

Town of Petawawa Draft Official Plan

Statutory Public Open House
1111 Victoria Street
Town Hall, Council Chambers
January 31, 2024
5:00 pm to 8:00 pm



Purpose of Today's Statutory Public Open House

- To update you on the project's process.
- To obtain your input on the Draft Official Plan (November 2023).



Presentation Overview

- What is an Official Plan?
- Why are we updating the Official Plan?
- Project progress to date.
- Summary of key updates to the Official Plan.
- Next Steps.



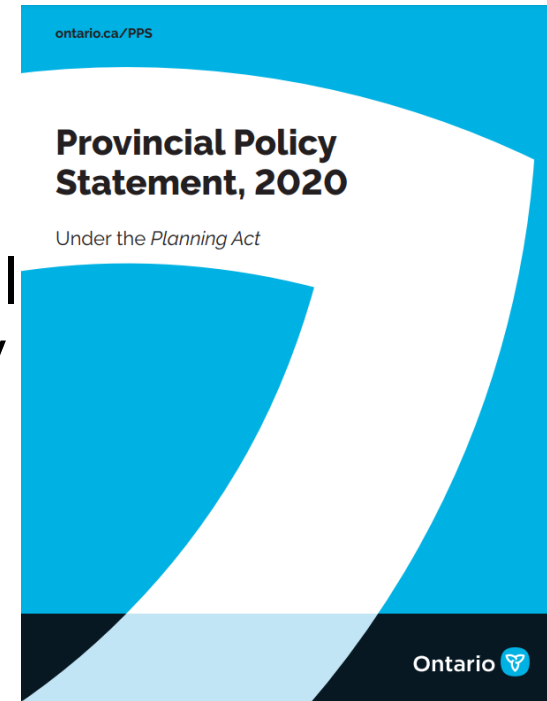
What is an Official Plan?

- The Official Plan provides an overarching vision for the Town and policies on how land in the community should be used.
- The Official Plan contains policies to address:
 - The Town's vision and goals;
 - Where housing, industrial uses, and businesses may be located;
 - Economic development, tourism and downtown revitalization;
 - Transportation networks; and
 - Protection of the natural environment.



Why are we Updating the Official Plan?

- The Town's Current Official Plan was approved in 2004 and was last updated in March 2014.
- The Planning Act requires the Official Plan to be updated (amended) every five years or entirely replaced every 10 years.
- The update is a Comprehensive Review that will ensure consistency with the 2020 Provincial Policy Statement and conformity with the County's Official Plan.



Background Information

- Provincial Policy Statement (PPS), 2020.
- Bill 109, More Homes for Everyone Act, 2022.
- Bill 23, More Homes Built Faster Act, 2022.
- Background and Gaps Report (WSP March 2023).
- Policy Directions Report (WSP August 2023).
- Town of Petawawa Population, Dwelling and Employment Prospects to 2051 (metro economics, July 2023).
- Vacant Land Analysis and Land Needs Memo (WSP October 2023).
- Petawawa Housing Needs Assessment (SHS October 2023).



Engagement to Date

- Pre-consultation with County of Renfrew (January 19, 2023).
- Special Meeting of Council (March 4, 2023) to kick off the Official Plan Update.
- Stakeholders Meeting #1 (March 29, 2023).
- Council Briefing (June 19, 2023).
- Stakeholders' Sessions (June 20, 2023).



Summary of Key Proposed Changes

Draft Official Plan (November 2023)

The Draft Official Plan is available for review on the Town's website [here](#).



Draft Official Plan for the Town of Petawawa

November 2023



Draft Official Plan

Draft Official Plan –

Key Changes

New Section 2 Growth Management (currently Section 1.2 Purpose and Objectives of the Plan)

- County of Renfrew Official Plan provided growth projections to 2046.
- Additional Population, Dwelling and Employment Prospects to 2051 prepared by metro economics (July 2023):
 - Population will increase over the next 30 years; forecasted to be between 2,140 – 3,980.
 - New dwelling units will be approximately 70 – 95 per year.
 - Assessment and projections show the importance of Garrison Petawawa.

Draft Official Plan –

Key Changes

New Section 2 Growth Management (currently Section 1.2 Purpose and Objectives of the Plan)

- WSP prepared a Vacant Lands Analysis and Land Needs Assessment (October 2023).
 - Assessed vacant residential and employment lands to accommodate growth to 2051.
 - There is sufficient land within the Settlement Area Boundary to meet future demand.

Draft Official Plan –

Key Changes

Existing Official Plan Section 18, General Policies for Development, is now Section 3, General Land Use Policies.

