a) the proposed commercial or industrial use is small in scale and directly related to the farm operation and is necessary to be in close proximity to the farm operation;
  - (b) any accessory residence remains as part of the industrial or commercial holding and is not on a separate lot;
  - (c) the land is rezoned to an appropriate zone in the Zoning By-law;
  - (d) the use should be encouraged to locate on lands of lower capability for agriculture wherever possible.
- (4) Retiring farmers will be encouraged to use life-long leases to remain in their existing house. If they wish to build a new residence, it should be located in a nearby urban area and not on the agricultural holding unless it is a single mobile home not

requiring a land severance. Council will require a temporary use by-law to be in effect for the lands on which the single mobile home is located.

- (5) A second dwelling unit in the form of a mobile home, will be permitted on the same farm holding for the purposes of accommodating sons, daughters or farm help who are assisting full-time in the farm's operation and the nature of the farm operation requires this help to be accommodated close to the farm. A severance will not be permitted for a second dwelling to accommodate sons, daughters or farm help who are assisting full-time in the farm's operation.

For agricultural operations requiring a number of seasonal or temporary farm workers (e.g. specialty crop farms) a bunkhouse or similar structure may be utilized for accommodation. Detailed provisions regarding such accommodation shall be outlined in the implementing zoning by-law and shall be in accordance with any other applicable federal or provincial legislation.

- (6) Consents may also be given:
- (a) For agricultural purposes provided the parcel to be created and the parcel to be retained are both for agricultural use and are of an appropriate size for the agricultural activity of the area and are sufficiently large to maintain flexibility for future changes in the types or size of the agricultural operation. Lot size requirements for agricultural parcels shall be implemented within the local zoning by-law.
  - (b) For an existing agriculture-related use as defined in Section 8.3(2) of this Plan.
  - (c) For land to be added to an abutting existing non-farm use as a lot addition provided:
    - (i) productive agricultural land is not involved;
    - (ii) only the minimum amount of land required for the conveyance is conveyed; and
    - (iii) the conveyance is for a lot adjustment for legal or technical reasons.
  - (d) For a dwelling acquired through farm consolidation or enlargement and which is surplus to the needs of the farm operation, provided:
    - (i) the building and site were used for a residence prior to the time of the consolidation;
    - (ii) only the minimum amount of land required for the dwelling unit is retained; and

- (iii) the remnant parcel shall be rezoned so that no new dwelling unit shall be constructed on any vacant remnant parcel of farmland created by the severance.
- (7) Consents will not be allowed which have the effect of creating either severed or retained lots which are not directly related to agriculture.
- (8) Consents will not be allowed which have the effect of creating severed or retained lots which do not comply with the applicable Land Division Policies of this Plan.
- (9) Development proposals along the Ottawa and Madawaska Rivers are subject to the policies of Sections 14.2(14), Madawaska River Floodplain and 14.2(17) Ottawa River Floodplain. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Natural Hazard designation Section 10.0.

#### **8.4 NUTRIENT MANAGEMENT**

The purpose of the *Nutrient Management Act* is to manage materials containing nutrients in ways that will enhance the protection of surface and groundwater and provide a sustainable future for agricultural operations and rural development. Implementation occurs through Regulations O.Reg. 267/03 as amended and O.Reg. 511/05.

The Provincial Policy Statement pursuant to Section 3 of the *Planning Act*, requires the Municipality to recognize that in prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farming practices shall be promoted and protected in accordance with Provincial standards.

The Act and the Regulations thereto require the following:

- (1) If the regulation requires an operation to have a nutrient management strategy or nutrient management plan, no person shall construct or expand a permanent nutrient storage facility used on a farm unit in the course of the operation if the facility is located:
  - (a) within 15 metres of a drilled well that has a depth of at least 15 metres and a watertight casing to a depth of at least 6 metres below ground level;
  - (b) within 100 metres of a municipal well;
  - (c) within 30 metres of an other well, if the facility is designed to store only agricultural source materials; or
  - (d) within 90 metres of any other well, if the facility is designed to store non-agriculture source materials.
- (2) Engineering and geotechnical requirements of the Act are met respecting the design, siting and construction of all new and expanding nutrient storage facilities.

The Act and Regulations thereto, only apply to any building permits on farms for a building or structure used to house farm animals or store nutrients with greater than 5 NU.

## 8.5 **EXCEPTIONS**

### (a) Agriculture - Exception One

Notwithstanding the policies of 8.3(1) and (2), those lands described as part of Lot 12, Concession 9, geographic Township of McNab and delineated as Agriculture - Exception One on the Land Use Schedules to this Plan may be utilized for the operation of a facility specializing in the manufacturing of starters and alternators for automotive, agriculture and industrial applications, in addition to the normal agricultural uses.

### (b) Agriculture - Exception Two

Notwithstanding the policies of Sections 13.6 and 15.2(2), for those lands described as part of lots 6 and 7, Concession 7, geographic Township of McNab, and delineated as Agriculture-Exception Two on Land Use Schedule to this Plan, the creation and development of a limited services residential lot with private road access shall be permitted.

## **SECTION 9.0 – ENVIRONMENTAL PROTECTION**

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### **9.1 INTRODUCTION**

The Township of McNab/Braeside possesses diverse natural heritage features and functions. The Madawaska and Ottawa Rivers, together with Dochart and Locha Creeks with their numerous tributaries, form the backbone or central nervous system of the Township's natural heritage systems. The water systems include rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks.

The source areas of Dochart and Locha Creeks are discharge and recharge aquifers associated with the drumlin field and wetland complexes situated in the northwest quadrant of the Municipality. Natural heritage features consist of wetlands, woodlands, valley lands, fish and wildlife, threatened and endangered species and their habitat, and Areas of Natural and Scientific Interest. These features are identified on Schedule B to this plan.

### **9.2 GENERAL GOAL AND INTENT**

The Environmental Protection policies are intended to protect the natural water systems and natural heritage features in the Municipality.

### **9.3 OBJECTIVES**

- (1) To identify and protect all natural water systems and natural heritage lands in the Municipality.
- (2) To preserve the natural amenities offered by the natural water systems and heritage resource features in the municipality as defined in Section 9.1 of this Official Plan.

### **9.4 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, 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 involving disturbance of the soil, vegetation or stream banks, or uses which require the construction of buildings greater than 9.0 square metres (or approximately 108 square feet), shall not be permitted.
- (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 Municipal 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:
- (i) the adjacent land use designations;
  - (ii) 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);
  - (iii) the impact on the water systems, including water quality and the fishery environment, wildlife habitat and significant areas of natural and scientific interest;
  - (iv) 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.
- (5) The White Lake Fen, Donnelly's Bay and Horton Lake/Deil's Lake wetlands areas are determined by the Ministry of Natural Resources as Provincially Significant Wetlands. As such, these areas contain features and values of biological, social, hydrological and special feature significance that are considered environmentally sensitive to development. In addition, within the Township there are local wetlands that are also considered sensitive. The limits of the wetlands are shown on the Land Use Schedules and Schedule B. Development and Site alteration shall not be permitted within these areas.

Development and site alteration may be permitted on adjacent lands to a Provincially Significant Wetland, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. Council shall require an Environmental Impact Study (EIS) regarding development adjacent to Provincially Significant Wetlands in accordance with Section 9.6 of this plan. The diversity of natural features in an area and the natural connections between them should be maintained and improved where possible.

Adjacent lands are defined as lands within 120 metres of the boundaries of Provincially Significant Wetlands. This distance may be modified based upon the findings of a site-specific impact assessment.

Local wetlands are shown on Schedule B. Development and site alteration shall not be permitted within these areas. Development and site alteration is permitted on adjacent lands to a local wetland.

These policies do not apply to existing agricultural uses.

The Ministry of Natural Resources may identify additional provincially significant wetlands. These new wetlands will be applied, without amendment to this plan, to its schedules.

- (6) It is Council's intention that any dredging, filling or alteration of the shoreline or any watercourse or waterbody shall not be permitted without the approval of Council in consultation with the Ministry of Natural Resources and Ontario Power Generation.
- (7) 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*.
- (8) 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.
- (9) 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. The Environmental Protection Designation includes Natural Heritage Features and Natural Hazards such as: Provincially Significant Wetlands, Local Wetlands, Steep Slopes, and Areas of Natural and Scientific Interest (ANSI). The locations of these features are mapped on Schedule B to this plan. When more detailed mapping becomes available, the Municipality will amend this Plan and the implementing zoning by-law as required.
- (10) Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Section 15.0 Land Division Policies.
- (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. Sensitive Areas of Concern are identified on Schedule B to this plan. Development and site alteration may be permitted on adjacent lands only if it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.

The Ministry of Natural Resources will be circulated as a commenting agency for development proposals within or adjacent to identified areas. An Environmental Impact Study (EIS) may be required for development adjacent to endangered and threatened species habitat in accordance with Section 9.6 of this plan. For the purposes of this subsection, adjacent lands mean those lands within 50 metres of an identified habitat of threatened or endangered species.

As new information/data is acquired, the mapping of the Sensitive Areas of Concern may be updated without an amendment to this plan.

- (12) Significant Woodlands are shown on Schedule B. Development and site alteration shall not be permitted within these areas unless it is demonstrated that there will be no negative impacts on the natural feature.

## **9.5 NATURAL HERITAGE VALUES MAPPING**

The Ministry of Natural Resources provided resource mapping of known heritage values in the Township of McNab/Braeside. It is acknowledged that it is not possible to identify and map out all significant natural heritage features in the Township. However, for that reason, Council may require a site-specific biological overview (ie. scoped EIS) prepared by a qualified biologist, before new planning approvals are given, to determine the potential location of sensitive natural heritage areas and features. In particular, areas of endangered or threatened species habitat and other significant wildlife habitat need to be identified and or confirmed, in order to protect them from incompatible development. The objective of the assessment would be to ensure that appropriate mitigation is applied to ensure that Council will make planning decisions that are consistent with the PPS.

It shall be the policy of Council to utilize Schedule B, titled “Natural Areas and Significant Features” - as guides in reviewing development proposals (including severance applications). Where a development is proposed in or adjacent to these areas, due consideration shall be given to the proposed location of the proposal and its impact on the natural heritage feature and/or function.

## **9.6 ENVIRONMENTAL IMPACT STUDIES**

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.

An Environmental Impact Study required by the policies of this plan is to be prepared by a qualified professional and may be subject to peer review. 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 Study should address the following criteria:

- a) examine the functions of the natural heritage features, their sensitivity and their significance;
- b) identify the location and extent of sensitive or significant natural heritage features;
- c) identify the potential impacts of the proposed development on the natural heritage features and their ecological functions;
- d) identify any lands to be preserved in their natural state;
- e) identify mitigating measures to address the negative effects of development on the natural heritage features and their ecological functions, including;
- f) make recommendations on how to implement the proposed mitigation measures;
- g) include any additional information required by the Township.

