
OFFICIAL PLAN
OF THE
TOWN OF PETAWAWA

5 – Year Review

December 2013

OFFICIAL PLAN
OF THE
TOWN OF PETAWAWA

The Official Plan of the Town of Petawawa was adopted by the Council of the Corporation of the Town of Petawawa by By-law _____ in accordance with Section 17 of the _____, on the ____ day of _____, 20__.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CLERK

THE CORPORATION OF THE
TOWN OF PETAWAWA
BY-LAW NUMBER **208/02**

Being a By-law to adopt an Official Plan for the Town of Petawawa

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

1. The Official Plans for the former Village of Petawawa and the former Township of Petawawa, which were approved by the Minister of Municipal Affairs with modifications on August 7, 1984 and January 10, 1987 respectively, are hereby repealed.
2. The Official Plan of the Town of Petawawa consisting of the attached text and Schedule 'A' is hereby adopted.
3. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan of the Town of Petawawa.
4. This By-law shall come into force and take effect on the day of final passing thereof.

This by-law given its FIRST and SECOND reading this 21st day of January, A.D. 2002.

This by-law read a THIRD time and finally passed this 21st day of January, A.D. 2002.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CLERK

The Official Plan of the Town of Petawawa which has been adopted by the Council of the Corporation of the Town of Petawawa is hereby approved in accordance with Section 17 of the Planning Act.

Date

Approval Authority

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SECTION 1.0 – INTRODUCTION

1.1 PROFILE OF PETAWAWA

The Town of Petawawa is located at the confluence of the Ottawa and Petawawa Rivers in the northeast part of Renfrew County, approximately 160 kilometres northwest of the City of Ottawa.

Incorporated on July 1, 1997, the Town is an amalgamated municipality made up of the former Village of Petawawa and the former Township of Petawawa.

The Town has a population of 16,000 people, making it the largest municipality in the County of Renfrew. Of this number approximately 10,000 live within the boundaries of the former Village and Township. The remaining 6,000 live on Garrison Petawawa within two residential communities known as the North and South Townsites.

The Town's large land base of 185 square kilometres is a diverse mixture of uses and natural features reflecting the municipality's rural and urban roots, and its location at the junction of two major rivers. These uses and natural features include residential subdivisions, waterfront cottages, highway commercial uses, industrial uses, high quality mineral aggregate deposits, forestry, rural lands, an airport, community facilities, beaches, and islands.

The name "Petawawa" was officially recognized August 1, 1857 in a government advertisement in the Ottawa Tribune newspaper. It was originally spelled in a variety of ways but probably derived from the spelling "Petewahweh", which is believed to mean "a noise is heard far away" in likely reference to the many rapids along the Petawawa River.

The settlement of Petawawa was influenced by trading routes along the Ottawa River and later along the Pembroke-Matawa Road (1854) and the Canadian Central Railway (1879) which was later absorbed by the Canadian Pacific Railway in 1881. Perhaps the greatest influence on the settlement pattern of Petawawa was the decision made in 1905 by the then Department of Militia and Defence to make the lands directly north of the Petawawa River the site of the military's new artillery range. Today, Garrison Petawawa is a large military base with a complement of 5600 full time military personnel and 900 civilians.

Garrison Petawawa and the Townsites are federal lands owned by the Department of National Defence (DND). These lands do not fall within the municipal jurisdiction of the Town of Petawawa and so are not governed by the policies and land use designations of this Official Plan.

If, during the lifetime of this Official Plan, any other federal lands not governed by this Official Plan come under the municipal jurisdiction of the Town of Petawawa, Council will pass an Interim Control By-law under the Planning Act to apply to those lands. This By-law will prohibit any development of the lands until a planning review is undertaken to determine the appropriate uses for the lands.

Another major employer in the area is Atomic Energy of Canada Limited (AECL) located in nearby Chalk River. It is estimated that approximately 400 of AECL's employees live in the Town of Petawawa thereby making AECL an important component of the local economy.

1.2 PURPOSE AND OBJECTIVES OF THE PLAN

It is the purpose of this Plan to provide a guide for the orderly growth and development of the Municipality to the year 2020. The objectives of this Plan are as follows:

- (1) To strengthen and diversify the Municipality's economic base within the Municipality's 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 coordinate the Town's long-term servicing plans with land use planning objectives.

1.3 BASIS OF THE PLAN

The Official Plan of the Town of Petawawa was first adopted by Town Council on January 21, 2002, approved by the County of Renfrew on January 28, 2004 and subsequently approved by the Ontario Municipal Board on July 15, 2004. The Town of Petawawa Official Plan replaced the Official Plans of the former Village and Township and created a document which allowed for a comprehensive approach to planning Petawawa.

As required, under the Planning Act, the Town updated the Official Plan under the 5-Year Review. This update to the Plan continues to be tailored to the challenges and realities that exist within the municipality. It also serves to implement the new provincial policies contained in the 2005 Provincial Policy Statement.

1.4 ASSUMPTIONS OF THE PLAN

The Official plan is based on a number of assumptions:

- (1) The Federal Government will continue to support Garrison Petawawa and AECL, thereby maintaining a stable foundation for the Town's economy and population.

- (2) This Plan is based on a projected population in the Town of Petawawa, (excluding Garrison Petawawa) of approximately 11,000 by the year 2020. This represents an increase of about 1,000 people or 600 households over the period of 2010 to 2020.
- (3) There is currently a sufficient supply of land designated to accommodate this growth.
- (4) The population of the Townsites will remain constant at about 6,000 people. (There are no plans by DND to build more single or married quarters on Base.)
- (5) The primary form of development will be residential.

1.5 SCOPE AND STRUCTURE

- (1) The Town of Petawawa Official Plan replaced the separate Official Plans of the former village of Petawawa (approved in 1984) and the former Township of Petawawa (approved in 1987). The review and update to the current Official Plan was completed in 2012.
- (2) The Plan applies to lands located within the corporate limits of the Town of Petawawa as designated on the attached map schedules.
- (3) 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 20.
- (4) The Official Plan has been prepared to guide future development to the year 2020.
- (5) The following text and attached Land Use Schedule constitutes the Official Plan of the Town of Petawawa.

The text of this Plan is divided into the following main sections:

Section 1:	Introduction
Section 2 to Section 13:	Land Use Designations and Policies
Section 14:	Special Policy Areas
Section 15:	Transportation
Section 16:	Sewage and Water Systems
Section 17:	Hydro and Pipeline Facilities, and Waste Management Systems
Section 18:	General Development Policies
Section 19:	Land Division Policies
Section 20:	Implementation and Interpretation

SECTION 2.0 - RESIDENTIAL

2.1 GENERAL GOAL AND INTENT

The Residential designation applies to residential development on full municipal water and sewer services. Although the main form of housing in this designation is and will continue to be single detached dwellings, this designation provides for a range of housing types and densities. It is the general intent of this Plan to direct residential development to this designation.

2.2 OBJECTIVES

- (1) To provide lands for residential development on full municipal services.
- (2) To encourage an appropriate balance of housing forms that are consistent with the needs of the market.
- (3) To provide land for uses supporting residential areas such as parks, senior citizens housing and local commercial uses.
- (4) To provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.
- (5) To promote cost effective development standards regarding energy and water efficiency and conservation, and the efficient use of land, resources, infrastructure and public service facilities.

2.3 POLICIES

- (1) The Residential designation shall permit a full range of housing types including single detached dwellings, semi-detached dwellings, 3 and 4 unit detached dwellings, townhouses, and apartments and condominiums no higher than 4 storeys. In addition, uses supporting the functioning of a residential area will be permitted. These uses include parks, senior citizens housing, schools, churches, medical uses, government offices and local commercial uses (i.e., convenience store). Some of these uses may be further distinguished in the implementing Zoning By-law. Additional policies related to parks are contained in the Parks and Open Space designation of this Plan.
- (2) On-site and off-site improvements (e.g., pumping stations, forcemains) may be required in order to develop lands within the Residential designation. The proponent of the development would be expected to assume the costs of these improvements. Cost sharing arrangements between owners for these improvements may be required. An application for a plan of subdivision shall be accompanied by a stormwater management plan.

- (3) New residential development proposals consisting of more than 10 lots will be encouraged to mix housing forms and densities.
- (4) A residential building containing 3 or more dwelling units is designated as a site plan control area. In reviewing a site plan for approval, Council shall be satisfied that on-site amenities such as landscaping, open green spaces, parking and buffering are provided and designed to enhance the development of the site and to ensure its compatibility with surrounding uses. Where a rezoning is also required, Council shall be satisfied that the site is suitable, that services are available and that the use is compatible or can be made compatible with other development in the area.
- (5) Mobile homes shall only be permitted on the lands zoned as a mobile home park in the implementing Zoning By-law. Council intends to recognize the existing mobile home park and allow its continuation. Proposals to expand the existing mobile home park located within Lot 18, Concession VIII of the former Village, will be considered only in accordance with the following policies:
 - (a) The mobile home park will continue to be owned and managed as a single unit by the mobile home park operator;
 - (b) Sites shall only be rented or leased;
 - (c) Ownership and responsibility for the maintenance of internal roads, servicing systems, buildings, adequate fire protection, snow clearance, etc., shall rest with the management of the mobile home park;
 - (d) Mobile homes within a mobile home park shall have frontage on internal roads built to a width and standard approved by the Municipality, internal roadways shall be a minimum of fifteen (15) metres in width;
 - (e) Adequate tenant and visitor parking shall be provided with a minimum of one tenant and one visitor space for every mobile home site;
 - (f) A minimum of 5% of the gross area of a mobile home park shall be provided in a consolidated form for recreation purposes;
 - (g) Suitable landscaping shall be provided in the park in addition to the appropriate landscape buffering around the park; the landscape buffering shall not be considered as part of the required 5% recreational area;
 - (h) The gross density of a mobile home park shall be a maximum of 14 units per hectare;
 - (i) Site plan approval from the Municipality will be required before further development of the mobile home park. The site plan shall contain any or all of the matters set out in Section 41 of the Planning Act;

- (j) The mobile home park will be ensured of remaining in good condition through the implementation of property maintenance standards outlined elsewhere in this Plan;
- (k) The site supporting the expansion or enlargement of the mobile home park is rezoned;
- (l) In addition to the requirements mentioned in subsection (i), it is Council's intention, prior to the enactment of the implementing zoning by-law, to negotiate with the developer the following:
 - (i) a guarantee that the operation of the park will continue to be conducted in accordance with the latest and highest standards of the Canadian Manufactured Housing Institute, the Canadian Standards Association and any other governing or regulating agency concerned with the establishment or conduct of mobile home parks;
 - (ii) that development in general takes place in accordance with the approved site plan, and if deemed desirable, that the posting of a performance bond or other security, form part of the development agreement.
- (6) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.
- (7) The policies of this section should be read in conjunction with Sections 14(1) of the Special Policy Areas of this Plan.
- (8) The policies of this section should be read in conjunction with Section 16, Sewage and Water Systems.

2.4 EXCEPTIONS

(a) Residential – Exception One

Notwithstanding any other policies of this Official Plan to the contrary, for the lands designated as Residential – Exception One and located within Part of Lot 18, Concession 6 and 7, geographic Township of Petawawa, development on full municipal services shall only be permitted when there is sufficient downstream capacity in the sanitary sewer collection system to accommodate new development. Until that time the only permitted uses shall be existing uses, passive recreation uses, open space and forestry. Notwithstanding this, the creation of new lots on the subject lands on private services may be permitted in accordance with the Land Division policies and any other relevant policies of this Plan, provided such new lots do not preclude the future development of the lands on full services. A concept plan showing the future development of the lands in

relation to the proposed new lot will be required to support any new applications for consent.