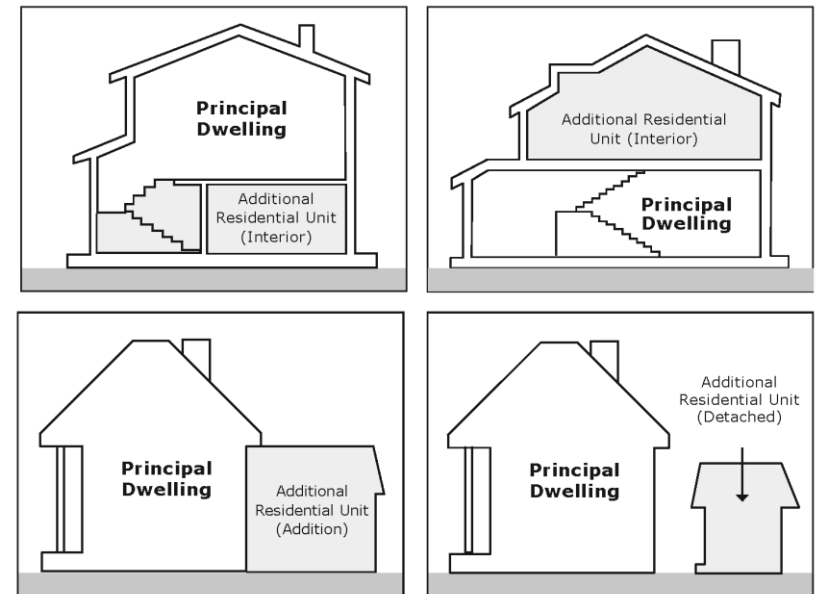
The following subsections have been added:

- Section 3.1 Accessory Uses;
- Section 3.4 Community Hubs;
- Section 3.11 Intensification;
- Section 3.12 Landfill Uses;
- Section 3.16 Natural Gas Pipeline;
- Section 3.17 Neighbourhood Specific Area and Secondary Plans;
- Section 3.23 Short-Term Rental Accommodations;
- Section 3.25 Sustainability and Climate Change;
- Section 3.26 Tiny Home and Modular Housing;
- Section 3.27 Urban Agriculture; and
- Section 3.31 Wildland Fire Hazard Areas.

Draft Official Plan – Key Changes

Additional Residential Units (ARUs)

- Additional Residential Units (ARUs) are self-contained residential units.
- Two (2) ARUs per lot containing a single-detached, semi-detached or townhouse dwelling.
- Secondary dwelling unit policy for rural lands remains.



Source: WSP

Draft Official Plan – Key Changes

Community Hubs

- A community hub serves as a central point of access, which offer services in collaboration with different community agencies and service providers. Community Hubs are defined by local needs, services and resources.
- The Draft Official Plan encourages the development of community hubs, where appropriate, to facilitate the co-location of public services and promote cost-effective integration.



Source: Premier's
Community Hubs
Framework Advisory
Group, 2016

Draft Official Plan – Key Changes

Intensification

- Intensification refers to the development of a property at a higher density than what currently exists, though redevelopment, development of vacant land, infill development, or the expansion, conversion of adaptive reuse of existing buildings.
- The Draft Official Plan anticipates that, at a minimum, 10% of new lots/ units created over the life of the Plan will occur through residential intensification in portions of the Settlement Area Boundary where full municipal sewer and water services are already available.

Draft Official Plan – Key Changes

Landfill Uses

- The Draft Official Plan controls for proposed development adjacent to closed landfill sites in accordance with the Landfill Use Policies as outlined in Section 5 Rural.
 - No development shall be permitted within 30 meters of a landfill site, and no residential development shall be permitted within 500 meters of a landfill site.
 - Applications for planning approvals to facilitate development within 500 meters shall be accompanied by technical studies prepared according to Ministry of Environment, Conservation, and Parks Guidelines.

Draft Official Plan – Key Changes

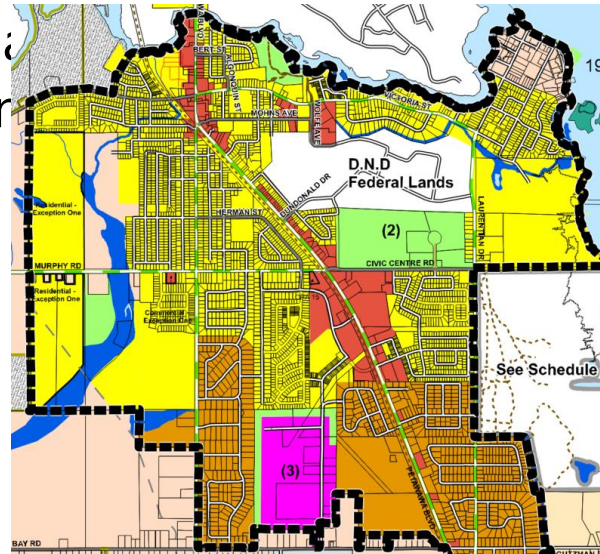
Natural Gas Pipelines

- The Draft Official Plan provides provisions for development adjacent to TransCanada Pipelines Limited (TCPL) natural gas pipelines.
 - Town shall require early consultation with TCPL for any development proposals within 200 meters of its pipelines.
 - TCPL's pipeline right-of-way may be used for passive open/green space or part of a linear park system.
 - Activities on or within 30 m of the pipeline centreline, such as excavation, blasting and any movement of heavy equipment must be approved in writing by TCPL.