Various planning and other approvals such 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.

## **SECTION 10.0 – NATURAL HAZARD LANDS**

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### **10.1 INTRODUCTION**

Lands that could be unsafe for development due to naturally occurring processes are defined as Natural Hazard Lands.

Natural Hazards need to be identified for the protection of public health and safety. The hazard lands refer to lands having physical characteristics such as poor drainage, swamps, organic soils, flood and erosion susceptibility, steep slopes, instability or any other physical condition which could cause property damage, loss of life or damage to the environment if developed upon.

A floodplain means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazard. Along the Ottawa and Madawaska River, this designation could include lands that are subject to flooding, erosion and/or unstable soils. To prevent risk to loss of life and to minimize property damage, where no Flood Damage Reduction Program (FDRP) mapping is available, a one-zone approach has been applied to prohibit floodplain development.

The presence of leda or slip clays along the Dochart and Locha Creeks and their associated tributaries, underscores the necessity of geo-technical investigations being conducted, where development is proposed. Associated with the Ottawa River is a 1:100 year flood line, which is another hazard feature to be considered in development proposals along the River.

### **10.2 POLICIES**

Development and site alteration within the lands designated Natural Hazard Lands shall adhere to the following policies:

#### **10.2.1 Flood Plain Development:**

Section 14.2(17) of the General Development Policies of this Plan, detail the policy requirements for the Ottawa River Floodplain. The approximate location of the floodplain is depicted on Schedule A – Land Use Map.

Section 14.2(14) of the General Development Policies of this Plan, detail the policy requirements of the Madawaska River Floodplain.

The Municipality may require the applicant to enter into a Development Agreement in order to ensure that the required conditions are carried out. This Agreement may be registered on the title of the applicant's land.

## 10.2.2 Erosion Hazards and Slopes

### 10.2.2.1 Erosion hazards and slopes are classified as:

- (1) Watercourse banks which are actively eroding or which may be subject to erosion by water or ice during flooding runoff events.
- (2) Unstable soils which are comprised of specific types of soil which, if developed upon, may be prone to instability and slope failure. The presence of leda or slip clays along the Dochart and Locha Creeks and their associated tributaries, underscores the necessity of geo-technical investigations being conducted, where development is proposed.

### 10.2.2.2 General Development Policies

- (1) Development and/or land uses that may be susceptible to damage from erosion or may cause or aggravate bank erosion or slope failure will be prohibited.
- (2) A developer may be required to produce an engineer's geotechnical slope evaluation, at his own expense, for any new development proposed in the vicinity of erosion hazards and slopes.
- (3) Development on existing lots of record containing erosion hazards and slopes shall be subject to the following:
  - Where possible, the development shall be placed outside of the erosion hazard limits, based on engineer's geotechnical evaluation.
  - Where there is insufficient area to place the development outside of the erosion hazard limits, development shall only proceed where an assessment, prepared by a qualified geotechnical engineer determines the property can be safely developed. A geotechnical evaluation must contain erosion control measures associated with all structural, landscaping and surface drainage components of the development of the property.
- (4) Additions to existing buildings and structures within the erosion hazard limit shall be generally discouraged. Additions shall only be considered when:
  - The addition is supported by a geotechnical evaluation;
  - The addition does not extend further into the erosion hazard limit than the existing structure;

- The addition incorporates all identified erosion control measures associated with all structural, landscaping and surface drainage components of the development of the property.
- (5) 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 Council.
- (6) 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 the nature, extent and potential impact of any physical hazard. An applicant may be required to provide any information that Council, considers necessary to determine that a physical hazard does not exist or will not have an impact on the proposed development (eg. engineering study, environmental impact study, geotechnical study or site elevation plan by an Ontario Land Surveyor).

## **SECTION 11.0 – MINERAL AGGREGATE**

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### **11.1 INTRODUCTION**

The Township is designated under the *Aggregate Resources Act* of Ontario. The Act controls aggregate extraction operations and requires progressive rehabilitation and final rehabilitation.

Mineral aggregates consist of unconsolidated and consolidated materials, such as sand, gravel and limestone, which provide the major raw materials for road building and construction. Surficial mineral aggregate in the Township is limited, particularly fine materials such as blending sands.

High quality bedrock limestone deposits associated with the old post glacial shoreline run parallel to the Ottawa River. The majority of this large resource area has had significant residential development located either on it or in close proximity. The introduction of sensitive land uses into this bedrock resource area has created some serious challenges to the Municipality, the area residents and the aggregate producers for the term of this Plan. Balancing the interests of these two competing land uses will require special policy provisions.

The implication is that all deposits are of local significance and thus must be protected from future development. 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.

### **11.2 OBJECTIVES**

- (1) To protect known, significant deposits of aggregates, including existing pits and quarries, for future extraction, wherever feasible.
- (2) To prevent any change in land use that could conflict with legally existing pits and quarries.
- (3) To regulate all pit and quarry 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 must demonstrate compatibility with adjacent land uses.

### 11.3 POLICIES

- (1) The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries along with associated manufacturing uses (e.g. crushing, screening and stockpiling). Other uses which 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, concrete and washing plants shall be permitted in the municipality only in accordance with the policies in Sections 11.3(9), and 14.2(24).
- (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. A justification report in support of the amendment must be submitted to address the matters listed under Section 11.3(4).
- (3) Existing extractive operations shall be recognized in the implementing zoning by-law. Areas designated Mineral Aggregate which are not currently used for pits and quarries or associated manufacturing uses shall be placed in a non-development type of zone in the implementing zoning by-law.
- (4) The expansion or opening of a new commercial pit or quarry will require the preparation of an environmental impact assessment, site plan, operational plan and rehabilitation plan to the satisfaction of the Municipality and an amendment to the zoning by-law with full public notice and opportunities for appeal.

Wayside pits and wayside quarries are exempt from this provision and are governed by the provisions included in the General Policies Section of this Plan.

In considering an amendment to the Official Plan or Zoning By-law, 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:
  - (i) where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and
  - (ii) on prime agricultural lands, complete agricultural rehabilitation is not required if:
    - there is a substantial quantity of mineral aggregates below the

- water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4-7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Lands Inventory Classes 1,2 and 3; and
  - agricultural rehabilitation in remaining areas will be maximized
- (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) issues of public health, public safety and environmental impact are addressed
- (h) any other matters which Council deems advisable.
- (5) Certain deposits within the Mineral Aggregate Resource designation have higher aggregate potential than others. Notwithstanding the provisions of policy (1) above, Council may consider rezoning without the need for an Official Plan amendment, to allow uses and development permitted under an abutting designation provided justification for such rezoning is clearly demonstrated and the need for an appropriate alternative land use is documented. In considering a zoning by-law amendment, Council shall consult with the County of Renfrew and shall take into account the following:
- (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;
  - (b) the necessity of the land use change in comparison to the necessity of the mineral aggregate resource;
  - (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;

- (d) the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;
  - (e) the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use; and
  - (f) the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area.
- (6) The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate designations and to protect existing pits and quarries 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 m from the licensed area of a pit to determine noise and dust impacts; from the licensed area of quarries, 500 m to determine the impact of noise and dust and an evaluation of potential well interference.

Applications to extract below the water table shall be discouraged, however when an application is made, a thorough assessment of the potential impact on all wells within 300 metres of the property boundary of the site of a pit and 500 metres of a quarry, shall be carried out to the satisfaction of the Municipality.

In accordance with this concept, it will be the policy of Council to discourage incompatible land uses in areas surrounding Mineral Aggregate areas 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 a pit or quarry. The municipality shall request that the proponent provide studies to demonstrate whether distance separation between a pit or quarry 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 pits and quarries encroaching upon sensitive land uses.

- (7) All pit and quarry uses must satisfy the requirements of the Ministry of the Environment and the Municipality 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) A consent for a surplus dwelling may be permitted provided that the dwelling was built before the adoption of the first Official Plan (November 24, 1986) and adheres to the policies of Section 11.3(5) of this Plan.

- (9) Wash plants are considered a normal accessory use to a mineral aggregate operation and shall be permitted. Wash plants shall meet all requirements of the Ministry of Natural Resources and the Ministry of the Environment regarding the operation of the facility.

Permanent asphalt batching plants and permanent concrete batching plants are considered heavy industrial uses which potentially have negative impacts to the air, ground and surface and ground water, shall require an Official Plan amendment and Zoning By-law amendment to be permitted. These uses shall be adequately buffered to protect adjacent land uses, and shall meet the industrial pollution control and any other applicable standards of the Ministry of the Environment. A permanent asphalt batching plant and permanent concrete batching plant shall not be permitted unless:

- a) there is no adverse impact on groundwater and surface water quality and quantity;
- b) there is no adverse noise, odour, or dust impacts on nearby sensitive land uses and natural heritage features;
- c) the operation of such a plant is addressed on a site plan approved by the province.

## **SECTION 12.0 – WASTE DISPOSAL**

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### **12.1 GENERAL GOAL AND INTENT**

There is one waste disposal site presently being operated by the Township of McNab/Braeside and one being operated by the Town of Arnprior. The Waste Disposal policies are intended to ensure that appropriate regulations and measures are applied to minimize disturbance to the environment and provide for positive rehabilitation programs for waste disposal sites operated by the public or private sectors.

### **12.2 OBJECTIVES**

- (1) To establish criteria for the location of new waste disposal sites.
- (2) To ensure that appropriate regulations are adopted to minimize disturbance to the environment from waste disposal sites.

### **12.3 POLICIES**

- (1) A Waste Disposal designation on the Land Use Schedule(s) shall mean that the predominant use of the land will be for the disposing of garbage and refuse.
- (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. 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 ground water conditions and to ensure that they will not be adversely affected in any way by the presence of the waste disposal site.
- (3) All disposal sites shall be located so that pollution of any watercourse, municipal drain or of the groundwater does not occur.
- (4) All disposal sites shall be adequately screened on all sides either naturally or by artificial means (ie. berms) and such screening will apply to all open storage areas and all disposal site operations.
- (5) Sites shall be located so that ingress and egress points from the site do not create any traffic hazard.
- (6) 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*.

- (7) An amendment to the 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 any existing Waste Disposal area. In addition to the requirements under The *Environmental Protection Act* and the *Environmental Assessment Act*, when considering an amendment, Council shall have regard for:
  - (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 acceptability 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 (ie. plantations);
  - (n) the impact on agricultural lands and farming activities.
- (8) Waste disposal sites shall be placed in a separate category in the implementing zoning by-law.
- (9) All Waste Disposal areas shall be operated and maintained in accordance with the standards set by the Ministry of the Environment.
- (10) The operation of all waste disposal sites shall comply with the requirements of the *Forest Fires Prevention Act*.

**SECTION 13.0 – TRANSPORTATION**

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**13.1 GENERAL INTENT**

The road network is extremely important for the safety and convenience of residents of the Municipality. Provincial highways and County and Township roads form the network of public roads. Private roads are another class of vehicle access, the use and maintenance of which are the responsibility of the abutting landowners.