The subject lands will be placed in a Residential-holding Zone in the implementing Zoning By-law. The condition for the removal of the holding symbol shall be confirmation by the Town of Petawawa that there is sufficient capacity in the downstream sanitary sewer collection system to accommodate new residential development. Any lot created on private services would require a full rezoning from the Residential-holding Zone to a Rural Zone.

SECTION 3.0 - COMMERCIAL

3.1 GENERAL GOAL AND INTENT

The intent of the Commercial policies is to designate lands for commercial growth and development in the Town and to encourage, through site plan control, landscaping and design guidelines, the development and redevelopment of these commercial properties in ways that enhance the visual attractiveness of the area.

3.2 OBJECTIVES

- (1) To provide sufficient land for commercial development in order to provide goods and services to Town residents, to provide jobs for local residents and to diversify and strengthen the Town's tax base.
- (2) To enhance the visual attractiveness of new development and redevelopment of land in the designation through site plan control, landscaping and the adoption of design guidelines.
- (3) To avoid the need for unnecessary and uneconomical expansion of infrastructure and public services.
- (4) To provide opportunities for redevelopment, intensification and revitalization.
- (5) To maintain and revitalize mainstreets.

3.3 POLICIES

- (1) Uses permitted within the Commercial designation include the following: automotive uses, restaurants, business and professional offices, retail stores, motels and hotels, and other similar uses. Residential uses in conjunction with commercial uses, and public uses, are also permitted. Industrial uses will not be permitted. Zoning on individual sites need not allow the full range of permitted uses.

Apartments (including apartment-style condominiums) not higher than four stories are also permitted provided they are serviced by municipal water and sewer, and zoned accordingly.

- (2) The development or redevelopment of lands within the Commercial designation shall require a site plan and a storm water management plan acceptable to the municipality. Site plan control will be used to achieve a consistent approach to the positioning of buildings, parking and landscaping, and to ensure compatibility with adjacent residential uses and to enhance the overall visual quality of the property.

The following design criteria will be used to evaluate and approve site plans.

- (i) New buildings and additions to existing buildings will be encouraged to follow any design and site plan guidelines as may be adopted by Council.
 - (ii) Landscaping will be required along the public roads adjacent to the site and vegetation landscaping may be integrated with parking areas.
 - (iii) Buffering shall be provided where a commercial use abuts, or is close to, a residential property. The buffer may be a natural or structural barrier (e.g., fence) and shall be maintained by the owner to the satisfaction of Council.
 - (iv) Outdoor storage areas are fenced or screened from adjacent residential uses and from the public street.
 - (v) The number of access points is restricted to the minimum required for the site. Shared access points with adjacent uses will be encouraged.
 - (vi) Adequate off-street parking and loading facilities shall be provided.
 - (vii) Loading facilities are located to minimize the effect of noise and fumes on adjacent residential properties and situated, if possible, in a yard that does not abut a residential property.
- (3) In order to improve the attractiveness of properties in the Commercial designation, Council will consider passing a sign by-law under the Municipal Act to regulate the number, type, size, location, construction and maintenance of signs.
 - (4) Council encourages private property owners to adopt high design standards for the development and redevelopment of commercial properties.
 - (5) Point Road Plaza Shopping Centre

Any building additions to the Point Road Plaza Shopping Centre, or any new buildings on the site, shall require a site plan. The placement of any new buildings shall be encouraged to take place towards the front of the property along Wolfe Avenue.

- (6) Reference should be made to the applicable General Policies for Development found in Section 18 and the Site Plan Control Policies of Section 20 of this Plan.

3.4 EXCEPTIONS

- (a) Commercial – Exception One

Notwithstanding any other policies of this Official Plan to the contrary, for the lands designated Commercial – Exception One and located within Part of Lot 20,

Concession 6, a school bus storage use and accessory repair facility shall be an additional permitted use which shall be reflected in the implementing Zoning By-law.

SECTION 4.0 – SUBURBAN

4.1 GENERAL GOAL AND INTENT

The Suburban designation applies to existing residential development serviced by municipal water and private septic systems on lands located along the Petawawa Boulevard corridor and along part of Doran Road.

The development in this designation has occurred almost exclusively by plan of subdivision. The earliest subdivisions, built in the 1950s, were developed on private wells and septic systems. Then, in the early 1990s, a municipal water line (extending out from the City of Pembroke Water Treatment Plant) was installed providing municipal water to these older subdivisions from the City of Pembroke Water Treatment Plant. The water is now supplied by the Town's Water Treatment Plant located on C.F.B. Petawawa. The lot size and configuration of the new subdivisions built after the installation of the water line were all designed on the basis of the availability of municipal water.

(Official Plan Amendment No. 6)

Notwithstanding existing residential development on municipal water and private septic systems, infilling through the consent process is permitted in accordance with the consent policies of this plan.

A new plan of subdivision is permitted on partial services that represents the infilling and rounding out of existing development, provided the development is within the reserve water system capacity and site conditions are suitable to the long-term provision of such services.

4.2 OBJECTIVES

- (1) To recognize existing residential development on municipal water and private septic systems.
- (2) To provide lands for residential development on one service.
- (3) To provide the residents of the area with conveniently located recreational and community facilities.
- (4) To ensure new development occurs with minimal environmental impact.
- (5) To ensure that new development does not require undue extension of the municipal water line.

4.3 POLICIES

- (1) Uses permitted in the suburban designation include low density residential uses (i.e., single detached and semi-detached) parks and community facilities.

- (2) Development will be encouraged by registered plan of subdivision rather than by individual consents.
- (3) Lands which have direct access and frontage onto Petawawa Boulevard may be developed for uses permitted in the Commercial designation. Such development will require a site plan that addresses buffering to protect nearby residential uses from obtrusive lighting, noise, odour, signs, parking, traffic and outside storage. These commercial uses shall only be permitted by an amendment to the Zoning By-law.
- (4) It is not Council's intention to extend sewer services into the Suburban designation.
- (5) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 5.0 – RURAL

5.1 GENERAL GOAL AND INTENT

The Rural designation is intended to permit a range of rural uses, appropriately serviced, such as low density residential development, rural-related commercial and industrial uses, agriculture, forestry and reforestation, recreational uses and institutional uses.

It is Council’s intention to concentrate the majority of future residential growth within the Residential designation.

5.2 OBJECTIVES

- (1) To preserve the rural character and landscape of the rural area.
- (2) To provide lands which are appropriate for a range of land uses.
- (3) To prohibit further ribbon development along public roads.
- (4) To maintain the economic and social stability in the Town by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses and land capability when reviewing development proposals.
- (5) To consider the impact of new development on forest resources.

5.3 POLICIES

- (1) Uses permitted within the Rural designation include forestry and reforestation, low density residential development, seasonal residences, agricultural uses, rural commercial uses, institutional and recreation uses and rural industrial uses. All these permitted uses are subject to the location and development criteria specified in this section of the Official Plan.
- (2) All institutional uses, commercial uses, rural related commercial uses and rural industrial uses shall be permitted only by an amendment to the Zoning By-law.
- (3) It is Council's intention that low density residential development in the Rural designation occur by severance on private services.
- (4) 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 built-up 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;
 - (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;
 - (e) the land is rezoned to a separate classification in the Zoning By-law;
 - (f) the rezoning application shall be accompanied by a site plan depicting all buildings, structures (both existing and proposed), works and facilities (including the sewage system), landscaping and buffering proposed for the subject lands, adjacent land uses, location of campsites and beaches 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 affect fish and wildlife habitat through dredging or filling activities, the removal of vegetation, or the construction and use of facilities; and
 - (i) Development shall not affect fisheries habitat through changes in water quality.
- (5) Commercial and industrial uses are permitted in the Rural designation. The following policies shall apply when considering the suitability of a site for commercial or industrial uses:
- (i) New commercial and industrial uses or expansions of existing uses into a non-commercial zone shall occur by zoning by-law amendment. In reviewing an amendment to the Zoning By-law, Council shall consider proximity to residential development, land use compatibility and alternative locations for the proposed use, such as the Town's industrial park.
 - (ii) Commercial and industrial uses in the Rural designation are designated as Site Plan Control areas.
 - (iii) Commercial and industrial uses shall be governed by the relevant General Policies for Development of this Plan.
- (6) Institutional uses are designated as Site Plan Control Areas and shall be governed by the relevant General Policies for Development of this Plan.

- (7) All new farm and non-farm development, including consents, shall comply with the applicable Minimum Distance Separation (MDS) Formula I or II.
- (8) Consents for uses permitted in the Rural designation shall be governed by the relevant Land Severance Policies of this Plan and other applicable sections. Consents may be granted for agricultural purposes provided the proposed operation is a viable agricultural operation either by itself or in conjunction with other lands owned and the use will conform to the Minimum Distance Separation.
- (9) Existing residential development on existing private roadways shall be recognized in the implementing Zoning By-law. New residential development, permanent or seasonal, on private roads shall be prohibited except on existing lots of record, subject to the following policies:
 - (i) the private road was in existence at the time of the adoption of this Official Plan, and is adequately maintained;
 - (ii) in the case of permanent development, that the private road provided access for permanent residential homes at the time of the adoption of this Official Plan;
 - (iii) no extension is required to the existing private road; and
 - (iv) the lot owner shall be responsible for maintaining the private road, or the appropriate part thereof in conjunction with other lot owners using the private road.
- (10) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 6.0 – RURAL RESIDENTIAL

6.1 GENERAL GOAL AND INTENT

The Rural Residential designation applies to low density residential development on private wells and septic systems if appropriate. It is Council’s intention to concentrate the majority of future residential growth within the Residential designation. Growth within the Rural Residential designation should be limited.

6.2 OBJECTIVES

- (1) To recognize existing rural residential development and provide lands for further rural residential development.
- (2) To protect rural residences from incompatible land uses.

6.3 POLICIES

- (1) Uses permitted in the Rural Residential designation are restricted to low density residential development, seasonal residences and recreation uses. Existing non-residential uses will also be permitted. Institutional uses such as cemeteries, churches and schools would also be permitted.
- (2) All residential plans of subdivision shall only be permitted by an amendment to the Zoning By-law.
- (3) In determining the location and suitability of any proposed residential plan of subdivision, the following conditions are to be met:
 - (a) over the expected ten year life of this Plan, no more than 100 lots should be created through the subdivision process and no single subdivision should create more than 20 lots;
 - (b) the development must generally not be within one kilometre of areas designated as Suburban;
 - (c) 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 and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;
 - (d) developers will be encouraged to use creative lot patterns in their subdivision proposals rather than conventional layouts. Developers are encouraged to consult with the Municipality prior to applying for a subdivision so that the location, size and lot layout are acceptable to the Municipality

- (e) the retention of mature tree cover is encouraged;
 - (f) the servicing policies of Section 18.2(18) of the General Development Policies shall be considered;
 - (g) the location of the subdivision should be such that it does not result in the undue extension of any municipal services;
 - (h) the maximum density of development and minimum lot sizes should be determined by a hydrogeological impact assessment and terrain analysis completed for the site; and
 - (i) the quantity and quality of groundwater to be determined by a hydrogeological study prepared by a qualified consultant.
- (4) Section 5.3(4) of the Rural designation regarding recreational or open space uses shall apply.
- (5) Sections 5.3(6), (7), (8) and (9) of the Rural designation shall apply. These sections cover institutional uses, the MDS formulae, consents, and private road development.
- (6) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.
- (7) The policies of this section should be read in conjunction with sections 16.3(3) Sewage and Water Systems – Policies and 19.3(3) Land Division Policies – Plan of Subdivision Development Criteria.