Draft Official Plan – Key Changes

Secondary Plans and Neighbourhood Specific Areas

- A Secondary Plans provide detailed policies to guide growth and development on greenfield areas within Town.
- Neighbourhood Specific Area policies are similar to Secondary Plans but are applied at a neighbourhood scale.
- Further information on Secondary Plans and Neighbourhood Specific Area Policies.



Section 14
Neighbourhood Specific Area

Draft Official Plan –

Key Changes

Short-Term Rental Accommodations

- Short term rentals include bed and breakfasts, cottage rentals, apartment rentals, a single room, or an entire house and does not extend beyond 28 days.
 - The Draft Official Plan permits the Town to consider requiring registration of short-term rentals using a licensing system to ensure public safety and property standards are met.

Draft Official Plan – Key Changes

Sustainability and Climate Change

- The Draft Official Plan recognizes the role of the Town in promoting energy conservation, improving air quality, and reducing greenhouse gas emissions.
 - Policies seek to reduce energy costs and promote energy efficacy in new development, including subdivisions, where feasible.

Draft Official Plan – Key Changes

Tiny Homes and Modular Housing

- Tiny Homes are self-contained smaller sized residential units with private kitchen, bathroom facilities and sleeping areas.
 - The Draft Official Plan permits tiny homes as primary dwelling units or ARUs.



Source: MMAH, 2019

Draft Official Plan – Key Changes

Urban Agriculture

- The Draft Official Plan proposes to permit community gardens and rooftop gardens in Residential, Suburban, Rural Residential, Commercial, Parks and Open Space designation.
 - The Town will study the suitability of permitting livestock as an accessory use and may develop policies and procedures for raising animals on private property.



Source: Take Action Burlington, 2016

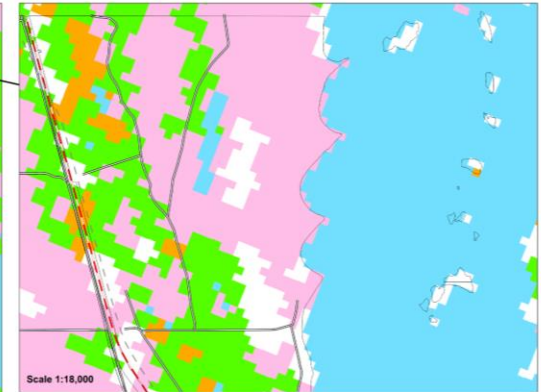
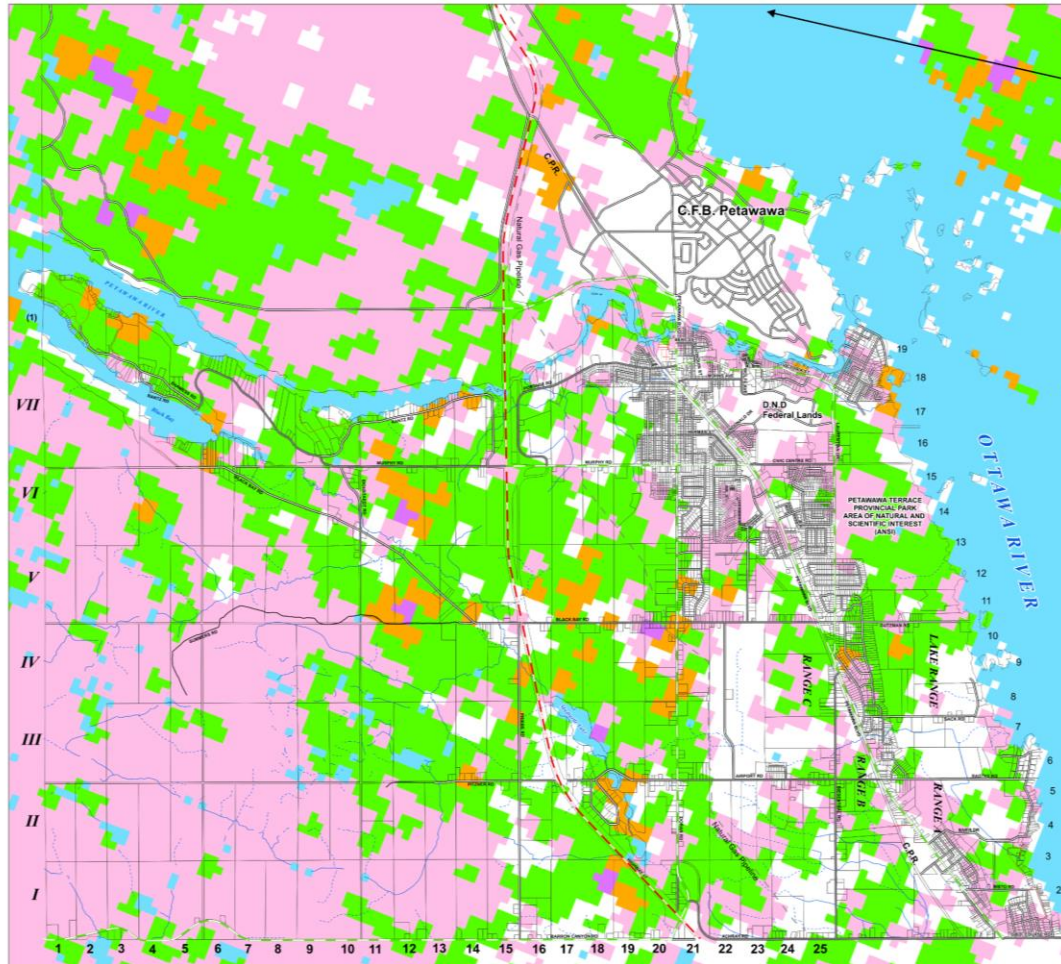
Draft Official Plan – Key Changes