The Transportation policies are intended to promote the creation and maintenance of a safe and efficient road system within the financial capability of the Municipality, 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 prevent undue increases in the proportion of expenditures on roads.
- (3) To ensure that all new development has suitable and legal access.

**13.3 POLICIES**

- (1) The location of roads or intersections of roads is only approximate. As areas are developed it may be necessary to alter the alignment or location of the proposed roads or intersection of roads. Such alterations shall not require an amendment to this Plan provided that:
  - (a) the road classifications are not altered;
  - (b) existing built-up areas in the path of such proposals are not unfavourably affected;
  - (c) where access to a road under the jurisdiction of another authority is affected, the appropriate Municipal or Provincial authority is notified and is in agreement with the proposed alteration; and
  - (d) the area and location of the adjacent land use designations are not affected in any major way.
- (2) The location of new local and collector roads shall not require an amendment to this Plan. Council may from time to time identify these new roads on a Schedule to the Plan.

### 13.4 **FUNCTIONAL CLASSIFICATIONS**

- (1) Roads are divided into the following main functional classifications:

Highway (Provincial)  
County Roads  
Local Roads (Municipal)

- (2) 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 No. 17 (a Class I Freeway/Expressway in this area) in the Township. Access to Highway No. 17 is restricted to future interchange locations only. No direct property accesses will be granted.

- (3) County Roads

The County of Renfrew Department of Public Works and Engineering is responsible for County Roads. Any development that proposes access to, or frontage on, County roads shall satisfy the requirements of the County of Renfrew Public Works and Engineering Department.

- (4) Local Roads

The Municipality is responsible for local 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. Council shall request that the district office of the Ministry of Transportation assist the Township in determining the current standard required for the upgrading of the road.

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. Council shall request that the district office of the Ministry of Transportation assist the Township in determining the current standard required for the road construction. Once the construction is completed, the road (except for a Private Road) shall be dedicated by the developer and assumed by the Municipality.

(5) Private Roads

A private road is one which provides access by means of a registered right-of-way to private property, the use and maintenance of which is the responsibility of the abutting owners. The Municipality will not assume any road until it is constructed to Ministry of Transportation standards and unless it abuts an existing public road which is maintained year round. Until a road is assumed by by-law, the Municipality shall not be responsible for any road maintenance, snow ploughing, garbage collection or other road dependent services. No new lots will be permitted on a private road.

Private roads are not included as a road classification.

(6) Scenic Roads

County Road No. 1 extending from the Township of Horton line to the Town of Arnprior boundary offers scenic value to those visiting or travelling through the Municipality. Council intends to protect the scenic value of lands along this road corridor to provide residents and tourists with an opportunity to enjoy the exceptional attractiveness of this area. In reviewing proposals for development along the County Road No. 1 corridor, Council shall consider whether the proposal, in its use and design aspects, is compatible with the protection of the area's scenic values. It is Council's intention that only development proposals whose design ensures that the development is well integrated with, or complementary to, the natural characteristics and features of the area, shall be approved.

### **13.5 INTERSECTION AND CROSSING IMPROVEMENTS**

No development or redevelopment of lands shall be approved in close proximity 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.

### **13.6 ACCESS TO DEVELOPMENTS**

Unless specified otherwise in this Plan, development shall only be permitted if access to a public road of adequate width and acceptable to the Ministry of Transportation for subsidy purposes, is available or established as a condition of approval. Notwithstanding the above, an exception to this policy may be allowed for agricultural uses, forestry uses and uses on lots existing on May 13, 1980.

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.

### **13.7 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 Municipality 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.

### **13.8 NEW CONNECTING ROAD BETWEEN COUNTY ROAD 1 AND HIGHWAY 17**

The twinning of Highway 17 will greatly limit the physical accessibility of residents in the Braeside, Sandy Beach, Sandy Hook and Mansfield Meadows communities to the new Highway complex. The current access point at Division Street/Pine Grove Road will no longer be usable, while the Daniel Street/White Lake Road interchange will be under tremendous pressure with the closing of Baskin Drive access to Highway 17.

The proposed new interchange at Campbell Drive and Highway 17, will be difficult for residents of Braeside and vicinity (particularly Sandy Beach, Sandy Hook and Mansfield), to utilize because of the lack of direct road connection between the residential areas and Campbell Drive.

Any change in the status of Division Street in terms of County Road criteria, may be addressed with a new connecting link. The Township and County need to explore the implications and options available.

In conclusion, future access to Highway 17 for the residents of Braeside/Sandy Beach, Sandy Hook and Mansfield will be significantly altered with the twinning of Highway 17. Planning for this eventuality needs to begin in this planning period.

**PART III - GENERAL POLICIES****SECTION 14.0 – GENERAL DEVELOPMENT POLICIES****14.1 GENERAL INTENT**

The general development policies of this Plan have been established in order that future development of the Township is controlled in an orderly and systematic fashion. New development shall follow the general policy guidelines outlined below. All other applicable sections of this Plan shall also apply.

**14.2 POLICIES****(1) Affordable Housing**

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; and
- 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) Council shall encourage an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area (defined by the PPS as the County of Renfrew) by:
  - (i) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
  - (ii) permitting and facilitating:
    1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
    2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3 of the PPS.
  - (iii) directing 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 project needs;

- (iv) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities;
- (v) establishing development standards for 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) Minimum Distance Separations Relating to Agriculture**

All new farm and non-farm development in the Agricultural and Rural designation shall comply with the Minimum Distance Separation I and Minimum Distance Separation II requirements, as may be amended from time to time.

**(3) 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 but compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

In order to implement buffering principles, regulations may be established in the Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farms uses, kennels, septage and sewage sludge disposal sites, 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 with regard to the policies and guidelines applied by governing agencies.

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 may be part of the natural and built environment, and specifically include; residential dwellings, daycare facilities, educational facilities, health care facilities and seniors residential buildings.

In implementing policies of this section, the following MOE documents will be used as guidelines as applicable: Guideline D-1: Land Use Compatibility, Guideline D-4: Land Use on or Near Landfills and Dumps, and Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses.

**(4) Commercial, Industrial and Institutional Uses**

- (a) Council in considering an amendment to the implementing zoning by-law to permit a commercial or industrial use will have consideration for the following:
  - (i) the location of such a use shall ensure that the character of the adjacent residential area is not affected by obtrusive lighting, noise, odour, signs, parking and traffic;
  - (ii) special measures such as increased yards and parking, landscaped buffer strip, etc., can be effectively provided to protect the amenities of the surrounding residential area; and
  - (iii) servicing concerns.
- (b) Where commercial, industrial and institutional uses are permitted the following standards shall apply:
  - (i) all new buildings should be set back from adjacent road allowances a sufficient distance to permit automobile parking and manoeuvring clear of any road allowance;
  - (ii) adequate off-street automobile parking areas shall be provided;
  - (iii) access points to such parking areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;

**(5) Crown Lands**

The Ministry of Natural Resources administers Crown Lands within the Municipality. The use of Crown lands will be in accordance with the management policies and plans of the Ministry of Natural Resources as constituted from time to time. The Ministry of Natural Resources shall have due regard for land use policies and designations for lands located within the immediate vicinity of Crown lands when preparing management plans and policies. The Ministry of Natural Resources is encouraged to consult with the Municipality prior to the implementation of plans and programs within the Township.

Council will have regard for the uses carried out on Crown lands when considering proposals for new land uses on adjacent lands.

**(6) Cultural Heritage and Archaeological Resources**

Significant built heritage resources and cultural heritage landscapes will be conserved. Where appropriate, the *Ontario Heritage Act* Part IV and V provisions for heritage property and/or heritage conservation district municipal designations shall

be considered by Council for the effective conservation and protection of properties having heritage value or interest.

Development and site alteration may be permitted by Council on adjacent lands to protected heritage property, where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration. Council recognizes that there may be significant archaeological remains of prehistoric and historic habitation within the township. Where new development is proposed within an area which has been identified as containing known archaeological resources or having high archaeological resource potential (generally within 300 metres of the Ottawa & Madawaska Rivers), a proponent shall undertake an archaeological impact assessment of the property in accordance with the archaeological assessment technical guidelines of the Ministry of Culture. Such assessments shall be undertaken by a qualified archaeologist licensed pursuant to the provisions of the *Ontario Heritage Act*.

Where necessary and appropriate, measures shall be undertaken to mitigate potential impacts to identified significant archaeological resources associated with development to an acceptable level. Impact mitigation may include either removal and documentation of the archaeological resource, or avoidance and preservation on site.

Council may maintain the integrity of archaeological resources by adopting zoning by-laws under section 34(1) 3.3 of the *Planning Act* to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Culture (MCL) and the Ministry of Government Services (MGS), when an identified marked or unmarked cemetery is affected by land use development. The provisions under the *Ontario Heritage Act* and *Cemeteries Act* shall apply.

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

#### **(7) Energy Conservation**

In an effort to reduce energy costs and to promote energy efficiency in land developments, any new developments, including subdivisions, shall, where feasible, be designed to take advantage of solar orientation, prevailing winds, wind breaks and

planted vegetation, topography, housing design and clustering of buildings, bicycling, walking areas and landscaping.

**(8) Fire Protection**

The Ministry of Natural Resources has identified much of the Township as having a high risk of forest fire. Because of the size of the fire risk area and the relatively small size of the municipality's volunteer fire department, it is important to co-ordinate the communities and other agencies in order to provide effective fire protection.

Council, in consultation with the County of Renfrew, will have regard for possible fire hazards when reviewing development proposals within or adjacent to areas identified as having high fire risk.

Fire risk zones consist of areas which contain values to be protected (i.e., residential property, provincial parks, Indian Reserves, provincial and candidate provincial parks, conservation areas, federal land, landscape features, sensitive lakes and streams or timber resources), areas having a fire occurrence history and areas having potential for fire spread.

- (i) The area along both sides of the Canadian Pacific Railway and extending to the Ottawa River, for those lands between the northern boundary of the former Village of Braeside to the northern boundary of the Township of McNab/Braeside; and
- (ii) The area along the shoreline of White Lake, starting at the southeastern limit of Lot 5, Concession I, following the lakeshore in a clockwise direction to the southwestern limit of Lot 4, Concession II.

**(9) Forestry, Spawning Beds and Wildlife Habitat**

- (a) Within the Municipality, there are significant forest resource areas capable of timber production. Although not designated as such in the Official Plan, Council recognizes the importance of the timber industry to the local and regional economy and the benefits of these areas to tourism, the conservation of wildlife habitat and erosion control.
- (b) It shall be the policy of Council to utilize Schedule B as a guide in reviewing development proposals (including severance applications). Where development is proposed in or adjacent to these areas due consideration shall be given to the proposed location of the proposal and its impact on the "forest resource".
- (c) Significant natural heritage resources, such as fish spawning areas, wetlands and Areas of Natural and Scientific Interest, are identified on Schedule B. Council shall have regard for any other significant natural heritage features that may be identified when reviewing development proposals on or adjacent

to these areas and will consult with the County of Renfrew where proposals may affect these resources. It shall be the policy of Council that, as the Ministry of Natural Resources identifies, from time-to-time, information on significant natural heritage features, such features shall be incorporated into this Official Plan through amendments to Schedule B.