SECTION 7.0 - INDUSTRIAL

7.1 GENERAL GOAL AND INTENT

The Industrial designation is intended to recognize existing industries and designate areas for new industrial development in the Town's Industrial Park/Business Park. Additional policies governing the Industrial /Business Park are contained in Section 14(3) of this Plan. Industrial development provides jobs for local residents and enhances the municipal tax base.

7.2 OBJECTIVES

- (1) To provide a location for industrial development.
- (2) To ensure appropriate measures are in place to minimize land use incompatibilities between industrial uses and sensitive land uses (e.g., residential uses).
- (3) To recognize existing industrial development and to provide policies for the establishment of new industrial development in the Town's Industrial Park/Business Park.

7.3 POLICIES

- (1) Uses permitted in the Industrial designation include manufacturing, fabricating, processing, assembling, warehousing, storage, builder's yards, lumber operation, transportation and communication facilities, truck terminals, municipal garage, and repair garages of heavy equipment and trucks.

In addition, certain other compatible uses may be permitted. These include commercial or other uses accessory to an industrial use, or uses deemed suitable in an industrial area such as offices. Commercial uses may also be permitted.

- (2) All industrial properties shall be well-maintained so that an unsightly appearance is not visible from adjacent properties or public roads.
- (3) Adequate off-street parking and loading facilities must be provided by individual industrial uses.
- (4) A proposed industrial use located adjacent to the airport will not be permitted if it will adversely affect the atmospheric conditions for flying.
- (5) Consents for conveyance may be granted:
 - (i) for industrial and commercial development which conforms to the policies of this section;

- (ii) for lot enlargement purposes.
- (6) Intensive industries will be located as far as practical from areas zoned residential. Clean and light industries, or those with little or no air pollution or noise potential, will be selected to border residential areas where these two land use designations abut one another. Buffering will also be used to avoid conflicts between different land uses.
- (7) Extracting, mining or quarrying shall not be permitted in the Industrial designation.
- (8) 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 the Environment. Distances will vary depending on the nature of the industrial facility and the intervening land uses. Generally, the greater the scale and intensity of the industry, the greater the separation distance required will be.
- (9) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 8.0 - AIRPORT

8.1 GENERAL GOAL AND INTENT

The Airport designation applies to the area of the Town that is used for the purposes of a municipal airport (the Pembroke and Area Airport). The Airport provides a vital transportation link for the Municipality and is therefore extremely important to the future development of the Town's economy.

8.2 OBJECTIVES

- (1) To delineate the Airport lands on Schedule "A" and to provide for the continued use of the lands for an Airport.
- (2) To prevent incompatible development from locating adjacent to the airport.

8.3 POLICIES

- (1) All uses associated with an airport are permitted in the designation. These uses include airports, runways, airport terminals, hangars, parking facilities for cars and airplanes, airplane sales, repairs and rental facilities, aircraft lots, flight schools, accessory uses, commercial and industrial uses related to airport uses, and auxiliary industrial uses dependent upon aircraft for the transportation of products. Also, non-airport type uses limited to light industries or industries utilizing low volumes of water, particularly those dependent upon aircraft for the transportation of products, may be permitted where appropriate.

Other uses permitted are those uses, such as golf courses, which do not preclude the further use of the land for airport use or which would not affect the safe operation of the airport or interfere with the taking off and landing of airplanes.

- (2) New residential development and other sensitive land uses will not be permitted in areas near the Airport above the 30 NEF/NEP as set out on maps (as revised from time-to-time) approved by Transport Canada. Development adjacent to the airport site shall comply with the Federal Zoning requirements of Transport Canada regarding height restrictions.
- (3) Consents may be granted for permitted uses and lot enlargement purposes.
- (4) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 9.0 - ENVIRONMENTAL PROTECTION

9.1 GENERAL GOAL AND INTENT

There are several natural water systems, hazard lands and natural heritage features within the Town of Petawawa. The water systems include rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks. The hazard lands refer to lands having physical characteristics such as poor drainage, wetlands (i.e. marshes, bogs, fens and 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. Natural heritage features consist of wetlands, woodlands, valley lands, fish and wildlife, threatened and endangered species and their habitats, and Areas of Natural and Scientific Interest (ANSI).

The Environmental Protection policies are intended to protect the natural water systems natural heritage features and hazard lands in the Municipality and to control development in locations where there is a potential threat to life, property damage or damage to the natural environment if developed upon.

9.2 OBJECTIVES

- (1) To identify and protect all natural water systems and hazard lands in the Municipality.
- (2) To control development in locations where there is a potential threat to life, property damage or damage to the natural heritage features if developed upon.
- (3) To preserve the natural amenities offered by the natural water systems and natural heritage features in the municipality as defined in the General Goal and Intent section of this designation.
- (4) The diversity of natural features in an area, and the natural connections between them, should be maintained and improved where possible.
- (5) To preserve the quality of life by recognizing the importance of natural heritage features in the community.

9.3 POLICIES

- (1) The uses permitted on lands within the Environmental Protection designation as shown on the Land Use Schedule(s) shall be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, non-intensive agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings. Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to problems of erosion, flooding, pollution or the

deterioration of the environment. Uses 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 100 square feet), shall not be permitted. Buildings shall not be permitted in flood plains, or other hazard lands unless in compliance with the floodplain policies or other relevant policies of this Plan.

- (2) The placement or removal of fill whether originating on site or elsewhere shall not be permitted, except where such fill is intended for flood or erosion control, duly approved by Council and the County of Renfrew.
- (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). Council may require an independent review of the studies by a qualified individual(s) chosen by the Town and at the expense of the applicant.
 - (iii) the impact on the water systems, including water quality and fish and 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.
 - (v) that all of the following can be achieved:
 - (a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
 - (b) new hazards are not created and existing hazards are not aggravated;
 - (c) no adverse environmental impacts will result;
 - (d) vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies; and

- (e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment, or storage of hazardous substances.
- (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 flood plain policies and other relevant policies of this Plan.
- (5) 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, Ontario Power Generation and the Federal Department of Fisheries and Oceans.
- (6) Council intends to assist the Ministry of Natural Resources in notifying the public that Ministerial approval is required for any diversion, channelization, construction of impoundments or any other modification of watercourses in accordance with The Lakes and Rivers Improvement Act and the Public Lands Act. Any development below the high water mark as identified by an Ontario Land Surveyor may require the approval from both the Ministry of Natural Resources and the Federal Department of Fisheries.
- (7) Where development is proposed adjacent to a watercourse, Council intends to protect the fisheries environment by restricting disturbance to the soil mantle and the removal of the bank vegetation. A 15 metre setback area from the watercourse should be maintained in its natural state. 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. Reference should be made to Section 18(19) of this Plan.
- (8) In the absence of more detailed contour mapping, the boundaries of the Environmental Protection designation, as shown on the Land Use Schedule(s), will be used as guides for the preparation of zoning by-law provisions. When more detailed mapping becomes available, the Municipality will amend this Plan and the implementing zoning by-law as required.
- (9) Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Section 19.0 Land Division Policies.
- (10) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 10.0 – OTTAWA RIVER FLOOD PLAIN

10.1 GENERAL GOAL AND INTENT

This designation denotes the Ottawa River Flood Plain on Schedule A. Flood plain means the area adjoining a watercourse, usually low lands, which has 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 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 flood proofing. The floodway defines that portion of the flood plain where development is prohibited, except for boat docking or launching facilities.

10.2 OBJECTIVES

- (1) To delineate the Ottawa River Flood Plain on Schedule A.
- (2) To regulate development in the flood plain of the Ottawa River.
- (3) To direct development away from locations where there is a potential threat to life, property damage, or damage to the environment if developed upon.

10.3 POLICIES

- (1) The location of the Ottawa River Flood Plain is delineated on Schedule A. All land use designations along the Ottawa River must be read in conjunction with these policies.

Through the collaborative efforts of the federal and provincial governments and the former Township and Village of Petawawa, Flood Damage Reduction Program (FDRP) maps delineating the flood plain of the Ottawa River were completed for the former municipalities in the early 1990's. The FDRP mapping depicts the regulatory flood elevation (i.e., 1:100 year flood event), the location of regulatory flood line and, where appropriate, the floodway boundary.

The floodway is the inner portion of the floodplain where flood depths and velocities are generally higher than those experienced in the flood fringe and are considered to be such that they pose a potential threat to life or property.

The flood fringe is the outer portion of the floodplain, between the floodway and the limit of the regulatory flood line. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway. Generally, new development should be located outside of the regulatory floodplain.

(a) Floodway Policies

Within the floodway, as delineated by the FDRP maps, 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.

Recognition will be given to existing buildings within the floodway. Minor extensions to existing buildings of no greater than 20% of the original floor area may be permitted by amendment to the Zoning By-law subject to the submission of a survey and building elevations plan which clearly demonstrates that any openings in the building will be above the flood elevation and also demonstrates that the addition will not raise the flood level. Such additions will be flood proofed to the regulatory flood level.

Lands subject to the floodway policies shall be zoned in the implementing Zoning By-law as subject to floodway requirements.

(b) Flood Fringe Policies

Generally development may occur within the flood fringe as provided for in the underlying land use designation subject to a number of criteria. Essential emergency services and the disposal, manufacture, treatment or storage of hazardous substances are not to be located within the flood fringe.

The following criteria shall be addressed for all development proposals within the flood fringe:

- (i) Uses permitted within the flood fringe shall be flood-proofed to the established standards and procedures.
- (ii) Upstream and downstream areas shall not be adversely affected by development within the flood fringe.
- (iii) New development shall possess safe ingress/egress such that vehicular and pedestrian movement is not prevented during flood events.

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.

- (2) 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 elevation of the floodway shall be calculated prior to the importation of fill.

- (3) All habitable buildings and structures located in the flood fringe of the Ottawa River shall be flood proofed to the flood plain design elevation.
- (4) 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 flood proofed to the flood plain design elevation to the satisfaction of Council in consultation with the Ministry of Natural Resources. All flood proofing methods shall be consistent with acceptable engineering techniques and resource management practices. All flood proofing requiring more than one metre of fill shall be certified by a qualified engineer.
- (5) All applications for building permits must be accompanied by survey information prepared by an Ontario Land Surveyor at the owner's expense, identifying the flood plain design elevation.
- (6) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 11.0 – PARKS AND OPEN SPACE

11.1 GENERAL GOAL AND INTENT

The areas designated Parks and Open Space comprise major parks, natural areas and recreational trail systems. Smaller parks in approved plans of subdivision are included in other designations (most notably the Residential and Suburban designation), but the policies of the section may be used to provide guidance to the use of these smaller parks.

The Town of Petawawa completed a new Parks and Recreation Master Plan (June 2011) for Town-owned properties which will provide the Town with a roadmap for the delivery of parks and recreation programs and facilities over the next decade (2021). The vision for parks and recreation in the Master Plan states that “Petawawa is a healthy, vibrant community that promotes a high quality of life through the provision of recreational opportunities for residents of all ages.”