Wildland Fire Hazard Areas

- The Draft Official Plan Schedule C identifies areas at risk for wildland fire.
- The Draft Official Plan contains land use policies that apply to areas near wildland fire hazards, such as:
 - Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
 - Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Province.

Official Plan of the Town of Petawawa

Draft Schedule C - Wildland Fire and Hazards



Legend

Potential Hazardous Fuel Types for Wildland Fires

- Extreme - C1, C2, C4
- High - C3, M2 > 50%, M4
- Moderate - M2 > 25% - < 50%
- Low - D1, M2 < 25%
- Pine Needs Evaluation - C5, C6
- Water
- Property Parcels
- Provincial Highways
- County Roads
- Municipal Roads
- Municipal Roads - Collector
- Municipal Roads - Seasonal
- Private Roads
- Permanent, Stream/River
- Intermittent, Stream/River

Scale 1: 18,000
0 1,500 3,280 Feet
0 500 1,000 Metres
Produced by WSP
Sources: County of Renfrew, Ontario Ministry of Natural Resources and
Land Information Ontario. © King's Printer for Ontario, 2022.

Map updated November 15, 2023

Draft Official Plan – Key Changes

These Official Plan (OP) General Land Use subsections have been moved:

- Current OP Section 18.2.1 Affordable Housing is now Section 3.2. Affordable and Attainable Housing.
- Current OP Section 18.2.3 Buffering is now Section 3.13 Land Use Compatibility.
- Current OP Section 18.2.6 Cultural Heritage and Archeological Resources is now Section 3.6 Cultural Heritage and 3.7 Cultural Heritage Resource Data.
- And Current OP Section 18.2.21 Quality of Environment / Sensitive areas and Current OP Section 18.2.22 Scenic Areas along the Petawawa and Ottawa Rivers is now Section 3.22 Sensitive and Scenic Areas.

Draft Official Plan – Key Changes

These Official Plan (OP) General Land Use subsections have been moved:

- Habitat of Endangered and Threatened Species (Current OP Section 18.2.10) has been removed. Related provisions now in Section 12 Natural Heritage and Constrains, Subsection 6 Endangered and Threatened Species.
- Stormwater Management (Current OP Section 18.2.12) has been removed. Related provisions now in Section 17 Sewage and Water Systems Servicing.
- Servicing Policies (Current OP Section 18.2.18) has been removed. Related provisions now in Section 17 Sewage and Water Systems Servicing.
- Environmental Impact Study (Current OP Section 18.2.26) is now Section 22 Environmental Impact Study (EIS).

Draft Official Plan – Key Changes

These Official Plan (OP) General Land Use subsections have been deleted:

- Current OP Section 18.2.9 Group Home;
- Current OP Section 18.2.17 Public Works; and,
- Current OP Section 18.2.29 Other Sections.