**(10) 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 except the Agriculture designation.

In order to prevent an undue concentration of group homes in specific areas of the Municipality, standards requiring a minimum distance separation between these facilities may be incorporated in the Zoning By-law.

**(11) 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. Within the Settlement Area designation of this Plan, home occupations should be required to be undertaken within the residence to ensure that the residential character of the neighbourhood is maintained and home industries should not be permitted. Specific provisions relating to home occupations and home industries shall be included in the Zoning By-law.

**(12) Hydro Electric Facilities**

- (a) All existing power facilities and the development of any new electric power facilities, including all works defined in the *Power Corporation Act* (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to the Plan provided that such development satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act, and any other relevant statutes. Furthermore, Ontario Hydro One and/or the Ontario Power Generation Corp. shall consult with the Township on the location of any new electric power facilities.
- (b) Other Hydro One buildings and facilities not used directly for the generation and supply of power, shall comply with the other provisions of this Plan and implementing by-law.
- (c) The above policies, however, do not preclude the Municipality's right to participate in discussions on the location criteria of new electric power facilities.

**(13) TransCanada Pipe Lines**

- (a) TransCanada Pipe Lines is considered a public utility which is allowed in all land use designations and zones of the Township.
- (b) All permanent structures and excavations must be located at least 7 metres or approximately 23 feet from the limits of TransCanada's right-of-way.

**(14) Madawaska River Floodplain**

The lands along the Madawaska River that are subject to flooding are not to be developed. Although there are no Flood Damage Reduction Program (FDRP) maps available for the Madawaska River, based on input from Ontario Power Generation and the Ministry of Natural Resources, the following elevations based on flooding potential have been established:

- 1) Along the Madawaska River between the Arnprior dam and the Stewartville dam, lands below the 100.58 m geodetic contour may be susceptible to flooding; and
- 2) Along the Madawaska River above the Stewartville dam, lands below the 146.3 m geodetic contour may be susceptible to flooding.

Council will determine, in consultation with the approval authority, whether the lands are subject to the above contours; in some cases, a flood plain study prepared by a qualified engineer should be required to be undertaken at the developer's expense. An elevation survey identifying the flood potential elevations, prepared by an Ontario Land Surveyor, may be required for all building permit applications.

No buildings and structures nor the placing or removal of fill or any land originating on the site or elsewhere shall be permitted except where such buildings, structures or fill are intended for flood or erosion control or are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources.

Any development along the Madawaska River is also subject to the policies of subsection 14.2(23).

Lands subject to the above contours shall be restrictively zoned.

**(15) Mineral Exploration**

- (a) Surveys and preliminary explorations for minerals may be conducted within any designation except the Settlement Area designation. Intensive testing, which would include the erection of buildings and/or structures, will be considered through the application of the temporary use provisions of this Plan, provided only minimal disturbance and few temporary structures are involved.

- (b) Council shall review the impact of any proposed development against the mineral resource potential of the area being cautions not to sterilize areas of mineral potential from future extraction and to protect existing and expanding mining operations from incompatible new uses (e.g. residential).
- (c) As new information comes available, it is the intent of Council to consider an amendment (to) the Official Plan to permit mining and mining related activities where such use is justified and such lands are determined to be suitable for these purposes.
- (d) Known mine hazards/former mineral mining operations have been identified on Schedule 'A'. In considering any proposed development on or within 1000 metres of these sites or other identified mine hazards, the approval authority and MNDM must be satisfied that proper verification is provided indicating the proposed development is not affected by past mining activity. This may require that a geotechnical study be prepared by a qualified professional, at the applicant's expense, to the satisfaction of MNDM and the approval authority to confirm that the site can be appropriately mitigated and will be suitable for the proposed use.

#### **(16) Noise Attenuation**

Sensitive land uses shall be protected from the adverse impacts of noise. Prior to permitting development that may cause or be adversely affected by noise (ie. rail, highway, airport, quarry, etc.), detailed noise studies shall be completed in accordance with Provincial Guidelines, in consultation with the County of Renfrew and the Municipality. The recommendations and noise attenuation measures contained in the report are to be implemented through provisions in the subdivision agreement, site plan agreement, or as a condition of consent.

- (a) Prior to permitting development that may cause noise or be affected by noise from an existing source, Council may require a noise impact study if new sensitive development is located within 250 metres of Highway 17 and/or 500 metres from a principal railway line or 250 metres from a secondary railway line.
- (b) The recommendations and noise attenuation measures contained in the noise impact study will be implemented through provisions in a site specific official plan amendment, zoning by-law amendment, subdivision agreement, or site plan agreement.

#### **(17) Ottawa River Flood Plain**

- (a) Floodplain means the area adjoining a watercourse, usually low lands, which have been or may be covered by flood water. The Ottawa River Flood Plain policies are intended to regulate development in the flood plain of the Ottawa River. A two zone concept is used to regulate development in the Ottawa

River flood plain whereby certain areas of the flood plain are considered, by engineering studies, to be less hazardous than others such that development could potentially safely occur. The flood fringe defines that portion of the flood plain where development may be permitted, subject to appropriate floodproofing. The floodway defines that portion of the flood plain where development is prohibited where the depth and velocity of flooding is considered to be such that they pose potential threat to life or property.

- (b) The floodway elevation of the Ottawa River is delineated on the FDRP mapping deposited in the Township Municipal Offices. Council shall utilize the FDRP mapping in reviewing development proposals and applications for development.
- (c) No buildings or structures, with the exception of boat docking or launching facilities, shall be located on lands below the floodway elevation of the Ottawa River. The placing or removal of fill or any land originating on the site or elsewhere shall not be permitted except where such buildings, structures or fill are intended for flood or erosion control or are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources.
- (d) All habitable buildings and structures located in the flood fringe of the Ottawa River shall be floodproofed to the flood plain design elevation. Essential emergency services and the disposal, manufacture, treatment or storage of hazardous substances are not to be located within the flood fringe.
- (e) With the exception of boat docks, no building permits shall be issued for new development, including additions or enlargements, unless located above the floodway elevation of the Ottawa River and floodproofed to the flood plain design elevation to the satisfaction of Council in consultation with the County of Renfrew. All floodproofing methods shall be consistent with acceptable engineering techniques and resource management practices. All floodproofing requiring more than one metre of fill shall be certified by a qualified engineer.
- (f) All applications for building permits should be accompanied by a plan of survey prepared by an Ontario Land Surveyor at the owner's expense, identifying the flood plain design elevation.
- (g) Lands subject to the flood fringe policies shall be zoned in the implementing Zoning By-law as subject to flood-proofing requirements. The details of such requirements shall be set out in the implementing Zoning By-law. Lands subject to the floodway policies shall be restrictively zoned in the implementing Zoning By-law.

**(18) Public and Institutional Uses**

- (a) Public uses may include educational, institutional, administrative, cultural and recreational uses that 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 Municipality.
- (b) Public uses shall be permitted within all land use designations except the Agriculture 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;
  - (ii) buildings and structures shall be subject to the Environmental Protection policies; and
  - (iii) off-street parking shall be adequately provided.
- (c) Public parks shall not be used for private commercial tourism and recreational purposes.

**(19) Public Parks****(a) Land Conveyance**

Whenever development of lands is proposed for commercial or industrial purposes, two per cent of such lands shall be conveyed to the Municipality for park or other public recreational purposes. In all other forms of development the Municipality shall, as a condition of approval, require that five per cent of such lands be conveyed to the Municipality for park or other public recreational purposes. All land to be so conveyed shall require approval by the Municipality. Lands having environmental limitations may not be acceptable.

**(b) Alternative Conveyances**

The Municipality may require the developer to convey cash-in-lieu of such lands. The cash value of such lands will be determined by an appraisal authorized by the Municipality. The value of the lands shall be determined as of the day before the day of the issuance of the building permit as outlined in Section 42 of the *Planning Act*, for development or redevelopment; and as of the day before the day of the approval of a draft plan of subdivision, as outlined in Section 51.1(4) of the *Planning Act*.

(c) Acceptance of Parkland

When considering the acceptance of parks and/or an equivalent amount of cash-in-lieu, Council will consider:

- (i) the adequacy of existing parks and the need for new parks and recreation facilities in the area;
- (ii) the quantity and quality of parkland involved;
- (iii) whether it involves desirable waterfront locations which would provide public access to water;
- (iv) whether the lot sizes and locations proposed are such that public parkland is inappropriate; and
- (v) any other relevant matter.

Council will attempt to improve existing local park facilities by equipping them with swings, slides and other such amusements. Where there is a school, every effort shall be made to have a park and school in close proximity so that optimum use may be made of publicly-owned land and facilities. Nevertheless, all local parks should be located, where possible, central to the area they serve.

**(20) Public Works**

The construction of public works within the Municipality shall be done in accordance with the policies of the Official Plan.

**(21) Sanitary Waste Disposal and Bio-Material Processing/Treatment**

- (a) There are several different types of sanitary waste, categorized according to the type of storage and treatment, with unique regulations under the *Environmental Protection Act* regarding disposal. Septage (partially digested waste from septic tanks) and sewage sludge (residue from a sewage treatment plant) are of particular concern to the Municipality because permission may be obtained to haul these wastes to, or within, rural areas and to dispose of them there.
- (b) Septage disposal has additional problems because no facilities for storage or disposal are available and access to land is limited by factors that include weather, season, roads and crops. Septage disposal is also a concern because residential development in the Township takes place on septic tank systems and the volume of septage to be hauled increases correspondingly.

- (c) Council recognizes that the Municipality needs to address the treatment of septage generated within its own Corporate limits, in conjunction with its immediate neighbours.
- (d) Council recognizes the need for County-wide coordination of options and assistance to provide facilities for septage disposal and treatment.
- (e) Sanitary waste disposal shall only occur in accordance with the policies of this subsection:
  - (i) The spreading of septage or sewage sludge may occur within the Agriculture and Rural designations on the Land Use Schedule(s) and shall be in accordance with the appropriate legislation.
  - (ii) A septage treatment/disposal facility may be considered but shall generally locate only in the Agricultural and Rural designation on the Land Use Schedule(s). Such facility shall be established and operated in accordance with the appropriate legislation.
  - (iii) The spreading of septage shall not require an amendment to the Zoning By-law for each site but the By-law shall contain provisions regarding the appropriate zones, associated uses and minimum separation distances. The approval of the Ministry of the Environment shall be required for each site.
  - (iv) Every new septage treatment/disposal site and treatment facility shall require an amendment to the Zoning By-law and such amendment shall only be considered for a site approved by the Ministry of Environment. The Zoning By-law amendment will be specific for the site and will establish minimum separation distances from key features such as residences, residential zones within or outside the Township, wells, roads, pasture, surface and groundwater. The minimum separation distance shall be determined in consultation with the concerned agencies.
  - (v) The disposal of septage or any bio-material shall not pollute any watercourse or groundwater. An applicant may be required to provide the information necessary to satisfy Council and the Ministry of the Environment, that a site is suitable in this regard.
  - (vi) Buffering of an appropriate form shall be required on all sides and such buffering shall apply to all open storage areas and disposal site operations.
  - (vii) The operation, maintenance and closing of a septage disposal site or treatment facility shall be in accordance with the requirements of the Ministry of Environment and the Township.