In addition to the Town-owned developed parkland and open space, the Master Plan noted that there is an abundance of parkland available to Town residents that includes the lands associated with Garrison Petawawa’s Dundonald Hall, and Twin River Golf Club, Black Bear Beach and Campground, and Petawawa Terrace Provincial Park. The Master Plan concluded that in combination with these lands the amount of green space available to Town residents is well above the average Canadian community (which ranges between 2.8 and 4.0 hectares per 1000 population).

The land use planning components of the Master Plan dealing with active transportation and trails, forest management and new neighbourhood parks have been incorporated into this and other sections of the Official Plan.

11.2 OBJECTIVES

- (1) To identify and protect significant open areas.
- (2) To ensure that the parks and open space areas add to the quality of life of all residents of the Town.
- (3) To promote improvements to the parks and open space areas of Petawawa.
- (4) To implement the relevant recommendations of the 2011 Parks and Recreation Master Plan dealing with active transportation and trails, forest management and new neighbourhood parks.

11.3 POLICIES

- (1) Permitted uses in the Parks and Open Space designation include parks, sportsfields, beaches, playgrounds, picnic areas, open space and trail systems.

- (2) No buildings or structures shall be permitted in the Park and Open Space areas unless erected for purposes incidental and accessory to recreation purposes or those erected for a primary public use. Regardless of purpose, no building shall be erected on lands subject to flooding, steep sloping or having a high water table.
- (3) Where there is a school, every effort shall be made to have a park and school in close proximity so optimum use may be made of publicly-owned land and facilities.
- (4) Where any lands designated Open Space are under private ownership, this Plan is not intended to indicate that this land will necessarily remain as Open Space indefinitely, nor shall it mean to imply that Open Space areas are free and open to the general public or will be purchased by the Town of Petawawa. If proposals to develop any such lands that are in private ownership are made and the Town does not wish to purchase such lands in order to maintain the Open Space, then an application for the redesignation of such land for other purposes will be given due consideration by the Town of Petawawa.
- (5) The Town will strive to develop new parks in future residential areas where residents would be beyond walking distance (approximately 400 metres) of an existing neighbourhood park.
- (6) Dry stormwater management ponds may be considered for public use in new residential plans of subdivision and may be considered for such uses as volleyball courts and running tracks but shall not be included as part of the parkland dedication requirement.
- (7) One area of Town identified in the Parks and Recreation Master Plan that is noticeably without developed parkland is the Schwanz Road neighbourhood. A recommended neighbourhood park location for this area would be on land between Petawawa Boulevard and Schwanz Road. Council may consider acquiring lands in this area for a park.
- (8) It is the intent of this Plan to make Petawawa a more walkable community by addressing in planning decisions (e.g., zoning by-law amendments, plans of subdivision, site plans) such matters as accessibility, density, access to amenities, connectivity/linkages between land uses, provision of sidewalks in new residential plans of subdivision, aesthetics and safety along walking routes.
- (9) Council will work towards an expanded non-motorized trail system throughout the Town that:
 - (i) connects the Town to the Garrison Petawawa trails with a pedestrian Bridge across the Petawawa River. Possible locations are near Petawawa Point (crossing over the Delta Island) or at West Street;
 - (ii) utilizes hydro corridors;

- (iii) connects Petawawa Point Beach to Petawawa Point Lookout;
 - (iv) links Petawawa with the Township of Laurentian Valley and other nearby municipalities;
 - (v) connects Petawawa Point to Petawawa Terrace Provincial Park; and
 - (vi) provides for pedestrian links and trails as part of future residential development.
- (10) It is a policy of Council to preserve, develop, maintain and expand waterfront green space along the Petawawa and Ottawa Rivers.
- (11) Council may consider developing a bicycle master plan for the Town. This may include the development of bicycle routes and pathways on Town streets.
- (12) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 12.0 – ISLAND RESIDENTIAL

12.1 GENERAL GOAL AND INTENT

This designation applies to the 40 or so islands in the Ottawa River located within the municipal jurisdiction of the Town of Petawawa. Most of the islands are privately owned but some are owned by the Crown and one is owned by the Department of National Defence. Many of these islands lie off Petawawa Point and range in size from 0.1 acres (Louise Island) to 11 acres (Pink Island). Most of the islands are accessed from the public boat launch at Petawawa Point.

The purpose of this designation is to identify these islands on the Schedule “A” to the Official Plan and to provide policies for their development in terms of permitted uses, lot creation, protection of the environment and flood proofing.

12.2 OBJECTIVES

- (1) To identify the Ottawa River Islands on Schedule “A”.
- (2) To ensure that any development of the islands takes place in an environmentally sound manner with proper regard given to such related issues as septic system installation and the flood proofing of new buildings.

12.3 POLICIES

- (1) Uses permitted in the Island Residential designation shall be restricted to seasonal residences, accessory uses and accessory sleep cabins.
- (2) Consents to create new lots shall be prohibited. Only one cottage per lot shall be permitted.
- (3) The Ottawa River Islands are identified as site plan control areas. The development of the islands shall require a site plan. The site plan will be used to implement the recommendations of any engineering studies required in support of the development, for the siting of buildings, structures and septic systems, for the retention of a natural vegetative buffer within the water setback (see section 18(19) of the General Policies for Development), and for any other matters deemed advisable by Council.
- (4) A geotechnical study shall be required for new development on Islands to ensure that the flood proofing of development is in accordance with the flood proofing policies of Ottawa River Flood Plain designation. The floodway elevation on the Islands shall be established by an Ontario Land Surveyor or similarly qualified person by transferring the information from the most conveniently located geodetic bench mark. The locations of the bench marks are shown on the national topographic mapping.

- (5) The development of islands for new cottages or sleep cabins shall involve as little disturbance to the natural tree cover as possible.
- (6) One accessory sleep cabin for each seasonal residence shall be permitted but shall be restricted in floor area, shall require approval for a septic system and shall not be permitted to have a kitchen.
- (7) The policies contained in Special Policy Area 14(1) shall also apply to new development on the Islands.
- (8) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 13.0 - MINERAL AGGREGATE

13.1 GENERAL GOAL AND INTENT

Mineral aggregates consist of unconsolidated and consolidated materials, such as sand and gravel, which provide the major raw materials for road building and construction. The Town of Petawawa contains aggregate deposits of very high quality of both local and regional significance. Most of the Town's higher quality aggregate supply is located west of Highway 17 along Rantz Road.

The policies of this Section are intended to ensure that major aggregate deposits remain available for existing and future use and to minimize the impacts of extractive operations on adjacent uses and the natural heritage features.

The Town of Petawawa has been designated under the Ontario Aggregate Resources Act. The Act controls and licenses all aggregate extraction operations in the Town and requires progressive rehabilitation and final rehabilitation of all licensed pits and quarries.

13.2 OBJECTIVES

- (1) To protect known, significant deposits of aggregates, including existing pits and quarries, for future extraction.
- (2) To prevent any change in land use that could conflict with legally existing pits and quarries.
- (3) To ensure all pits and quarries operate so that disturbance to the environment and natural heritage features are minimized and limited to the site, social disruption is minimized and rehabilitation to an acceptable after-use is achieved.
- (4) To coordinate the review of any Official Plan and/or Zoning By-law Amendments with the Ministry of Natural Resources for new or expanding pits and quarries.
- (5) To protect ground and surface water from the negative impacts of aggregate extraction activities.

13.3 POLICIES

- (1) Uses permitted within the Mineral Aggregate designation are pits and quarries along with associated manufacturing uses (e.g., crushing, screening and concrete plants). 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. Except as noted below, only asphalt plants that are portable shall be permitted in the municipality and only in accordance with the policies in Section 18.2(20). The only exception is that the two existing permanent asphalt plants located within Lot 17 18 and 19,

Concession VIII, and Lot 7, Concession VII, geographic Township of Petawawa, are permitted.

- (2) Council will consider amending the Official Plan to a Mineral Aggregate designation to permit extraction in areas not designated Mineral Aggregate but which are determined to be suitable for aggregate extraction.
- (3) Existing licensed extractive operations, as well as other existing permitted extractive operations that are not licensed, 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. The expansion or opening of a new pit, quarry or associated manufacturing use on lands placed in the non-development zone will require 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 Zoning By-law, Council shall examine the matters outlined below.

- (a) degree of exposure of the operation to the public;
- (b) the haulage routes and the resultant traffic density;
- (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands;
- (d) the water table, existing and proposed drainage facilities, and setbacks from watercourses;
- (e) effects on adjacent land uses, nearby communities, and environmentally sensitive areas;
- (f) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
- (g) any other matters which Council deems advisable.

Many of these matters are also addressed under the licensing requirements of the Aggregate Resources Act. In order to avoid duplication of effort, the Town will work closely with the Ministry of Natural Resources and encourage applicants to submit to the Town a site plan and other required reports which also meet the application requirements under the Aggregate Resources Act.

- (4) The Municipality may adopt a by-law under the Municipal Act, to regulate certain matters with respect to pits and quarries (for example, hours of operation) which are not covered by the Aggregate Resources Act.
- (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.
- (6) In considering a zoning by-law amendment, Council shall consult with the County of Renfrew and Ministry of Natural Resources 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.
- (7) 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, within which studies may be required to assess impacts, are generally identified as being: 150 metres from a pit to determine noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and, 500 metres from quarries to determine the impact of noise, dust and groundwater interference.

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 sensitive land uses encroaching upon an existing extraction operation and the municipality may request the proponent to provide a study in this regard.

- (8) All pit and quarry uses must satisfy the requirements of the Ministry of the Environment 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.
- (9) For those areas designated Mineral Aggregate Resource located within Special Policy Area 14(4), the Petawawa Deer Yard, extraction and progressive rehabilitation shall occur so as to minimize the disturbance to the deer habitat.
- (10) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 14.0 - SPECIAL POLICY AREAS

The Special Policy Areas refer to specific areas of the Town as delineated on Schedule ‘A’ to the Official Plan. These areas have their own special policies that build on the goals and objectives and policies of their own respective underlying designations (i.e., Residential, Rural, etc.), except for the Black Bay Provincially Significant Wetland and the Petawawa Terrace Provincial Park Area of Natural and Scientific Interest (ANSI) policies in subsections (5) and (6) below which are stand alone policies.

The numbers below correspond to the Special Policy Area numbers shown on Schedule ‘A’.

(1) Petawawa River and Black Bay

Background

Special Policy Area (1) encompasses a 50 metre buffer strip along the Petawawa River and around Black Bay. The area is measured from the normal water’s edge back to a distance of 50 metres, which is a line that follows the average top of the slope. This 50 metre buffer is not a building setback policy nor is it intended to prohibit development.

Rather, this setback takes in areas that possess a high potential for various constraints to development that must be addressed prior to development proceeding. These constraints are flood plains and highly erodible soils.

Not every property within the 50 metre buffer area will exhibit one or more of these constraints. But, where one or more of these constraints are determined to be present on a given property, development will be required to meet the General Policies for Development of this section outlined below.

The policies of Special Policy Area (1) must be read in conjunction with the applicable underlying designations.

(i) General Goal and Intent

The intent of Special Policy Area (1) is to permit development while at the same time taking into consideration the following issues along this 50 metre buffer:

- (a) Protection of the water system;
- (b) Protection against erosion along the Petawawa River;
- (c) Protection against flooding;
- (d) Protection of life and property.