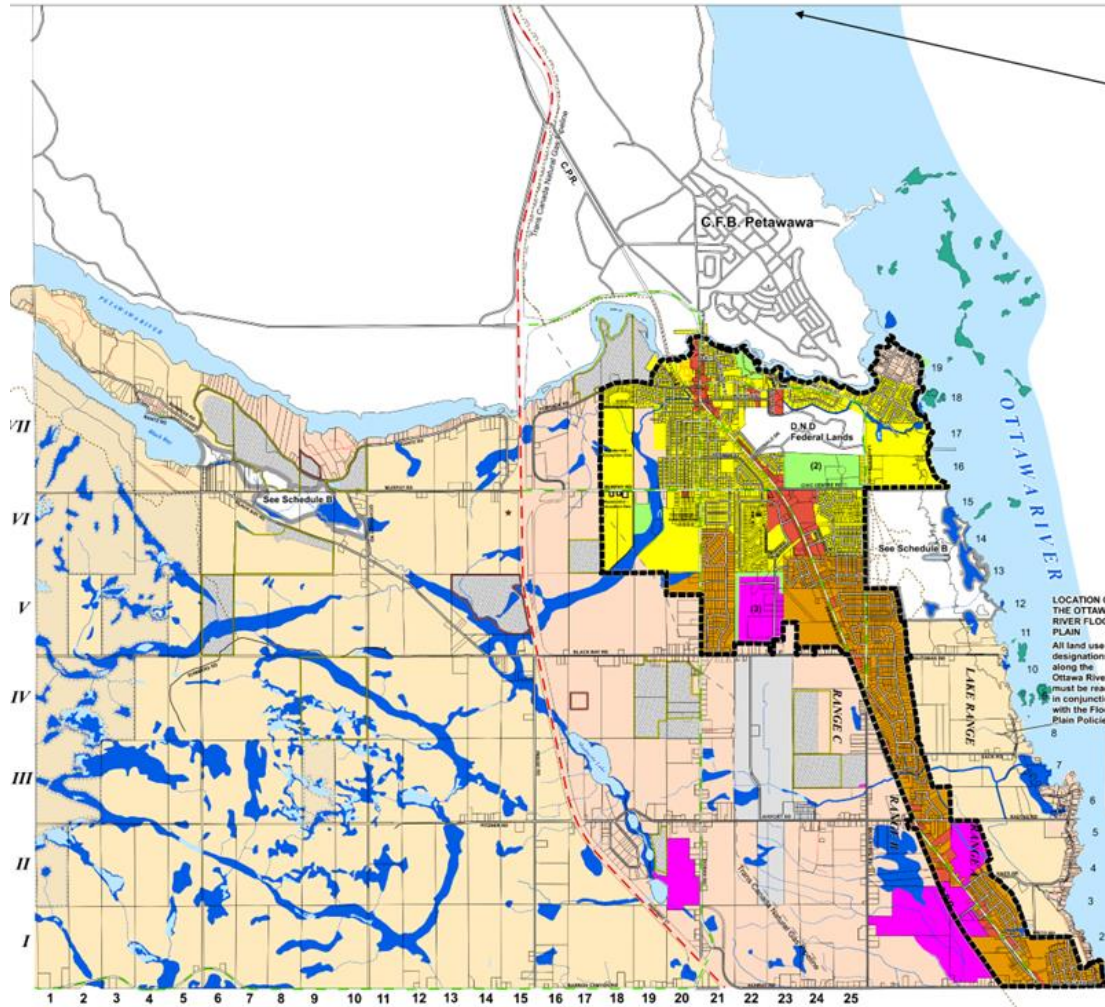
Draft Official Plan – Other Key Changes

The current Official Plan includes Section 2 Residential, Section 3 Commercial, Section 5 Suburban, and Section 7 Industrial.

The Draft Official Plan has consolidated these land use designations into Section 4 'Land Use Designations within Settlement Area Boundary'.

Official Plan of the Town of Petawawa

Draft Schedule A - Land Use



Legend

- | | | | |
|--|--------------------------------------|--|-----------------------------|
| | Settlement Area Boundary | | Provincial Highways |
| | Inactive Waste Disposal Site | | County Roads |
| | Residential | | Municipal Roads |
| | Suburban | | Municipal Roads - Collector |
| | Rural Residential | | Municipal Roads - Seasonal |
| | Rural | | Private Roads |
| | Commercial | | |
| | Industrial | | |
| | Mineral Aggregate Resources | | |
| | Airport | | |
| | Environmental Protection Area | | |
| | Parks and Open Space | | |
| | Island Residential | | |
| | Crown Land | | |
| | Exception Area | | |
| | Property Parcels | | |
| | Aggregate Site Authorized - Inactive | | |
| | Aggregate Site Authorized - Active | | |
| | Ottawa River Flood Plain | | |
| | Trans Canada Natural Gas Pipeline | | |
| | Permanent Stream/River | | |
| | Intermittent Stream/River | | |
| | Trail | | |

Special Policy Areas

- (1) Petawawa River and Black Bay (see Schedule B)
- (2) Petawawa Civic Centre
- (3) Petawawa Industrial/Business Park and Buffer
- (4) Petawawa Deer Park (see Schedule B)
- (5) Black Bay Provincially Significant Wetland (see Schedule B)
- (6) Petawawa Terrace Provincial Park Area and Natural and Scientific Interest (ANSI) (see Schedule B)



Scale 1: 18,000
0 1,640 3,280 Feet
0 500 1,000 Metres
Produced by WSP
Source: County of Simcoe, Ontario Ministry of Natural Resources and
Land Information Ontario. © King's Printer for Ontario, 2022.