- (viii) Minimum separation distances shall apply to new residential development when it is locating in the vicinity of a legally existing septage disposal site or facility.
- (ix) Bio-material processing/treatment/conditioning may be permitted in the Agricultural and Rural designations, subject to a Certificate of Approval being issued by the Ministry of Environment. In the case of septage treatment/ processing facilities, the subject lands shall require rezoning. The Township may require an Environmental Impact Study to be conducted to its satisfaction and Site Plan approval, as a condition of rezoning.

## (22) Servicing Policies

- (a) It is the intent of Council to minimize the costs of services to be provided by public agencies. Development will be encouraged for which services may be provided economically or which may assist in paying for existing services. Development should be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. Where new or improved services are required for development, Council may require their provision at the developer's expense.
- (b) Development should be serviced by full municipal sewage and water services where feasible. Where full municipal sewage and water services are not provided, and where site conditions permit, multi-lot/unit development should be serviced by communal services. Where the use of communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems.

Partial services shall only be permitted in the following circumstances:

- 1) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; and
- 2) Within settlement areas to allow for infilling and rounding out of existing development on partial services provided that:
  - (i) the development is within the reserve sewage system capacity and reserve water system capacity; and
  - (ii) site conditions are suitable for the long term provision of such services.

Servicing for new residential subdivisions, institutional, commercial and industrial uses shall be determined through a servicing options report which evaluates various methods of servicing. In cases where private servicing is the preferred option, only low water uses shall be considered.

- (c) Communal water and sewage systems shall be allowed, operated and managed by the municipality or another public body. Where ownership by a municipality or another public body cannot be achieved, then a

condominium corporation can enter into a responsibility agreement with the municipality or public body which requires municipal/public body assumption of the communal services in the event of default. Depending on the nature of the proposed development, the municipality may require studies, including a servicing strategy, to determine if a proposed servicing system satisfies the above-note criteria. Holding zones, site plan control and development agreements may be utilized to ensure that the policies are achieved and that any possible negative impacts upon the municipality are mitigated. Securities may be required to ensure policy achievement and performance of servicing systems. The local municipality must be satisfied that the proposed communal system is:

- (i) an efficient servicing system;
- (ii) a system that is easily and efficiently monitored;
- (iii) a reliable and safe system;
- (iv) a system which can be modified and adapted to the changing needs of the development and/or the municipality; and
- (v) a system that operates without cost to the municipality if a responsibility agreement is involved and at minimal cost if municipal ownership is involved.

Subdivisions or conversions to condominium or multiple freehold ownerships will not be permitted without the municipality's approval and satisfaction that the above criteria will continue to be met.

Permanent, freehold residential development will require municipal ownership/operation for communal water and/or sewage systems.

- (d) The Municipality shall be assured that necessary utilities, waste disposal facilities, fire protection and police protection will be provided before any development is approved. Approval will be given only in locations where such services are feasible to maintain without creating an undue additional financial burden on existing residents.

**(23) Water Setback and Protection of Shoreline Integrity**

- (a) Generally all buildings and structures and associated private waste disposal systems shall have a minimum setback of 30 metres (or approximately 100 feet) from the high water mark of a waterbody. This requirement may be increased or in very limited situations decreased, depending on site conditions, if it is considered as infilling between two existing residential dwellings, the particular use proposed and the comments from the County of Renfrew. 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 from Ontario Power Generation lands if it is by the Ottawa River and the Madawaska River and their tributaries.

- (b) All new permits issued by the Township Sewage Inspector for private waste disposal systems which involve construction of tile beds will be conditional upon the use of a fill material known to have a good phosphorus retention capability.
- (c) The property between the shoreline of the water body and the dwelling or private waste disposal system should be retained in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake. Council shall encourage the retention of the natural soil mantle and mature tree cover within 30 metres (or approximately 100 feet) of the shoreline of the lake. Boathouses along the waterfront shall be prohibited however; boat docks, boat launching facilities, and flood and erosion control devices shall be permitted.
- (d) 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 Council and the Ministry of Natural Resources.
- (e) White Lake naturally produces algae and therefore caution should be taken when new development is proposed with water frontage. To protect the water quality, significant development proposals along the shoreline of White Lake should be accompanied with a Lake Impact Assessment. The impact assessment should address issues such as the nature of the development, existing water quality of the lake, surface water run-off, impact and loadings of phosphorous, setbacks from the high water mark, topography and the maintenance of trees and vegetation. For the purposes of this subsection, significant development includes but is not limited to a plan of subdivision for 6 or more lots, new or expanding campground/recreational vehicle park, and industrial or commercial uses.

**(24) Wayside Pits, Wayside Quarries and Portable Asphalt/Concrete Plants**

A wayside pit or wayside quarry or portable asphalt/concrete plant shall mean a temporary operation established by, or on behalf of, a public road authority on short term notice to fulfill an immediate road construction need. Wayside pits and quarries and portable asphalt plants are permitted throughout the Municipality without amendment to this Official Plan or the implementing Zoning By-law, with the exception of the areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. The appropriate public road authority shall be responsible for rehabilitation of the pit or quarry.

- (a) Prior to the establishment of a wayside pit or quarry, Council will be advised by the appropriate authority (Ministry of Transportation, County of Renfrew) that the pit or quarry qualifies as a wayside pit or quarry.

- (b) Prior to the establishment of a wayside pit or quarry for municipal purposes, Council will be advised by the road superintendent that the pit or quarry qualifies as a wayside pit or quarry.
- (c) A rehabilitation plan and the capacity of the pit or quarry must be filed with the Township upon opening. Where the wayside pit or quarry is located within the "Agriculture" designation, rehabilitation shall comply with Section 11.3(4) of this Plan.
- (d) A maximum of one portable asphalt plant shall be permitted per wayside pit and/or quarry site at any one time.

**(25) Hazardous Slopes and Unstable Soils**

Many of the river and stream corridors within the Township such as Dochart and Locha Creeks and portions of the Madawaska River, possess sensitive marine clays which may become unstable and prone to failure when heavily saturated. Council, in consultation with the County of Renfrew, may require that development applications adjacent to these river and stream corridors be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating how development can be accommodated on this site.

**(26) Quality of Environment / Sensitive Areas**

Council will only consider development that by reason of character, design or location, does not reduce the quality of the natural or man-made environment. Unique areas with environmental sensitivity or natural significance, including deer yards and spawning beds, require special attention. It shall be the policy of Council to have regard for these special resources when reviewing development proposals on or adjacent to these lands and to consult with the County of Renfrew where proposals may affect these resources. The map titled Natural Areas and Significant Features in Schedule 'B' will be used as a guide to the identification of these unique areas.

**(27) Site Decommissioning and Clean-Up**

It is the intent of the Municipality to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse. Measures to be taken include the following:

- (1) Council shall compile an inventory of sites where existing and past uses may have contributed to the presence of contaminants as they become known to the municipality.
- (2) Where a change in the land use or application for development approval (e.g., building permit, rezoning, consent, subdivision or amendment to this Plan) is received for a contaminated site, or property adjacent to such a site, the Township shall not grant any planning approvals until:

- (a) A Record of Site Condition signed by a certified engineer and acknowledged by the Ministry of Environment and Energy is received and,
- (b) If necessary, a site clean-up is designed and the site is cleaned-up in accordance with applicable Ministry of Environmental and Energy “Decommissioning Guidelines”.
- (c) Mandatory filing of a record of site condition in the Registry Office is required for the change in use of a property from industrial or commercial to residential or parkland. Phase 1 Environmental Site Assessments (ESAs) should be carried out at sites which may be contaminated and Phase 2 ESAs should be completed if required. Cleanup of contaminated sites should be done in accordance with the Record of Site Condition Regulation (O. Reg 153/04) and with MOE guideline “Record of Site Condition – A guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition” dated October 2004 (or associated guidelines).

**(28) Renewable and Alternative Energy Systems**

- a) Renewable energy systems and alternative energy systems shall be permitted in settlement areas, industrial and commercial areas, rural areas and prime agricultural areas in accordance with provincial and federal requirements. These systems include but are not limited to wind, solar and biomass digester. Accessory uses may include transmission lines, distribution lines and transformer stations.
  - i. Small scale energy systems generally tend to generate electricity only for the property owner. The requirements for erecting a small scale energy system shall be regulated in the zoning by-law as a structure accessory to the principal use of a property.
  - ii. Large scale energy systems are a more intensive use and comprise of one or more generating units that are intended to feed electricity into the transmission grid.
- b) The development of a large-scale energy system shall require an amendment to the zoning by-law. Where required, an Environmental Screening and/or Environmental Assessment under the *Environmental Assessment Act* shall be submitted as part of a complete application. Based on the findings of the environmental assessment processes, the site-specific zoning by-law will establish appropriate zoning setbacks.

- i. In support of a zoning amendment to permit a large-scale energy system, a Planning Justification Report shall be required. The report will include a location analysis and an assessment of potential implications for existing surrounding land uses. The proponent will rationalize their approach in relation to the Ministry of the Environment’s documentation/publications concerning electricity generation to demonstrate how the proposal will comply with the Ministry’s requirements. The report will address the potential impacts of the large-scale energy system on adjacent land uses and explain how such impacts may be reduced.
  - ii. Other supporting documentation such as (but not limited to) a noise study, visual impact study, environmental impact study, traffic study, or geotechnical study may be requested by council.
- c) When considering an amendment to the Zoning By-Law under b) of this subsection, Council may apply an “H” - holding symbol. If it is applied, the holding symbol should be removed once all the necessary approvals, agreements, contracts and permits have been achieved to the satisfaction of council.
- d) Large-scale energy systems shall be subject to site plan control. A site plan and agreement may outline such aspects as: service road location and access; parking facilities; accessory buildings; vegetative buffers; location of external works and facilities; storm water management and any mitigation measures identified in the documentation supporting the Zoning By-law amendment application. Site rehabilitation to accommodate subsequent land uses after the project and other related activities have ceased shall be considered as part of the site plan agreement.
- e) Large-scale energy systems should be buffered/separated from sensitive land uses to prevent off-site impacts related to safety, noise and visual issues.
- f) In rural areas and prime agricultural areas, these systems should be designed and constructed to minimize impacts on agricultural operations. Where possible large-scale energy systems will be encouraged to locate on lower quality agricultural lands designed to limit the footprint on the land and minimize disruption to normal farm practices.
- g) Council may require an amenities agreement to compensate for

any adverse impact that the development of the large-scale energy system may have on the Township

- h) Notwithstanding any policies in this plan to the contrary, where the development of a large scale energy system is proposed for a wind or solar project in the agricultural designation, a consent to sever an existing dwelling from the farm is permitted provided that:
  - i. The minimum amount of land required for the existing dwelling is severed;
  - ii. The remnant parcel shall be rezoned so that no new dwelling unit shall be constructed on any parcel of the farmland created by the severance.
- i) Large-scale wind energy systems constructed within 10 km of an airport will require the written approval of Transport Canada. Such approval will provide assurance that there will be no adverse effect on the instrument approaches to the airport.