The goal of this Special Policy Area is to ensure that development is appropriately designed (e.g., floodproofed) so that it does not pose a threat to life or property.

(ii) Application

For those properties exhibiting one or more of the constraints identified above, the policies of this section apply to new buildings, structures and private sewage disposal systems, as well as any additions to the foregoing; to replacements to a private sewage disposal system; and, to proposals for the creation of new lots either by consent or plan of subdivision.

Existing buildings, structures and sewage disposal systems are not affected by the policies of this section.

(iii) General Policies for Development

Development is permitted on lands with Special Policy Area (1) in accordance with the following conditions:

- (a) that the proposed development is permitted by the underlying designation on Schedule A;
- (b) that the proposed development does not pose a threat to life or property and there are no negative impacts on the natural heritage features and water system.

(iv) Implementation

The policies of this section will be implemented in the following ways:

(a) Building Permits and Septic System Permits

Prior to the issuance of a building permit for a new building or structure, or an addition to an existing building or structure, and/or prior to the issuance of a septic system permit for a new private sewage disposal system, a replacement system, or an expansion to an existing private sewage disposal system, the Town's Chief Building Official or other designated official should be satisfied that subsection (iii) (b) of this section is being met. The Town may consult with the County of Renfrew and/or the Ministry of Natural Resources for this purpose. In addition, the applicant may be required to provide any information necessary to establish compliance with subsection (iii) (b) of this section.

In the case of highly erodable soils, the information sought may be a geo-technical study to ensure that the proposed development does not pose a threat to life or property.

In the case of flooding, the information sought may be the identification of the 1:100 year flood elevation to ensure that the proposed development is not subject to flooding. Flood proofing measures consistent with acceptable engineering techniques and resource management practices

may be required. All flood proofing requiring more than 1 metre of fill shall be certified by a qualified engineer.

Buildings and structures not requiring a building permit are exempt from the above policy.

b) Consents and Subdivisions

Prior to the creation of a new lot or lots through the consent or plan of subdivision process, the County of Renfrew (as the approval authority for consents and plans of subdivision) and the Town of Petawawa should be satisfied that subsection (iii)(b) of this section is being met. The Ministry of Natural Resources may be consulted for this purpose. In addition, the applicant may be required to provide any information necessary to establish compliance with the subsection (iii)(b) of this section.

(2) Petawawa Civic Centre

The Petawawa Civic Centre is the Town's main indoor recreation venue. The indoor facilities include a single pad arena, library, main hall and meeting rooms.

Petawawa Civic Centre Park acts as the organized sports hub for the residents of Petawawa and includes, a miniature golf course, a community garden plot, a BMX pump track/skills park, a remote control car area, smash-up derby course and a playground.

An improvement to the Civic Centre Park recommended in the 2011 Parks and Recreation Master Plan is the development of a universally accessible playground to more effectively serve children and families with special needs. The park would be entirely universally accessible from parking lots, to pedestrian movement through the park, to the playground equipment and site furnishings.

(3) Petawawa Industrial/Business Park and Buffer Area

Special Policy Area 3 is made up of the Petawawa Industrial/Business Park and surrounding 50 metre (164 feet) wide Buffer Area. The underlying designation of the Buffer Area is the Parks and Open Space designation.

A number of lots have been sold off to private interests and developed for a variety of industrial uses. The Town's Works Garage is located in the Park. The Industrial Park/Business Park is serviced with municipal water.

It is Council's policy to continue to subdivide and sell lands in the Park on a case by case basis as development proposals are put forward. Industries are permitted that are small scale, operate during the daytime, and involve infrequent emissions of noise, odour or dust. The movement of products and/or heavy trucks during daytime hours is permitted. Outside storage of materials is also permitted.

Compatible business offices and commercial uses are also permitted in the Park. The implementing Zoning By-law may provide for various zones in the Park with the zones being distinguished on the basis of the uses permitted. Specific uses that will not be permitted in the Park are fuel storage tanks, landfills or dumpsites, sawmills (but not planing mills), asphalt manufacturing plants and concrete manufacturing plants.

Except as noted above, the policies of the Industrial designation will apply to the Industrial Park/Business Park.

A 50 metre (164 feet) wide buffer area between the Industrial Park/Business Park and the abutting subdivisions has been designated Parks and Open Space in order to provide a buffer between industrial and residential uses. The existing tree cover in this buffer area shall be maintained. No development will be permitted in the buffer area and, accordingly, it will be placed in an appropriate zoning category in the implementing Zoning By-law.

(4) Petawawa Deer Yard

The Petawawa Deer Yard contains significant environmental features and functions which support an important deer habitat. Within this area identified on Schedule A all applications for plans of subdivision, multiple-unit residential development (being three or more units), or non-residential uses shall demonstrate that the development will not have, or will be able to mitigate, any adverse impact or significant features and functions in the area. This will be achieved through the completion of an Environmental Impact Statement. Residential severances are exempt from this requirement.

The boundaries of the Petawawa Deer Yard are general in nature. The policies of the Rural designation apply, with exception of the policies noted above.

(5) Black Bay Provincially Significant Wetland

The only provincially significant wetland identified by the Ministry of Natural Resources at this time is the Black Bay Wetland. The wetland is an essential component of the Town's ecosystem and helps contribute to the high quality of life enjoyed by Town residents. Wetlands control and store surface water to assist in flood control, act as sediment traps to improve water quality, and provide habitat for a wide variety of plant and animal species. The limits of the wetland are shown on the Land Use Schedules.

Development and site alteration shall not be permitted within the Black Bay Wetland.

Development and site alteration may be permitted on adjacent lands, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. 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 significant wetlands. This distance may be modified based upon the findings of a site-specific impact assessment.

Council shall require an Environmental Impact Study (EIS) regarding new development adjacent to significant wetlands and its possible impacts.

The Ministry of Natural Resources may undertake wetland evaluations from time to time in the Town of Petawawa. Where an evaluated wetland has been determined to be Provincially Significant, the Official Plan will be amended accordingly. Modification to a Provincially Significant Wetland boundary requires the approval of the Ministry of Natural Resources.

(6) Petawawa Terrance Provincial Park Area of Natural and Scientific Interest (ANSI)

ANSIs are areas of land and water containing natural landscapes or features which have been identified as having values related to protection, appreciation, scientific study or education. These areas have been identified, mapped and ranked by the Ministry of Natural Resources.

The Petawawa Terrance Provincial Park ANSI shown on Schedule “A” to the Official Plan is a life science ANSI comprising a terraced land form and marine sands associated with the former Champlain Sea. The ANSI is located on lands owned by the Province and the policies of this Plan do not apply. The use of the lands will be in accordance with the management policies and plans of the Ministry of Natural Resources.

However, adjacent to the ANSI is a 120 metre buffer on private lands. Applications for new lots within this buffer area must be accompanied by an Environmental Impact Study prepared in accordance with Section 18.2(26) of the Official Plan.

SECTION 15.0 – TRANSPORTATION

15.1 GENERAL INTENT

The road network is extremely important for the safety and convenience of residents of the Municipality. Provincial highways and County and Town roads form the network of public roads. Private roads and common element roadways in plans of condominium are another class of vehicle access, the use and maintenance of which are the responsibility of the abutting landowners or the condominium corporation.

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.

The Transportation system also comprises a trail system that is integrated with sidewalks and roadways to serve equally as a means of travel and as a means of facilitating active recreational pursuits.

15.2 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.
- (4) To protect corridors and rights-of-way for significant transportation and infrastructure facilities.
- (5) To prevent incompatible development from locating adjacent to transportation corridor or facility.
- (6) To provide a trail system that would provide a safe non-motorized circulation system for travel and for active recreational pursuits.
- (7) To promote active transportation (e.g., walking and cycling) during the review of changes to existing infrastructure and the building of new roads.

15.3 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) existing built-up areas in the path of such proposals are not unfavourably affected;

- (b) where access to a road under the jurisdiction of another authority is affected, the appropriate Municipal, County or Provincial authority is notified and is in agreement with the proposed alteration; and
 - (c) the area and location of the adjacent land use designations are not affected in any major way.
- (2) Truck traffic will be regulated by a by-law pursuant to the Municipal Act.
 - (3) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

15.4 CLASSIFICATIONS

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

- Provincial Highway
- County
- Municipal
- Seasonal Municipal
- Private

The road classification, which is shown on the Schedule 'A', is based on the Town's road naming by-law which was passed by Council as part of the civic addressing component of the implementation of the 911 emergency system. The road classification is general and is considered as accurate as possible. However, the final determination of the status of individual roads rests with the appropriate road authority.

- (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. No direct property accesses will be granted.

- (3) County Roads

The County of Renfrew Roads Department is responsible for County Roads as identified on Schedule 'A'. The County of Renfrew categorizes its roads into the following classifications:

- (a) Major Arterial - County Road 51 - Petawawa Boulevard.
- (b) Minor Arterial - County Road 26 - Doran Road from Petawawa Boulevard to Provincial Highway 17.

County Road 37 - Murphy Road from Petawawa
Boulevard to Provincial Highway 17.
County Road 55 - Paquette Road.

- (c) Collector - County Road 25 - Laurentian Drive
County Road 16 - Victoria Street
County Road 28 - Barron Canyon Road

This classification may change from time to time. Such changes will not require an amendment to this Plan.

Any development that proposes access to, or frontage on, County Roads shall satisfy the requirements of the County of Renfrew Roads Department.

(4) Municipal Roads

The Town is responsible for municipal roads as identified on the Schedule A to this Plan. Any development that proposes access, to or frontage on, Municipal Roads shall satisfy the requirements of the Town of Petawawa Public Works Department. Municipal roads may be planned as complete streets enabling users of all ages and abilities – pedestrians, cyclists, motorists – to interact and move safely along and across Town streets.

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

The creation of a new road or a minor extension of an existing public road may be undertaken, subject to the approval of Council. A professional engineer shall design and supervise the construction of the road at the expense of the developer. Once the construction is completed, the road (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 Municipal 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 plowing, garbage collection or other road dependent services. No new lots will be permitted on a private road, unless specified elsewhere in this Plan.

(6) Trail System

Petawawa has an extensive trail network known collectively as the Emerald Necklace Trails. The two main trails are Millennium and Trillium Trail.

Millennium Trail is a 2-kilometre paved path that follows the Petawawa River and connects through to the Garrison Petawawa's Dundonald Hall. This trail supports a wide range of activities, including walking, jogging, rollerblading, cycling, cross-country skiing and snowshoeing. Motorized vehicles are not permitted. Story boards capturing the early settler and logging history of the area are found interspersed along the trail. Also included along the trail is outdoor fitness equipment.

Trillium Trail is a 26 kilometre unpaved trail running alongside Petawawa Boulevard, mostly in the railway right-of-way. It is classed as a "Top A" snowmobile trail and features two bridges. Though a motorized trail, it also serves as a multipurpose trail for other outdoor activities. Trillium Trail is the only trail providing a shortcut on the Trans Canada Trail from Ottawa to North Bay. Kiosks with maps and distance markers are found at intervals along the length of the trail. While the Town of Petawawa maintains Millennium Trail, the Keetna Snowmobile and Recreation Club maintains the Trillium Trail.