Draft Official Plan – Other Key Changes

Main Street District

- Within the Commercial Designation (Section 4.3), the Draft Official Plan supports a new Main Street District which includes policies that:
 - Residential uses would be permitted, only as a secondary use to the primary commercial use.
 - Contiguous grade-related commercial along portions of Petawawa Boulevard and Civic Centre Road.

Draft Official Plan – Other Key Changes

Natural Heritage and Constraints (Section 12)

- The Draft Official Plan includes a new section on Natural Heritage and Constraints.
 - Section 12.4 Adjacent Lands. The Provincial Planning Statement (PPS) defines adjacent lands as those lands contiguous to a specific natural heritage feature. No development or site alternation shall be permitted on adjacent lands unless their ecological function have been evaluated though an Environmental Impact Statement (EIS).

Draft Official Plan – Other Key Changes

Natural Heritage and Constraints (Section 12)

- Section 12.5 Areas of Natural and Scientific Interest (ANSI). The PPS defines ANSI as areas of land or water continuing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.
 - The Town contains the Petawawa Terrace Provincial Park ANSI, which is identified on Schedule B as Special Policy Area 6.
- Additional policies related to Abandoned Mine Hazards (Section 12.3), Natural Heritage Features (Section 12.7), Wetlands (Section 12.8), and Wildlife Habitat (Section 12.9).

Draft Official Plan – Other Key Changes

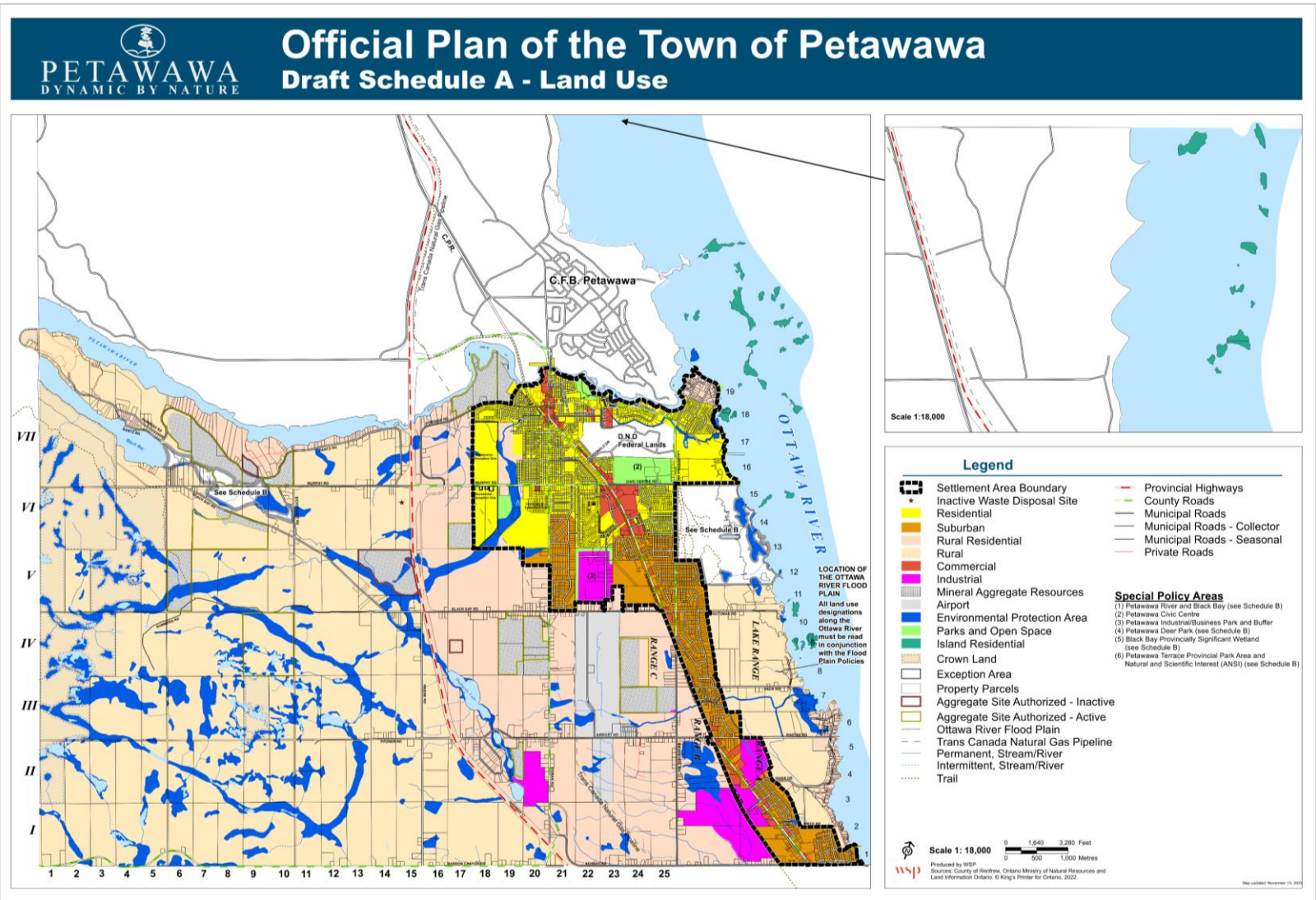
Implementation and Interpretation (Section 20)