**PART IV - LAND DIVISION****SECTION 15.0 – LAND DIVISION POLICIES****15.1 GENERAL INTENT**

The Consent policies set out in this section will be implemented on behalf of the Township by the Committee of Adjustment.

The consent process shall be viewed as one of two methods of subdividing land for development purposes. The second method involves the approval process for a registered plan of subdivision through the County of Renfrew which enables a more rigorous review of complex development issues on a comprehensive basis. The Committee of Adjustment has been empowered to grant consents only where a registered plan of subdivision is not considered necessary for the proper and orderly development of the Municipality.

**15.2 CONSENT POLICIES**

- (1) A consent for a new lot shall conform to the land use designations shown on the Land Use Schedule(s), the land use policies of this Official Plan and the implementing zoning by-law. All consents shall conform to the provisions of the Plan and the implementing zoning by-law with regard to both the severed and retained parcels of land that are subject to the application.
- (2) Consents will be granted only when all parcels involved, including the retained, abut an existing public road of a standard of construction acceptable to the Municipality and the Ministry of Transportation for subsidy purposes.
- (3) The maximum number of new lots that can be created in a Rural designation per original holding shall be (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under Section 50 of the *Planning Act*. Original holding means a holding as of May 13, 1980. Above the maximum, a registered plan of subdivision shall be considered for creating the desired lots.
- (4) The minimum lot size shall be established and regulated by the implementing zoning by-law. As a general guide for development, a minimum lot size of 4000 square metres (or approximately 1 acre) is desired and any decrease to this minimum shall only be permitted with the approval of a zoning amendment.

Lot frontage shall be regulated through provisions in the implementing zoning by-law. Unless physical conditions dictate otherwise, the depth of a lot should be no more than four times the frontage of the lot. The configuration of a lot shall be planned to prevent or limit impacts on a natural resource and to blend with adjacent development.

- (5) Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades, or in close proximity to road intersections.
- (6) New Highway 17 is designated as a Class I (Freeway-Expressway) highway. Consents for parcels requiring direct access to this highway will not be granted.
- (7) Consents for new lots will not be permitted along County Road 1 between Braeside and Sand Point on the north side of the road.
- (8) Ribbon development along the road network shall be restricted wherever possible. Ribbon development means the unnecessary or undesirable extension of development in a ribbon or strip-like manner along existing roads which may cause undue financial burden for the provision of services, or which otherwise does not facilitate proper and orderly development of the municipality.
- (9) Consents for the creation of new lots shall only be granted when it has been established that soil and drainage conditions of the area are suitable to permit the proper siting of buildings, to obtain a sufficient potable water supply and to permit the installation of an adequate means of sewage disposal on the lot. The Township Sewage Inspector shall be requested to comment on applications for new lots not serviced by municipal water and sewers.
- (10) Consents for new lots shall not be granted on hazard lands unless appropriate mitigating measures consistent with accepted engineering techniques and resource management practices are undertaken to overcome any environmental constraints for development. The County of Renfrew may be consulted on applications for consent on hazard lands.
- (11) Consent may be granted for assembling land for a future plan of subdivision provided the necessary rezoning is approved and further provided that no development occurs on lands so severed until after the subdivision receives draft approval.
- (12) The long term potential of abutting lands should be considered. In particular, no consent will be granted that would prevent future public road access to the interior of any Township lot from an existing public road fronting said lot unless an alternate access is guaranteed.
- (13) 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.
- (14) Consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.

- (15) Consents for new lots will only be granted provided the area is not large enough nor suited to development by a registered plan of subdivision.
- (16) Existing registered plans of subdivision shall not be further subdivided under the consent process.
- (17) In cases where a rezoning is required, the amending zoning by-law will be in force prior to the finalization of the consent.
- (18) Consents for residential development in the Rural designation shall satisfy the criteria outlined in Section 3.3 of this Plan.
- (19) Within the Settlement Area designation, infilling may be permitted by consent on original parcel of land that existed as of May 13, 1980, having a maximum parcel size of 2.5 ha. subject to satisfying the following criteria:
  - The maximum number of new lots that shall be created is five (5);
  - Consents shall not be created on lands which require major public expense in opening up and/or maintaining access routes, providing drainage or providing other public services;
  - The purpose of the consent is to create a lot for single detached residential purposes;
  - All lots shall be a minimum of 2430 square metres (0.6 acres) with a minimum frontage of 45 metres;
  - Where more than three new lots are being created from an original holding, a nitrate impact assessment study shall be necessary, including an evaluation of the existing background nitrate levels;
  - The development shall have direct access and frontage to a public road that is maintained year-round and is improved to acceptable municipal standards;
  - Consents on County Roads shall meet the requirements of the County of Renfrew Public Works Department respecting the need for road widening; separation distance between entranceways; provision of proper drainage and any other matters related to the functioning of the County Road;
  - The applicant may be required to enter into an agreement with the Municipality pursuant to Section 51(26) of the *Planning Act* related to such matters as the provision of street lighting; sidewalks, drainage and/or any other matters deemed essential for the proper development of the lands;
  - The policy requirements of Section 15.2 (12) are addressed.

### **15.3 PLAN OF SUBDIVISION DEVELOPMENT CRITERIA**

The County of Renfrew processes plans of subdivision. However, the Municipality must approve of each plan of subdivision through recommendations to the County, passage of the necessary zoning by-law amendment and by entering into a subdivision agreement. In considering a plan of subdivision, Council shall be guided by the following policies:

- (1) Any predesignated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
- (2) A plan of subdivision 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 Township.
- (3) 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 (i.e. prior to draft approval or approval of any required Official Plan amendment). The reports may include a hydrogeological and terrain analysis report, a servicing options report or an environmental impact study.
- (4) The demand for the type and scale of development is justified based on population projections for the municipality for a planning horizon of 15-20 years and the amount of suitable land available for the proposed type of development in settlement areas within the municipality; and
- (5) All lots not connected to municipal sewer and water shall have sufficient area so that a private well for potable water supply can be located without danger of contamination by the sewage system and to ensure that a serious drawdown of groundwater levels beyond the boundaries of the lot and the total site is avoided.
- (6) Development shall only be permitted where convenient access to a public road is available 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.
- (7) All lots shall be provided with direct access to a road developed to municipal standards and Ministry of Transportation standards for subsidy purposes.
- (8) Any proposed lots may not landlock any parcel of land and must be designed to allow for the integration with future development.
- (9) Upon draft approval of a plan of subdivision by the County of Renfrew, the developer shall be required to enter into an agreement with the Municipality covering among other items:
  - (a) road requirements;
  - (b) drainage requirements;
  - (c) access requirements;
  - (d) financial requirements;

- (e) insurance requirements;
  - (f) servicing requirements; and
  - (g) parkland requirements.
- (10) Where land being developed by a plan of subdivision abuts a Provincial highway or collector road the layout of the subdivision should be designed in order that lots back on to the Provincial highway or collector Road and front on to the interior street. In such a case, no direct access from the lots to the provincial highway or County Road will be permitted.
- (11) Notwithstanding the above, residential plans of subdivision along major waterbodies shall be governed by the policies outlined in Section 3.3 of this Plan.

#### **15.4 INDUSTRIAL SUBDIVISIONS**

Where industrial subdivisions on individual services are permitted, Council will require an amendment to the zoning by-law. An amendment will only be considered when Council is satisfied that:

- (1) the subdivision is presented in block form (plan) and only identifies outer boundaries of the site, and, if necessary, road locations;
- (2) the site is evaluated to determine its suitability for industrial uses. In assessing suitability, various environmental studies (including hydrogeological studies) on water supply, drainage, noise, and air pollution, if deemed necessary by Council and/or the appropriate agency, would then be prepared and reviewed;
- (3) the site is determined to be generally suitable for industrial use and the property could be subdivided by individual land severances. Lot sizes will be tailored for the specific use proposed and sewage systems will be designed accordingly;
- (4) Council shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of Environment. Distances will vary depending on the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.
- (5) only low water use industries are permitted;
- (6) only domestic water wastes are directed to subsurface sewage treatment systems;
- (7) all industrial wastes will be disposed of in an approved manner;
- (8) Council further intends to implement the above provisions in co-operation with the Ministry of the Environment and the Sanitary Sewage Approval Officer, through;

- (a) conditions in the Certificate of Approval;
- (b) notification on title for land use;
- (c) use permit.

### **15.5 DEVELOPMENT CRITERIA**

- (1) When considering an application for development that involves an official plan amendment, a zoning by-law amendment or a site plan approval, Council shall be satisfied that the proposal is appropriate, compatible with adjacent uses, in the public interest and not premature.
- (2) Council also shall be satisfied that the site has the capability to meet the foregoing policies:
  - (a) All new commercial, industrial, institutional, medium and high density residential uses shall be subject to Site Plan approval. Lands being developed under the *Condominium Act* shall also be subject to Site Plan approval. Lands being redeveloped or additions being added onto existing structures may also be subject to Site Plan Control. The following information and technical investigations may be required with the submission of a site plan application:
    - A landscape plan prepared by a professional landscape architect. Landscaping will be required along public roads adjacent to the site and vegetation landscaping should be integrated with parking areas.
    - Sites possessing trees may require a tree preservation plan prepared by a professional arborist.
    - Sites located adjacent to arterial or collector roads may require sidewalks parallel to the street, to safely separate pedestrian and vehicular traffic.
    - A Stormwater Management Plan using Best Management Practices.
    - An Erosion and Sediment Control Plan
    - Site design shall place a high priority on locating buildings adjacent to streets and providing parking in rear and interior side yards.
    - The conservation of energy and the utilization of renewable energy technologies, shall be an important consideration in the location, design, construction and orientation of buildings to maximize solar gain in new development.
- (3) The adequacy of school facilities and services to satisfy any new demand should be ascertained before Council commits its support for significant residential development.
- (4)
  - (a) Council may consult with such experts and agencies as it considers necessary before passing amendments or making recommendations to the approval authority.
  - (b) The Township may require the developer to supply reports on matters such as soils, geology, hydrology, vegetation, ecology, and drainage; and to supply surveyed elevation information in order that the on-site and off-site impacts of the development may be assessed. Thus, Council can determine which areas are suitable for development.