Another Petawawa trail section consists of the Woodland and Nature Trails in the Woodland Crescent area of town, featuring a walk around a natural wetland area, providing scenic views and wildlife viewing. Serving different functions than those previously mentioned, different maintenance and management may need to be considered. These two trails are isolated from the greater Emerald Necklace system.

Garrison Petawawa host two additional trails, which are extensions of the Millennium Trail: the Battle Fitness Trail and the Ironman Trail, giving an additional 2.8 kilometres of trail.

Not all of the trail system will necessarily be shown on the Schedule "A" to the Plan. Additional policies on the trail system are contained in Section 11 of the Parks an Open Space designation.

Where such trails are in public ownership, they may be recognized in an appropriate zone in the Zoning By-law.

15.5 INTERSECTION AND CROSSING IMPROVEMENTS

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.

15.6 ACCESS TO DEVELOPMENTS

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

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

15.7 LAND ACQUISITION FOR ROADS PURPOSES

Where land is required for road widening, road extensions, road rights-of-way, or intersections, 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.

15.8 NOISE ATTENUATION

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

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

A noise feasibility study may be requested by council when development is proposed near a transportation facility (e.g., major truck stop, stations, etc.) or if these facilities are being proposed.

Reference should also be made to the noise attenuation policies of the General Policies for Development section of this Plan.

15.9 ABANDONED RAIL CORRIDOR

The Canadian Pacific Railway right-of-way in the Town of Petawawa has proceeded through and completed the discontinuance process under the Canadian Transportation Act.

This has resulted in the abandonment of the railway corridor and will involve the eventual removal of the rail bed and associated rail equipment.

It will be the policy of Council to ensure that the abandoned rail corridor is preserved for future public use as a transportation, utility and outdoor recreation corridor.

15.10 ACTIVE TRANSPORTATION

It will be the policy of Council to promote active transportation (e.g., walking and cycling) during the review of changes to existing infrastructure and the building of new roads.

Other policies related to active transportation are outlined in Section 11 – Parks and Open Space of this Plan, and in Section 19.3(12) of the Plan of Subdivision Development Criteria.

SECTION 16.0 - SEWAGE AND WATER SYSTEMS

16.1 GENERAL GOAL AND INTENT

It is the intent of this Plan that the majority of new residential growth in the Town take place on full municipal water and sewage services in order to make efficient use of the existing public infrastructure and to limit growth pressures in the rural area. The lands designated in the Plan to accommodate this growth on full services is the Residential designation. This area is serviced by the Town's water treatment plant and sewage treatment plant

Some residential development in the Town is on partial services i.e., municipal water and private septic system. The area designated for development on one service is the Suburban designation. This designation corresponds to the area of the Town serviced by the municipal waterworks system. Further development on partial services is permitted provided it represents infilling and/or rounding out of existing development, and provided there is reserve capacity in the municipal water system and that the site conditions are suitable for the long term provision of partial services.

Finally, additional, limited development on private wells and septic systems will be permitted in the Rural Residential designation and the Rural designation. The amount of new development in these last two designations will be controlled through the policies on consents and plans of subdivision.

In fully serviced areas, lot creation should be only permitted if sufficient reserve water and sewer plant capacity are available to accommodate it. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal services are not or cannot be provided. Private services may be used for lot/unit creation where the use of communal systems is not feasible and where site conditions are suitable over the long term. Partial services are permitted to address failed services, and to allow the infilling and/or rounding out of existing development.

16.2 OBJECTIVES

- (1) To maintain sufficient capacity in both public water and sewage systems and facilities to provide for anticipated growth.
- (2) To direct the majority of new growth in the Town to lands serviced by public water and sewage systems, and except for minor infilling, discourage development on partial services.
- (3) To discourage incompatible development in areas surrounding water and sewage systems and facilities.

16.3 POLICIES

- (1) A feasibility study which assesses the potential adverse effects of odour, aerosols, noise, etc. will be required when development is proposed within 400 metres of an existing sewage treatment facility. New or expanded facilities will be subject to the regulations of the Ministry of the Environment.
- (2) All application for development within fully serviced areas will ensure that sufficient uncommitted reserves exist to service the development.
- (3) All development proposals consisting of six (6) or more lots on the basis of communal or individual services will require a servicing options statement and hydrogeological study.
- (4) All development proposed on private sewage systems will require approval under the Ontario Building Code. Development proposed on large subsurface systems (effluent greater than 10,000 litres per day) requires approval under the Ontario Water Resources Act and requires a hydrogeological study to satisfy the requirements of the Ministry of the Environment's "Reasonable Use Guideline".
- (5) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.
- (6) Consents on partial services outside of the Suburban designation are permitted, subject to the relevant policies of this Plan.

SECTION 17.0 - HYDRO AND PIPELINE FACILITIES, AND WASTE MANAGEMENT SYSTEMS

17.1 GENERAL GOAL AND INTENT

The general goal and intent of this section is to outline infrastructure-related objectives and policies dealing with hydro and pipeline facilities, and waste management facilities.

17.2 OBJECTIVES

A) HYDRO AND PIPELINE FACILITIES

- (1) To protect corridors and rights-of-way for significant infrastructure facilities, such as pipelines, natural gas compressor stations, and hydro transformers, from incompatible uses.

B) WASTE MANAGEMENT FACILITIES

- (1) To provide waste management facilities which are of an appropriate size and type to accommodate present and future needs.
- (2) To locate and design waste management facilities in accordance with provincial standards and legislation.
- (3) To investigate and promote appropriate means of diverting waste from landfill sites.

17.3 POLICIES

A) HYDRO AND PIPELINE FACILITIES

- (1) The potential impacts associated with these facilities will be evaluated when development is proposed within 1000 metres of such facilities or when new facilities are being proposed within 1000 metres of a sensitive lands use. The impacts to be evaluated include, but may not be limited to, noise, dust, odour, and vibration.
- (2) A minimum setback of 7 metres from the edge of the pipeline easement is required for all buildings and structures, and a minimum setback of 3 metres is required for accessory structures such as decks and pools.

The Town encourages early consultation with TransCanada Pipelines or its designated representative for any development within 200 metres of TransCanada's facilities.

- (3) The TransCanada Pipeline is considered a public utility which is permitted in all land use designations and zones in the Town.

- (4) 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 Power Generation shall consult with the Township on the location of any new electric power facilities.
- (5) Other Ontario Power Generation 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.
- (6) The above policies, however, do not preclude the Municipality's right to participate in discussions on the location criteria of new electric power facilities.
- (7) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

B) WASTE MANAGEMENT FACILITIES

- (1) Development will not be permitted within 30 metres of the perimeter of a fill area of an operating or closed landfill or dump.
- (2) Development within 500 metres of the perimeter of the fill area of an operating or closed landfill or dump must be supported by technical studies, which will include, but not necessarily be limited to, methane gas and leachate studies.
- (3) All applicable provincial standards and legislation will apply to development proposed within or near an existing or closed landfill or dumpsite.
- (4) All new proposals to locate a landfill within the municipality shall comply with provincial standards and legislation and shall be supported by, but not be limited to, studies which address hydrogeological impacts, needs analysis, and alternatives to the proposal.
- (5) In reviewing development proposals, Council will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed development.
- (6) Reference should be made to the applicable General Policies for Development found in Section 18 of this Plan.

SECTION 18.0 - GENERAL POLICIES FOR DEVELOPMENT

18.1 GENERAL INTENT

The general policies for development in this Plan have been established in order that future development of the Town 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.

18.2 POLICIES

(1) Affordable Housing

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

- a) maintaining at all times at least 10-year supply of land designated and available for new residential development and residential intensification;
- b) maintaining at all times, where new development is to occur, at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans;
- c) encouraging housing forms and densities designed to be affordable to moderate and lower income households;
- d) encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification; and
- e) establishing cost-effective development standards for new residential development and redevelopment to reduce the cost of housing.

(2) Minimum Distance Separations Relating to Agriculture

All new farm and non-farm development shall comply with the Minimum Distance Separation I and Minimum Distance Separation II requirements, as amended from time to time. The calculations are meant to reduce land use conflicts between farm and non-farm uses.

(3) Buffering

- (a) 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.

- (b) The implementing Zoning By-law may provide for separation distances between potentially incompatible uses. Separation distances will be based on the recommendations in the Ministry of the Environment’s Guidelines “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. Where appropriate, parking may also be provided at the rear of buildings.
- (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 shall consult with the Municipality prior to the implementation of plans and programs within the Township.

The Crown Lands will be designated Rural on the Land Use Schedules. In the event these Crown Lands are sold to private interests the Rural policies of this Plan shall apply to the subject lands.

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 cultural heritage landscapes, built heritage and archaeological resources will be conserved. All new development permitted by land use policies and designations of this Plan shall have regard for cultural heritage resources.

a) Historical Sites

The Council of the Town of Petawawa recognizes the importance of encouraging the preservation of buildings and properties of historical or architectural value. To this end, the approval of plan amendments, plans of subdivision, severances, by-laws and site plans shall be guided by the following policies:

- (i) Council shall support the examination of buildings and sites in the Town with regard to the desirability and suitability for restoration, conservation and preservation purposes and shall support the creation of a heritage resource information base with a view towards establishing a comprehensive inventory of heritage sites and master plans. Citizens will be encouraged to participate.
- (ii) A stewardship program may be undertaken to inform the public of the importance of all listed buildings and structures and to encourage the owners of such properties to cooperate in maintaining the original external appearance of such buildings and structures.
- (iii) Council shall give consideration to the effects of public works and development on buildings and sites of historical importance, regardless of whether they are covered by a by-law under the Heritage Act, prior to giving approval to such works or development. Consideration shall also be given to conserving heritage buildings, landscapes or other such resources which are under municipal ownership and/or stewardship.
- (iv) Council may require a statement of impact to significant built heritage resources, if such resources are affected adversely by development or alteration.

b) Archaeological Resources

Development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted. Archaeological assessments shall be completed by qualified licensed archaeologists in areas considered to have archaeological potential prior to development in accordance with Ministry technical conservation guidelines and Heritage Act regulations.

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

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

(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) Natural Heritage Features

Council, in consultation with the Ministry of Natural Resources, has identified a number of natural heritage features in the Town. These natural heritage features are described in sections 9.3(5) Provincially Significant Wetland (Black Bay Wetland), 14(1) Petawawa River and Black Bay, 14(4) Petawawa Deer Yard, and 14(5) Petawawa Terrace Provincial Park ANSI. It shall be the policy of Council that, as the Ministry of Natural Resources identifies, from time-to-time, additional information on significant natural heritage features, such features shall be shown on the Schedule A to the Official Plan by way of an amendment to the Plan.

(9) 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.

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.

(10) Habitat Of Endangered And Threatened Species

Development and site alteration shall not be permitted in the significant habitat of endangered species and threatened species. Development and site alteration may be permitted in adjacent areas (within 120 metres) provided an Environmental Impact Study shows that the proposed development or site alteration will have no negative impact on the species or habitat.

(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 Residential and Suburban designations 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. Home industries should not be permitted within the Suburban or Residential designations. Specific provisions relating to home occupations and home industries shall be included in the Zoning By-law.