- The Draft Official Plan Implementation and Interpretation Section contains new provisions for Public Consultation, including provisions approved by Council through Official Plan Amendment 19 (By-law 1547/22).
 - Section 20.1.2 Alternatives to public consultation, beyond the minimum requirements of the Planning Act, may be considered for major and/ or controversial planning applications.
 - Section 20.4 New Pre-Consultation and Complete Application provisions.
 - Section 20.15 Provisions for a tariff of fees for the provision of planning applications.

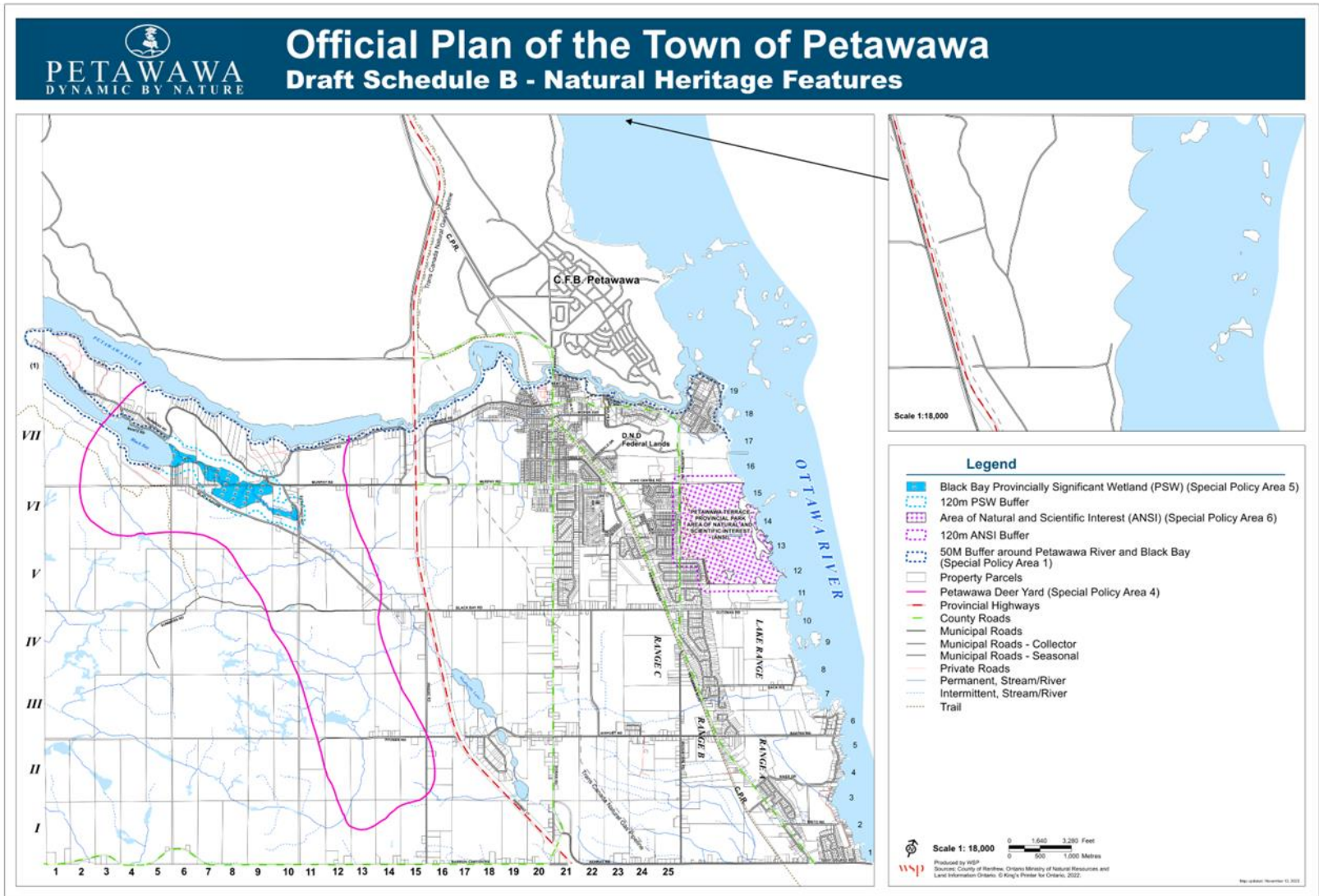
Draft Official Plan – Schedules (Maps)

- The Draft Official Plan includes Land Use Schedules, as follows:
 - Schedule A – Land Use;
 - Schedule B – Natural Heritage Features;
and
 - Schedule C – Wildland Fire and Hazard.