## 15.6 CONDOMINIUM ACT DEVELOPMENT

Further to meeting the Development Criteria requirements of Section 15.5(2) of this Plan, lands may be developed or redeveloped pursuant to the provisions of the *Condominium Act* and Regulations 48/01 and 49/01 thereto. A condominium permits the subdivision and title separation of land and buildings; and the areas within buildings on either a freehold or leasehold basis.

A Freehold Condominium may be standard, common element, vacant land and/or phased, but does not consist of a Leasehold Condominium.

A Leasehold Condominium is a registered condominium on leased lands for a term of not less than 40 years less a day and not more than 99 years.

Section 9(2) of the *Planning Act* applies to the approval and registration of a condominium plan. The County of Renfrew as the approval authority may grant exemptions to *Planning Act* approvals. However, vacant land condominium plan applications shall require a public meeting to be held.

Condominium development shall be subject to implementing Condominium Agreements. The Municipality may require that conditions be included in the condominium declaration. For instance, occupancy restrictions and short term/temporary residence should be addressed in the “declaration” of the condominium.

## 15.7 SUSTAINABLE DEVELOPMENT

- (1) Council will encourage sustainable development, which means development that is energy efficient, maintains a balance of environmental assets in the community, promotes the conservation of resources and ensures an enhanced quality of life for future generations. Other policies of this Plan will be interpreted so as to adhere to these principles of sustainable development.
- (2) In addition, Council will promote sustainable development by:
  - (a) supporting developments that are sensitive to natural environments such as shorelands, wetlands, streams, and significant fish and wildlife habitat.
  - (b) encouraging developers to design for energy efficiency by taking into account solar orientation, prevailing winds, vegetative protection from wind and sun, topography, and the potential to cluster buildings;
  - (c) supporting developments that will create a healthy, more livable community by encouraging outdoor physical activity, cycling and walking;
  - (d) requiring that developers provide for the control of storm runoff during construction and in the final design;

- (e) requiring developers to preserve a "treed community" through protection, replacement and augmentation;
- (3) (a) On balance, a development should result in some environmental gain, as measured by the following:
- i) movement toward community self-sufficiency with respect to housing, employment, goods and services, recreation and other needs;
  - ii) creating advantageous arrangements of uses and buildings so that the relative nearness enables more social needs to be met and energy savings to be achieved within developments;
  - iii) reduced dependency on automobile;
  - iv) replacement of inefficient buildings and technologies;
  - v) increased population density (infilling, apartments, smaller lot sizes, etc.)
  - vi) creation of new habitat for fish and wildlife;
  - vii) increased ratio of "green space" to "built space".
- (b) Council may require the proponent of a development of significant scale, intensity or potential impact (e.g., plan of subdivision, industrial use, waterfront location) to supply an Environmental Impact Statement as part of the planning approval statement. Such statement need not be a thorough environmental assessment but it should identify the existing environmental condition of the site, the components of the development that promote sustainability and the anticipated environmental gains.
- (4) Any development that satisfies the sustainable development criteria set out by this Plan, and any Sustainable Development Strategy adopted by Council, will be given priority consideration.

## **15.8 ALTERNATIVE DEVELOPMENT STANDARDS**

- (a) 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.
- (b) 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.

- (c) Prior to the approval of development based on alternative standards, Council will 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.
- (d) 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*.

### **15.9 MULTIPLE RESIDENTIAL DEVELOPMENT**

- (a) Multiple residential uses such as row housing and apartments should be located in settlement areas and in close proximity to public facilities such as parks, shopping facilities and the library.
- (b) Developments of multiple attached ground-oriented housing should have space around buildings that achieves visual privacy for rooms, useful outdoor living spaces and reasonable separation from neighbouring uses.
- (c) Where private access driveways are a component of a rental or group housing project (ie. co-operatives and condominiums), the driveway should have an adequate width, and an adequate standard of construction and maintenance to support fire trucks, other emergency equipment and service vehicles. The aforementioned matters should be secured through appropriate agreements.
- (d) Communal open space within a development should be planned to link up with proposed or existing pedestrian systems and public parklands.
- (e) Group housing projects (ie. co-operatives and condominiums) that involve more than one building, containing one or more dwelling units, on the same lot may be permitted provided the foregoing policies for multiple residential will be met to Council's satisfaction.

**PART V - IMPLEMENTATION AND INTERPRETATION****SECTION 16.0 – IMPLEMENTATION AND INTERPRETATION****16.1 ALTERNATIVE PUBLIC NOTICE PROCEDURE**

Under the provisions of the *Planning Act*, Council may provide for alternative public involvement procedures to reduce the time required for the giving of notice of a public meeting prior to passage of any proposed Official Plan amendment for the purpose of informing and securing the views of the public.

- (1) For the purposes of obtaining public input, Council shall hold at least one public meeting during the course of considering the Official Plan amendment. Notice of the public meeting shall be in accordance with the requirements of the *Planning Act*.
- (2) Where amendments to the Official Plan are for correcting typing errors, technical errors, word changes or metric conversions, no public meeting is necessary.
- (3) Where there are changes to a proposed Official Plan amendment, as a result of a public meeting, Council may wish to hold another meeting to obtain further public input.

**16.2 HOLDING ZONES**

It is the intent of Council to apply holding provisions within the Zoning By-law as provided for under Section 36 of the *Planning Act*. In this regard, Council may zone lands in a holding category if the principle of development has been established and certain criteria for development are to be met at a later date. These criteria may include such things as phasing of development, or the completion of any necessary agreements. Council may consider additional criteria as deemed necessary for a particular development provided these are specified at the time of rezoning to the holding category by way of a Council resolution or other appropriate means.

The holding provision shall be applied by the use of the holding symbol "h" in conjunction with the appropriate zone symbol denoting the eventual usage of the lands.

Council shall consider the removal of the holding symbol "h" once the necessary criteria have been met to their satisfaction.

Under the holding zone, interim and passive uses such as open space, conservation and existing uses will be permitted.

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.

Notwithstanding the above, there are a number of situations where the principle of development has not been established and Council wishes to employ a holding type of zone.

In such cases it shall be the policy of Council to require a rezoning where the full public participation process with mechanism for appeal shall be employed.

This policy is intended to recognize the holding approach used prior to the new *Planning Act* and provide policy direction for its removal.

### **16.3 IMPLEMENTING LEGISLATION**

In addition to the above, Council will implement the Official Plan through other powers conferred upon Council by the *Municipal Act*, the *Environmental Protection Act*, the *Environmental Assessment Act* and such other Provincial Statutes as may be applicable.

### **16.4 INTERPRETATION OF THE PLAN**

The boundaries between the land use designations on the Land Use Schedule(s) are approximate except where they coincide with roads, railway lines, lakes, transmission lines, lot lines or other clearly defined physical features. In these cases they are not open to flexible interpretation. 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.

### **16.5 NON-CONFORMING USES**

Some existing uses will not comply with all the relevant policies of this Official Plan. Such uses may be zoned in the zoning by-law in accordance with their present use provided that:

- (1) the zoning will not permit any major change of use or major enlargement that will aggravate any situation detrimental to adjacent complying uses;
- (2) they do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic flow they generate;
- (3) they do not pollute the air, water or soil to the detriment of health and/or property; and
- (4) they do not interfere with the development or enjoyment of adjacent areas in accordance with this Official Plan.

The Committee of Adjustment may permit a change in use from the legal non-conforming use to a similar use or more compatible use pursuant to its powers under the *Planning Act*.

Where an existing, non-conforming use is discontinued, a rezoning may only take place in conformity with this Official Plan.

Where an existing use does not satisfy the criteria listed in 16.5(1) through 16.5(4) above Council may not zone it for its present use. Furthermore, the Municipality may seek means to eliminate the use and may acquire it if sufficient funds are available or assist in the relocation of the use. Where an existing use has been zoned as a non-conforming use but there is merit in granting permission to extend or enlarge the use either within the lands owned on the date of passing of the By-law or on adjacent property, Council may amend the Zoning By-law to permit such extension or enlargement without the necessity of amending the Official Plan provided that the requirements of the *Planning Act* are complied with and it is satisfied that such extension or enlargement is appropriate under the circumstances.

The Council or the Committee of Adjustment shall use the following guidelines when assessing any application for an extension or enlargement of a non-conforming use:

- (a) it should not aggravate any situation which is detrimental to neighbouring, conforming uses;
- (b) it should be in reasonable proportion to the existing use and to the land on which it is to be located;
- (c) any extension or enlargement involving additional land should be minor in relation to the total property. Any major change shall require an amendment to the Official Plan;
- (d) it should result in greater compatibility with surrounding uses with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation;
- (e) adequate buffering, landscaping, setbacks and any other measures necessary to reduce the nuisance may be required and, where possible, should be extended to the existing use;
- (f) proper access to the site will be provided to ensure that no traffic hazards are created;
- (g) adequate off-street parking and loading spaces will be provided;
- (h) applicable services such as public utilities, storm drainage works, water supply and sewage disposal systems must be adequate; and
- (i) neighbouring property owners will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.

In most instances, where an existing building or structure which has been zoned as a non-conforming use is destroyed, such building or structure may be reconstructed to its former standards provided work is commenced within a reasonable length of time from the date of

destruction. In most instances, an existing building or structure which is zoned as a non-conforming use may be reconstructed or strengthened to a safe condition provided that the external dimensions and use of the building or structure are not changed. However, there may be situations where the Council will choose to zone certain non-conforming uses so that such uses could not be re-established or would only be permitted to re-establish if certain conditions were met, in accordance with the specific provisions of the zoning by-law.

The development of existing undersized lots may be permitted in accordance with the relevant provisions of the zoning by-law provided that where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and/or its agents and the other relevant policies of this Official Plan are met. A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the zoning by-law. In such a case, the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the zoning by-law.

## **16.6 OFFICIAL PLAN AMENDMENTS AND REVIEW**

The Official Plan cannot be expected to forecast precisely the nature of changes that will occur in the Municipality over the next ten years. For this reason, the Plan may need to be amended by Council from time to time. As further research is undertaken into the resources of the Township and a need has been determined, Council will amend the Official Plan in accordance with the adoption and approval process outlined in the *Planning Act*.

The Plan is required under Section 26 of the *Planning Act* to be reviewed and revised (if necessary) by the Council not less frequently than every five years from the date on which the Plan came into legal effect. The review will be undertaken in accordance with the developments which can be foreseen during the next ten-year period.

If the Plan is revised as a result of a formal review or amended at any time over the life of the Plan the approved document is binding upon the Council and all other persons and corporations wishing to carry out development in the Municipality.