(12) Stormwater Management

Council supports the use of stormwater management techniques as a means to protect water resources (quality and quantity). Proponents will be expected to assess the impact of proposed development on receiving watercourses and to utilize a mix of on site, conveyance, and end-of-pipe best management practices to maintain water quality and prevent downstream impacts due to flooding. Stormwater Management Plans, submitted as part of the development approvals process will:

- (a) Ensure that natural hydrological characteristics are maintained, and where possible, enhanced as the means to protecting base flow of watercourses;
- (b) Maximize natural infiltration of water on site;
- (c) Ensure that development will not result in downstream flooding or cause adverse effects on receiving waterbodies;
- (d) Ensure that alterations to natural drainage systems are minimized and that existing natural vegetation is maintained; and

- (e) Ensure that existing fish and wildlife habitat is protected, enhanced, or restored.

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

The Town has stormwater management guidelines which are available for review.

(13) Mineral Exploration

Surveys and preliminary explorations for minerals may be conducted within any designation except the Residential and Suburban designations. 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.

(14) Noise Attenuation

Land uses that generate significant levels of noise (e.g., highway, airport, quarry, certain industrial uses) can be incompatible with adjacent residential uses and some institutional uses. Prior to permitting development that may cause noise or be affected by noise from an existing source, the Town may require the proponent to supply a noise impact study.

Council may consult the County of Renfrew in order to be satisfied that noise levels will not affect residential development or that noise attenuation measures can be implemented to reduce the noise impact.

The recommendations and noise attenuation measures contained in the noise impact study will be implemented through provisions in the subdivision agreement, site specific official plan amendment, site specific zoning by-law amendment or site plan agreement.

(15) Public and Institutional Uses

- (a) Public uses may include educational, institutional, administrative, cultural and recreational uses which are public in nature and are owned and/or operated by a public authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the Municipality.
- (b) Public uses shall be permitted within all land use designations 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.

(16) 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) Payment-in-lieu

The Municipality may require the developer to pay money equal to the value of the land in-lieu of the conveyance of land. 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.

(17) Public Works

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

(18) 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) 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.

(19) 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 Ministry of Environment and/or its agents and the Ministry of Natural Resources. 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.
- (b) All new permits issued 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 and which meet the needs of the Ontario Building Code Act.
- (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 a watercourse. 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, the Ministry of Natural Resources and the Federal Department of Fisheries and Oceans.

(20) Wayside Pits, Wayside Quarries and Portable Asphalt Plants

A wayside pit or wayside quarry or portable asphalt 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 or its agent 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.

(21) 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 and to consult with the Ministry of Natural Resources, the County of Renfrew and other agencies or individuals where proposals may affect these resources.

(22) Scenic Areas along the Petawawa and Ottawa Rivers

The Town of Petawawa is blessed with an enviable natural setting at the junction of two major rivers. The lands along these rivers offer considerable scenic value to both residents and visitors to the municipality. In order to protect this scenic value, all the lands along the Petawawa and Ottawa Rivers are described as scenic areas for the purposes of this Plan.

Development on these lands will proceed in accordance with the policies of the applicable land use designations and the policies of this section. In this regard, Council intends that new development on these lands be well integrated with, or complementary to, the natural characteristics and features of the scenic areas.

The policies of this section shall be implemented during the review of applications for consents, plans of subdivision, amendments to the implementing zoning by-law, and site plan agreements where site plan approval is required.

(23) 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) The Town shall attempt to compile an inventory of sites, as they become known to the municipality, where existing and past uses may have contributed to the presence of contaminants.
- (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 Town shall not grant any final planning approvals until:
 - (a) A Record of Site Condition signed by a qualified person is filed, if required, in accordance with the provisions of the Environmental Protection Act and Ontario Regulation 153/04, as amended.
 - (b) The site is cleaned-up in accordance with the applicable provincial guidelines.

(24) Public Waterfront Areas

Waterfront areas along the Ottawa River, Petawawa River and Black Bay owned by the Town shall be retained in public ownership to the greatest extent possible in order to facilitate long-term public access to these water bodies.

(25) Urban Forest

The Town encourages the protection of the urban forest for environmental and aesthetic reasons. It is the Town's objective to preserve and enhance the level and quality of tree cover within developed areas of the Town and to optimize the use of native species in order to develop a healthy urban forest through the following ways.

- (1) The Town shall, through the review of site plans and subdivision plans, require proposed developments to be designed to:
 - a) maintain and preserve existing plant species where appropriate;
 - b) integrate development with natural features on or adjacent to the site;
 - c) maximize additional tree plantings.
- (2) The Town may require a Tree Inventory report be submitted in support of a planning application. The Tree Inventory report should identify trees that are over 10 cm in diameter at breast height. The report should address the feasibility of retaining desired trees and protection measures required during site development and building construction.
- (3) The Town may implement a tree planting program (both on public property and through reviews of development applications) to ensure trees are continuously planted to improve streetscapes throughout the Town. In locating such trees, the Town should consider the following:
 - a) Future development and street widening/reconstruction plans for the street.
 - b) Sight lines and other safety related matters.
 - c) Location of services (sewer and water lines, gas and other buried services, overhead wires).
 - d) Developing streetscape plans to provide guidance on the location, spacing and species of trees to be planted.

(26) Environmental Impact Study (EIS)

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

Council will require an EIS for development and site alterations proposed within or adjacent to a natural heritage feature or lands identified as Provincially

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

- (a) a description (including a map) of the study area;
- (b) a description of the development proposal;
- (c) an identification of the features and functions likely to be effected by the development proposal;
- (d) an assessment of the potential impacts of the proposed development on key features and functions;
- (e) an identification of mitigation requirements and monitoring requirements;
- (f) the quantification of residual impacts (those that cannot be mitigated) if any;
- (g) recommendations on how to implement mitigative measures; and
- (h) a review and decision.

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

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

(27) Second Dwelling Units

A second dwelling unit, also known as an accessory or basement apartment, secondary suite and in-law flat, is a self-contained residential unit with kitchen and bathroom facilities. A second dwelling unit is permitted within a single detached, semi-detached, or row house dwelling or within structures accessory to dwellings (such as above garages). Second dwelling units must comply with applicable laws and standards. This includes the Building Code, the Fire Code and property standards bylaws. The local Zoning By-law may include minimum standards for secondary dwelling units including (but not limited to): dwelling unit area, minimum lot area, parking, and servicing.

(28) Garden Suites

Garden Suites are defined in section 39.1(1) of the Planning Act as one-unit detached residential structures containing bathroom and kitchen facilities that are

ancillary to existing residential structures and that are designed to be portable. Garden suites are also commonly known as granny flats. They provide an affordable housing option that supports changing demographics, allows for aging in place, and provides opportunities for more reasonably priced accommodation. The following criteria will be used as the basis for permitting garden suites by passing a Temporary Use By-law for a period up to 20 years:

- (i) The use is subordinate in scale and function to the main dwelling on the lot;
- (ii) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
- (iii) The use is situated on an appropriately-sized residential lot;
- (iv) The use is compatible in design and scale with the built form of the main dwelling unit;
- (v) The orientation of the use will allow for optimum privacy for both the occupants of the garden suite and the main dwelling on the lot;
- (vi) Any other siting requirements related to matters such as servicing, parking and access requirements, and stormwater management can be satisfied; and
- (vii) Council may require a development agreement and/or security to ensure the future removal of the garden suite.

(29) Other Sections

Reference should be made to the policies of Section 14 Special Policy Areas, Section 15 Transportation, Section 16 Sewage and Water Systems, and Section 17 Hydro and Pipeline Facilities, and Waste Management Systems.

SECTION 19.0 - LAND DIVISION POLICIES

19.1 GENERAL INTENT

The policies set out in this section will be implemented on behalf of the Town of Petawawa by the Renfrew County Land Division Committee.

The consent process shall be viewed as one of two methods of subdividing land for development purposes. The second method involves plan of subdivision process which is administered (and approved) by the County of Renfrew. This process allows for a more rigorous review of complex development issues on a comprehensive basis. The Land Division Committee 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 or where the further division of land by either method does not represent the proper and orderly development of the Municipality. The preferred method for lot creation within the Municipality will be by way of plan of subdivision.

19.2 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 and have direct access to existing public road maintained on a year-round basis and of a standard of construction acceptable to the Municipality. The only exception to this policy is for commercial lots or blocks within a plan of subdivision and lots and blocks within a plan of condominium.
- (3) The maximum number of new lots permitted to be created from an original holding shall be three (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 the Planning Act. An original holding means a holding as of January 10, 1987, which was the approval date of the Official Plan of the former Township of Petawawa.

Above that maximum of three lots, no new lots will be permitted to be created through the consent process, except as provided for in subsection (4) and (5) below. Above the maximum of three lots, either further development would not be permitted or a plan of subdivision would be required.

- (4) Notwithstanding subsection (3) above, the following special policies shall apply to the Residential and Commercial Designations only:

While Council generally discourages granting more than three consents per holding under this Plan, a maximum of two additional consents may be granted in the Residential and Commercial Designations provided the following criteria are considered for the additional lots:

- (a) that they do not create a conflict with abutting uses;
 - (b) that they do not lead to additional municipal services being required; and
 - (c) that they are serviced by full municipal water and sewer services.
- (5) Notwithstanding subsection (3) above, the following special policies shall apply to the Rural and Rural Residential Designations only:

Where an original holding consists of more than 25 hectares, a maximum of three (3) additional consents may be granted provided the following criteria are considered for the additional lots:

- (a) that they do not create a conflict with abutting uses;
 - (b) that they do not lead to additional municipal services being required;
 - (c) that they do not promote strip development; and
 - (d) that environmental impacts are considered.
- (6) The minimum lot size and lot frontage shall be established and regulated by 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 size and configuration of any lot should be appropriate for its intended use and shall be planned to prevent or limit impacts on a natural resource, to blend with adjacent development, to maximize the efficient use of infrastructure and services, and to promote energy and water conservation.

- (7) 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.
- (8) Highway 17 is designated as a Class I (Freeway-Expressway) highway. Consents for parcels requiring direct access to this highway will not be granted.
- (9) Consents will not be permitted which cause or contribute to ribbon development along the municipal road network. 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.

- (10) 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.
- (11) 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 Ministry of Natural Resources may be consulted on applications for consent on hazard lands.
- (12) 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.
- (13) 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 Town lot from an existing public road fronting said lot unless an alternate access is guaranteed.
- (14) 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.
- (15) Consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.
- (16) 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.
- (17) Consents for new lots within registered plans of subdivision or registered compiled plans that are serviced by private wells and septic systems, or by only one municipal service (i.e., municipal water), shall not be permitted. Consents that do not create separate lots, such as easements and lot additions, will be evaluated on their own merits.

Except as noted above, consents on partial services are permitted.

- (18) In cases where a rezoning is required, the amending zoning by-law will be in force prior to the finalization of the consent.
- (19) Consents for residential development in the Rural designation shall satisfy the criteria outlined in Section 5.3 of this Plan.

- (20) Consents must conform with the Minimum Distance Separation policies of Section 18.2(2).
- (21) As a condition of consent, the Municipality may require the dedication of land for park purposes (or cash-in-lieu), and may require the applicant to enter into an agreement regarding any of the matters permitted by Sections 51(26) and 53(12) of the Planning Act.

19.3 PLAN OF SUBDIVISION DEVELOPMENT CRITERIA

The County of Renfrew processes and approves 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 any other related policies of this Plan, and the following policies:

- (1) Any pre-designated 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 Town.
- (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 and 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. The approval authority reviews and may consult with other agencies on the proposed plans of subdivision to ensure that they have due regard for the Provincial Policy Statement.