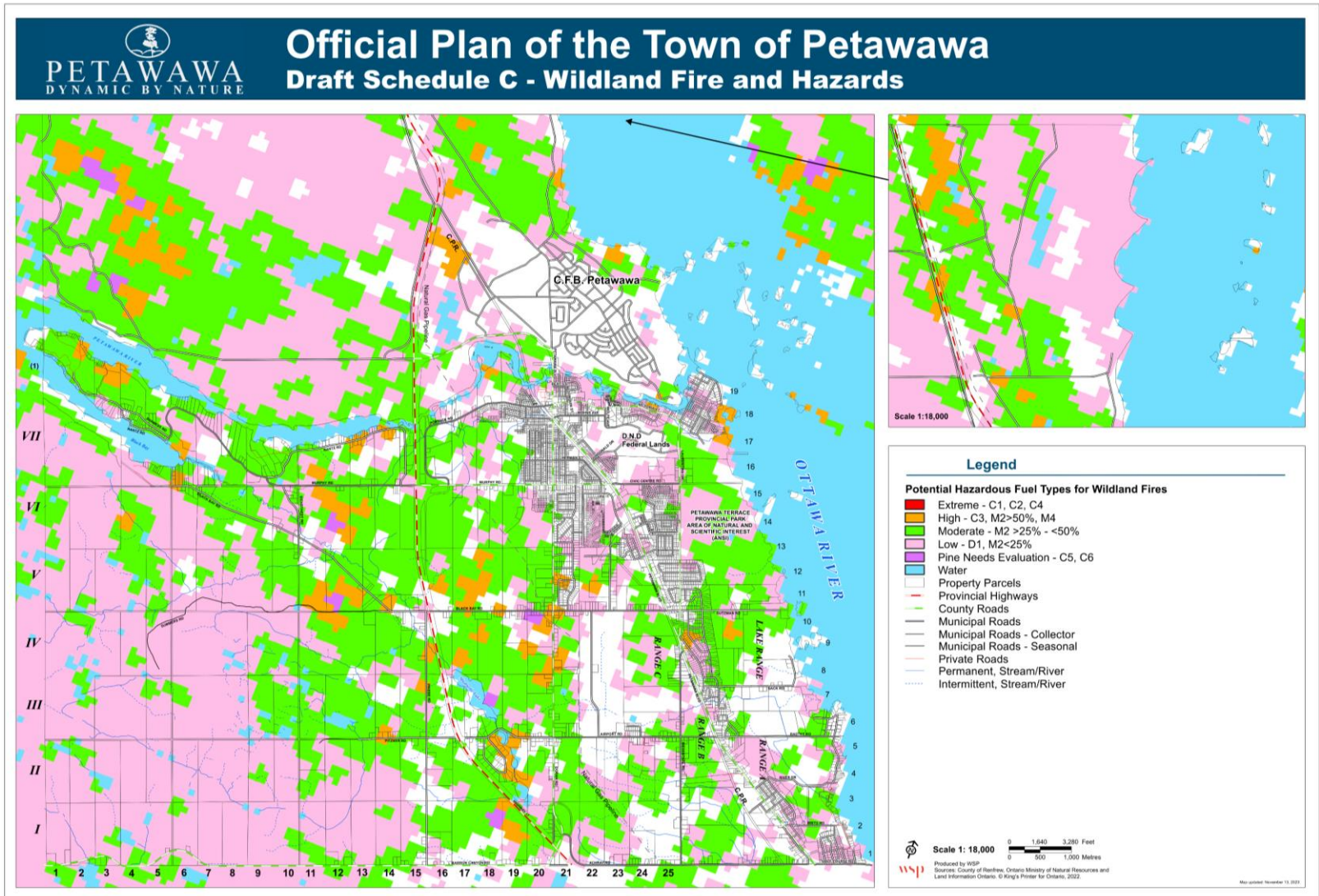
Draft Official Plan – Schedules (Maps)



Draft Official Plan – Schedules (Maps)



Draft Official Plan – Schedules (Maps)



Next Steps

- **March 25, 2024 – Statutory Public Meeting**
– Presentation and opportunity for formal public comments.
- **April 2, 2024 – Presentation of the Final Official Plan** for Council adoption.



Thank you

If you have questions, comments, or further input on the Official Plan Review, please contact:

Karen Cronier, MCIP RPP
Director of Planning and Development,
Community Emergency Management Coordinator,
Town of Petawawa
kcronier@petawawa.ca
613-687-5536 x 2005

<https://www.petawawa.ca/business/planning/official-plan-review/>