## **16.7 SITE PLAN CONTROL**

- (1) All commercial uses, industrial uses, private institutional uses and residential uses, with the exception of residential uses containing less than four dwelling units, are herein described as a proposed site plan control area for the purposes of Section 41 of the *Planning Act*. Notwithstanding the foregoing, all temporary uses as described under Section 16.8 of this Plan are also herein described as a proposed site plan control area.
- (2) The Municipality may, by by-law, apply site plan control to the whole or any part of the proposed site plan control area. The Municipality may require site plans, drawings and/or agreements to ensure the provisions of all or any of the matters described in Section 41(4) of the *Planning Act*, and Section 41(7) of the *Planning Act*, are complied with. For all residential uses subject to site plan control, Council may require the drawings mentioned in paragraph 2 of Section 41(4) of the *Planning Act*.

*Act.* Where an agreement is entered into, the signed agreement shall be registered on title by the Municipality at the developer's expense prior to any development taking place.

- (3) Where proposed development is subject to site plan control and an amendment to the zoning by-law is required, Council shall ensure that consideration is given to site plan control measures prior to finalization of the rezoning, including approval of preliminary site plans and drawings, the adequacy of proposed buffering, landscaping, servicing, parking etc. and any pertinent conditions to be incorporated in a site plan agreement. Where an agreement is entered into, the signed agreement shall be registered on title after the rezoning is finalized, unless otherwise provided under this Plan.

**\*(County of Renfrew Modification No. 3)\***

- (4) Exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design \*and facilities designed to have regard for accessibility for people with disabilities\* shall be implemented through the Plan and the Municipality's Site Plan Control By-law.

## **16.8 TEMPORARY USES**

Notwithstanding any other policy in this Plan, Council, in an amending zoning by-law, may permit the temporary use of land, buildings, or structures for a maximum period of three years (ten years for a garden suite as defined by Section 39 (1.1) of the *Planning Act*). Further, Council may grant three year extensions by by-law. Upon expiration of the time period, the temporary use shall not be entitled to the continuation protection of a legal non-conforming use. No amendment to the Official Plan shall be required to permit a temporary use that does not conform to the uses permitted under the Plan.

In evaluating a request for a temporary use by-law Council will be guided by the following criteria:

- (1) the proposed use shall be of a temporary nature; and
- (2) the proposed use shall not be incompatible with adjacent land uses and the character of the surrounding neighbourhood.

## **16.9 ZONING BY-LAWS**

It is the intent of Council to adopt a comprehensive zoning by-law and site specific by-laws where necessary to implement the policies of the Official Plan.

The zoning by-law will specifically regulate the use of land, character, location and use of structures within the Township of McNab/Braeside.

Uses permitted under the Plan will be distinguished under the Zoning By-law. An amendment to the zoning by-law may be permitted provided the proposed use is in conformity with the Official Plan.

## **16.10 PROPERTY STANDARDS BY-LAW**

The Township may enact a Property Maintenance and Occupancy Standards By-law pursuant to the provisions of Section 15.1 of the *Building Code Act* to regulate the maintenance and occupancy of all property in the Municipality, where there is an approved Official Plan in force and effect.

The purpose of this By-law is to ensure that all residential, commercial, industrial, rural and institutional properties are maintained to a reasonable standard and that poorly maintained properties be brought up to an acceptable standard.

The Maintenance and Occupancy By-law may be applicable to either one or more defined area(s) of the Municipality or to the whole Municipality and may have regard to any of the following matters and any other matters that may be deemed necessary:

- Structural maintenance of buildings
- Safety of buildings
- Garbage disposal
- Services to buildings, including plumbing, heating and electricity
- Pest prevention
- Cleanliness of buildings
- Maintaining yards, lanes, storage areas and parking lots
- Maintaining fences, swimming pools, accessory buildings and signs
- Keeping lands and waterfront properties free from rubbish, debris, weeds, abandoned or dilapidated vehicles, trailers, boats, barges, mechanical equipment or materials; and
- Occupancy standards

The Property Standards By-law may require substandard properties be repaired and maintained to appropriate standards, prohibit the use of substandard property and require the demolition and clearing of such property, where the owner does not intend to repair and maintain it.

The Township will appoint an Officer who will be responsible for administering and enforcing the By-law. The Township will also appoint a Property Standards Committee for the purpose of hearing appeals against an order of the Property Standards Officer.

The Township may employ measures directed toward achieving property maintenance including education and a public relations program to inform residents about the benefits of property maintenance.

### **16.11 COMMUNITY IMPROVEMENT**

Community Improvement within the context of Section 28 of the *Planning Act* and this Plan means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

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

A community improvement project area means a municipality or an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of the 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 Sections 106, and 365.1 of the *Municipal Act*, Chapter 25, the Township may prepare or require the preparation of a Community Improvement Plan and designate a portion of the Municipality as a Community Improvement Project Area by by-law.

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

### **16.12 TARIFF OF FEES**

The Council of McNab/Braeside, by by-law, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the Municipality or to the Committee of Adjustment or to the Planning Board in respect of the processing of each type of application provided for in the tariff.

### **16.13 REQUIREMENTS FOR PRECONSULTATION ON DEVELOPMENT APPLICATIONS**

Applicants seeking approval in respect to proposed amendments to the Official Plan, Zoning By-law, Site Plan and subdivision approval may pre-consult with the Municipality. In addition, Council may by by-law require all applicants to pre-consult with the Municipality.

## APPENDIX I - OFFICIAL PLAN BACKGROUND INFORMATION

### EXECUTIVE SUMMARY

#### A.1 EXPLANATION

A Background Study was conducted to provide a foundation for the new Official Plan. The Study examined the history, population, environment, economic base, existing land use, servicing needs and arrangements and financial situation of the Municipality. This information was analyzed to provide population and household projections. The Study also identified some key issues and future needs of the Municipality.

This appendix to the Plan summarizes the findings of the Background Study.

#### A.2 CONCLUSIONS

- (1) Regional Influences - The Township of McNab/Braeside is located within the hinterland of the City of Ottawa and its surrounding urban municipalities. This close proximity to Ottawa has influenced and will continue to influence development in the Township.
- (2) Development Pressure - Close proximity to the Town of Arnprior has influenced land use and development patterns in McNab/Braeside Township. For instance, within the immediate area of the Town, there is a greater demand for rural, non-farm residential development and commercial and industrial land uses which are better suited to a rural location. The extension of Highway No. 417 to Arnprior and the future twinning of Highway 17 through the Township, including the installation of interchanges at the White Lake Road, Campbell Drive and Highway 508, will stimulate growth originating in the City of Ottawa into the County of Renfrew.
- (3) Forest Resource Lands - The Ministry of Natural Resources (MNR) has classified lands in McNab/Braeside Township in terms of their capability for forest production. Forest stand classifications are based on soil capability and the capability of the lands for forest production and, as such, do not necessarily reflect existing areas of forest stand. It is the mandate of MNR to ensure that Class 1 and Class 2 forest stand areas are protected. Most of the forest stand areas in the Township have been identified as Class 2 forest stand areas.
- (4) Sensitive Areas - The Ministry of Natural Resources has identified several areas as significant in terms of their environmental sensitivity or special interest. Within the Township there is one Area of Natural and Scientific Interest (White Lake Fen), four wetlands, two spawning beds, a fire risk zone and a canoe route down the Madawaska River.
- (5) Agricultural Lands - Soils classified as Class 1, 2, 3 or 4 by the Canada Land Inventory are generally considered to be suitable as agricultural resource lands.

According to the Canada Land Inventory, Class 1 and 2 soils constitute only 1.7% of the lands in the Township. However, 54% of the land comprised of Class 3 soils.

- (6) Aggregate Resources – McNab/Braeside Township has just enough supply to meet its current demand for coarse materials. The Township cannot meet demand for fine materials, a deficit of 4,475,000 cubic metres exists. By the year 2025, the municipality will need to seek sources from outside of the Township's boundaries for both fine and coarse aggregate materials.
- (7) Population Trends - An examination of past population trends revealed that the population of the Township has experienced a 24.1 percent increase between 1981 and 1991; 21.5% between 1986 and 1996 and 13.5% from 1991 to 2001.

Census of Canada information indicates that the average household size in the Township decreased from 3.1 persons per household in 1981 to 2.9 persons per household in 1991 and 2.8 persons in 2001. At the same time, there is a trend towards an aging population as the number of persons in the 20 to 69 year age group and in the 70+ age group increases, while the 0-19 age cohort continues to decline.

The population of approximately 7,400 in 2006 will increase to approximately 8,000 to 8,300 over the next decade and by 2026 between 9,000 and 9,400.

- (8) Residential - The predominant dwelling type in the Township is the owner-occupied, single detached home. In 2001, 95 percent of all homes in the Township were classified as single detached dwellings while 91 percent of all dwellings were owner-occupied.
- (9) Building Activity - A survey of building permit activity for new buildings and structures constructed in McNab/Braeside Township during the ten year period between 1994 and 2004 revealed that the number of building permits issued for single detached dwellings averaged approximately 50 per year annually. It is anticipated that the same average will be maintained throughout the Plans lifetime.
- (10) Industrial/Commercial/Recreational - Industrial development in the Township of McNab is oriented towards resource-based industries or industries which prefer a rural location or proximity to Highway 17. There are no industrial parks on municipal services in the Township but there is one existing unserviced Industrial Park (Pine Grove). It is anticipated that the new “Business Park” designation, encompassing the lands along the south side of Highway 17 from Russett Drive to the interchange of Campbell Drive and Highway 17, will provide attractive to various sized industries wanting Highway visibility and accessibility.

Most commercial development in the Township of McNab/Braeside is located in and around the numerous hamlets. Many of the commercial uses are related to the construction and automobile service industries.

There are five parks as well as numerous open space areas in the Township. Each park offers various recreational facilities with an emphasis placed on preserving greenspace.

- (11) Community Services - The Township of McNab/Braeside offers a range of services and facilities commonly found in urban and rural municipalities in close proximity to major urban centres. Through agreements, the nearby Towns of Arnprior and Renfrew supply a wide range of services and facilities which are frequently used by the residents of the Township.
- (12) Transportation - The road network within the Township is comprised of provincial highways, county roads, township roads and private roads. Two provincial highways (Nos. 17 and 508) provide approximately 27.4 kilometres (or approximately 17 miles) of high maintenance highway, the County maintains 72.1 kilometres (or approximately 45 miles) of road and the Township is responsible for maintaining 186.5 kilometres (or approximately 116 miles). Private roads can be found in areas of seasonal development or limited growth.
- (13) Vacant Lots – In 2006 there were 488 existing vacant lots, five acres in size and smaller in McNab/Braeside Township in plans of subdivision and severed parcels.
- (14) Financial Assessment - A review of the Year End Financial Reports revealed that the Municipality is in a relatively favourable financial position.