Where the proposal is for on-site services, Council shall require a hydrogeological report and shall be satisfied that there is a sufficient supply of potable water, and that the site is suitable for on-site sewage disposal.

- (4) Generally, a plan of subdivision should not be less than six lots.
- (5) Roads within a proposed plan of subdivision will be assumed by the municipality and shall directly access a public road which is maintained year round so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.

- (6) All lots shall be provided with direct access to a road developed to municipal standards.
- (7) Notwithstanding subsections (4) and (5) above or any other policies of this Plan, commercial lots and blocks in a plan of subdivision may front on a private road developed to municipal standards and to which the subject lots and blocks are legally entitled to use for access.
- (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) sidewalk requirements;
 - (c) drainage requirements;
 - (d) access requirements;
 - (e) financial requirements;
 - (f) insurance requirements;
 - (g) servicing requirements; and
 - (h) 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) Council will encourage the inclusion of a variety of dwelling types in all subdivisions and more specifically multiple residential dwelling units in areas of the Municipality where full servicing is available.
- (12) The appropriate policies of the Parks and Open Space designation and the General Policies for Development also apply to the review of a plan of subdivision. In particular, an application for a proposed plan of subdivision shall indicate how the development will connect to pedestrian links and cycling routes.
- (13) The policies of this section apply to plans of condominium submitted under the Condominium Act, with necessary modifications.

- (14) A common element roadway is permitted as a means of access within a plan of condominium.

SECTION 20.0 - IMPLEMENTATION AND INTERPRETATION

20.1 ALTERNATIVE PUBLIC NOTICE PROCEDURE

- (1) 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.
- (2) Where amendments to the Official Plan or Zoning By-law are for the correction of 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.

20.2 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.

20.3 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.

20.4 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 (with the exception of the number of new lots permitted off a holding) are not to be interpreted rigidly but rather are approximate only for general guidance in the administration of the Plan.

20.5 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 20.5 (1) through 20.5 (4) above Council may not zone it for its present 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 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 Energy 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.

20.6 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 Town 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 on the expiration of 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.

Amendments to the Official Plan will only be permitted if they have regard for Provincial Policy and any upper tier plans in effect.

Council will strive to monitor the effectiveness of this Plan, especially those policies related to Provincial Policy and growth management.

20.7 SITE PLAN CONTROL

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

- (1) Council shall encourage the use of the site plan control provisions of the Planning Act to implement the policies and provisions of this Plan and to coordinate and enhance the built environment of the local community.
- (2) Pursuant to the Site Plan Control provisions of the Planning Act, the entire area of the Town of Petawawa is designated as a proposed Site Plan Control Area. 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 of the Planning Act, including matters relating to exterior

design, and facilities for accessibility for people with disabilities. With respect to exterior design, site plan control may address the character, scale, appearance and design features of buildings and their sustainable designs as well as sustainable design elements on the adjoining street (landscaping, permeable pavement materials, street furniture, curb ramp, waste and recycling containers and bicycle parking facilities.)

- (3) 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. 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.
- (4) 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. Lands which exhibit physical constraints to development and lands which are environmentally sensitive to development (including waterfront lands) are also considered a proposed site plan control area. Notwithstanding the foregoing, all temporary uses as described under Section 20.8 of this Plan are also herein described as a proposed site plan control area.
- (5) 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.

20.8 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 (twenty years for a garden suite as defined by Section 39.1(1) of the Planning Act). Further, Council may grant extensions of not more than three years 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 which 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.

20.9 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 Town of Petawawa.

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.

20.10 PROPERTY MAINTENANCE AND OCCUPANCY BY-LAW

- (1) Council intends to consider enacting a Property Maintenance and Occupancy Standards By-law in accordance with the Building Code Act. The purpose of this By-law is to ensure that properties (particularly residential, commercial, and industrial) now in generally adequate or better condition, continue to be maintained to a reasonable standard and that poorly maintained properties be brought up to an acceptable standard.
- (2) The Maintenance and Occupancy By-law may be applicable to either one or more defined areas 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:
 - a) garbage disposal;
 - b) pest prevention;
 - c) structural maintenance of buildings;
 - d) services to buildings, including plumbing, heating and electricity;
 - e) safety of buildings;
 - f) cleanliness of buildings;
 - g) maintaining yards, lanes, parking and storage areas;
 - h) maintaining fences, swimming pools, accessory buildings and signs;
 - i) keeping lands and waterfront properties free from rubbish, debris, weeds, abandoned or dilapidated vehicles, trailers, boats, barges, mechanical equipment or materials; and
 - j) occupancy standards.
- (3) The Municipality may appoint a Property Standards Officer who will be responsible for administering and enforcing the Maintenance and Occupancy By-law.

- (4) The Municipality may appoint a Property Standards Committee, in accordance with the Building Code Act for the purpose of hearing appeals against an order of the Property Standards Officer.
- (5) The measures to be used generally in achieving the property maintenance program shall include an education and public relations program to show ratepayers the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

20.11 ZONING BY-LAW AMENDMENTS

- (1) When considering applications for Zoning By-law amendments, Council shall have regard for the provisions of this Plan and, without limiting the generality of the foregoing, the following matters, as appropriate.
 - a) conformity of the proposed use with this Plan;
 - b) conformity with the general intent and purpose of the Zoning By-law;
 - c) compatibility of the proposed use with adjacent uses, adjacent land use designations, adjacent zones and maintenance of privacy;
 - d) compatibility of proposed buildings and structures with adjacent buildings, structures and the environment;
 - e) extent to which existing areas zoned for the proposed use are developed or available for development;
 - f) the impact of the proposed use on the transportation system, community facilities, and the environment;
 - g) suitability of the land, buildings and structures for the proposed use;
 - h) the financial implications to the municipality and other public bodies;
 - i) adequacy of access points and parking areas
 - j) adequacy of open space and amenity areas
 - k) comments and recommendations from public agencies;
 - l) Provincial Policy Statements; and
 - m) the precedents created by the proposed amendment.

20.12 MINOR VARIANCES

- 1) A Committee of Adjustment appointed by the Council pursuant to the Planning Act, Section 44 may grant applications for minor variances from the provisions of the Zoning By-law and an Interim Control By-law, or where empowered by by-law, the provisions of any by-law that implements this Plan.
- 2) When considering an application for a minor variance, the Committee of Adjustment may grant the variance provided,
 - a) the variance is minor;
 - b) in the opinion of the Committee, the general intent and purpose of the Official Plan are maintained;
 - c) in the opinion of the Committee, the general intent and purpose of the By-law being varied are maintained; and
 - d) in the opinion of the Committee, the land, building or structure or use thereof is desirable for the appropriate development or use of the land, building or structure.
- 3) In considering whether a variance is desirable for the appropriate development or use of the land, building or structure, the Committee of Adjustment shall have regard among other things for,
 - a) the feasibility of designing the building or structure in conformity with the by-law;
 - b) the compatibility of the proposed development with adjacent uses, buildings and the environment and the maintenance of privacy;
 - c) the provision of adequate buffering, screening and landscaping; and
 - d) the provision of adequate motor vehicle access and parking.

20.13 PRECONSULTATION AND COMPLETE APPLICATION

- 1) Prior to the submission of an application under the Planning Act an applicant is encouraged to preconsult with the Town. The purpose of the pre-consultation is to determine the scale and scope of any required information or material necessary to ensure the submission of a complete application.
- 2) Applications for official plan amendment, zoning by-law amendment, plan of subdivision and consent shall be supported by a complete application. The purpose of requiring a complete application is to ensure that Council has the necessary information to make informed decisions and/or comments on the

aforementioned applications and to initiate the time frames for processing applications under the Planning Act.

The applications noted above must be accompanied by the information prescribed under the Planning Act (including the fee) and any or all information outlined below:

- a) Air Emissions Study
 - b) Aggregate Impact Study
 - c) Archaeological/Heritage Assessment
 - d) Blasting Impact Study
 - e) Environmental/Biological Survey
 - f) Environmental Impact Study (EIS)
 - g) Environmental Site Assessment (Phase I and II)
 - h) Geological/Geotechnical Study
 - i) Housing Study
 - j) Hydrogeological Study
 - k) Landscaping Plan
 - l) Land Use Compatibility Assessment
 - m) Market Impact Study
 - n) Noise Impact Study
 - o) Planning Rationale Report
 - p) Servicing Study
 - q) Stormwater Management Plan
 - r) Traffic Impact Study
 - s) Tree Preservation Plan/Study
 - t) Urban Design Study
 - u) Vibration and/or Noise Impact Study
- 3) This list of information is not intended to be exhaustive. Other information may be required by the Town in consultation with other agencies in response to a particular development proposal to deem an application complete. In addition, other studies may be required to address issues that arise during the processing of applications. Qualified professional consultants retained by and at the expense of the proponent shall carry out the studies. The Town may require peer review of the studies at the proponent's expense.
- 4) The specific submission requirement for any given application will be based on the scale of the proposal, its location, and its location in relation to other land uses.

20.14 DESIGN GUIDELINES

- (1) The Town may adopt design guidelines for non-residential redevelopment and new non-residential development. These guidelines may include, but are not limited to, building mass, scale, façade treatment, cladding, colour, windows, doorways, overhangs and awnings, streetscape design, lighting, signage and parking areas. The intent is to promote a coordinated and attractive streetscape design for both the public and private realms.

- (2) The Town may also adopt design guidelines for residential areas to improve streetscapes, enhance the character of the built form, and improve the relationship between the private and public realm. The guidelines are not intended to prescribe any architectural style but to suggest desirable features for new housing. The guidelines may also apply to flexible housing projects that incorporate, at the design and construction stage, the ability to make future changes easily and with minimum expense to meet the changing needs of the occupants.
- (3) Council may allow a deviation from the provisions of the design guideline documents if it is of the opinion that such action is warranted and that the general intent of the Official Plan will be maintained.
- (4) Design guideline documents could also encourage the application of Crime Prevention Through Environmental Design (CPTED) principles in residential and non-residential developments. These principles include the appropriate lighting for streets, paths, alleys, and parks, the use of solid core exterior design and door frames with proper strike plates, and ensuring that entrances are visible and overlooked by windows.
- (5) Council may consider incorporating the concept of universal design into the preparation of residential design guidelines. Universal design refers to the construction approach and design of all features of a dwelling enabling people of all ages and abilities to live comfortably and easily in their homes. Examples of universal design include stepless entrance to the dwelling, curbless showers, single level dwellings, lever style door handles, and wider hallways and doorways.

20.15 ALTERNATIVE DEVELOPMENT STANDARDS

Council may consider alternative development standards (e.g., narrower roads and shared services) as a means to provide more cost-effective and compact developments. These standards will be evaluated on a case by case basis.

20.16 COMMUNITY IMPROVEMENT

Community Improvement projects are undertaken for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighbourhoods, recreational areas, commercial centres and industrial areas. The entire Town of Petawawa is designated a Community Improvement Project Area.

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

Pursuant to the provisions of Section 28 of the *Planning Act* and the relevant sections of the *Municipal Act*, the Town may prepare or require the preparation of a Community Improvement Plan and designate a portion of the Town as a Community Improvement Project Area by by-law. Among other things, the Town, subject to the approval of the Minister of Finance, may cancel taxes, reduce taxes, and provide assistance to rehabilitate “brownfield” sites. The Ministry of Municipal Affairs and Housing Community Planning Improvement Handbook provides additional information.