

TOWN OF ARNPRIOR
OFFICIAL PLAN

OFFICIAL PLAN
OF THE
TOWN OF ARNPRIOR

The Official Plan for the Town of Arnprior was adopted by the Council of the Corporation of the Town of Arnprior by By-law 4619-97 in accordance with Section 17 of the Planning Act, R.S.O. 1990 on the 27th day of October, 1997.

MAYOR KEVIN MACDONALD, CA

SUSAN MCLEAN, CLERK

CORPORATE
SEAL OF
MUNICIPALITY

THE CORPORATION OF THE

TOWN OF ARNPRIOR

BY-LAW NUMBER 4619-97

The Council of the Corporation of the Town of Arnprior in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. The Official Plan for the Town of Arnprior approved by the Minister of Municipal Affairs on August 13, 1987, is hereby repealed.
2. The Official Plan for the Town of Arnprior consisting of the attached text and Schedules 'A' and 'B' 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 for the Town of Arnprior.
4. This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed in open Council this 27th day of **October, 1997.**

MAYOR KEVIN MACDONALD, CA

SUSAN MCLEAN, CLERK

CORPORATE
SEAL OF
MUNICIPALITY

The Official Plan for the Town of Arnprior which has been adopted by the Council of the Corporation of the Town of Arnprior is hereby approved in accordance with Section 17 of the Planning Act, R.S.O. 1990.

Date

Approval Authority

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**TOWN OF ARNPRIOR
OFFICIAL PLAN**

1 INTRODUCTION

1.1 SKETCH OF ARNPRIOR

Located at the junction of the Madawaska and Ottawa Rivers and known as the town of two beautiful rivers, Arnprior was founded in 1831. The name is derived from Priory on the Arn — a priory being a monastic house and the Arn a small stream in Sterlingshire, Scotland. The Town's economic base has changed tremendously since its founding but the transition has been for the betterment of the community and has promoted growth. In 1994, the population was assessed at 6376.

In the beginning, the Town became the hub of the Ottawa Valley lumbering industry. As the supply of timber gradually dwindled over the years, so did the lumbering operations in Arnprior. However, the Town evolved as a service centre, catering to the residents of the Town as well as portions of the Counties of Renfrew and Lanark and the Township of West Carleton. Surrounded by a prosperous mixed farming industry, Arnprior is the centre of a trading area serving a primary and secondary population of some 48,000 people.

In recent years, a number of international plants, many in the high-tech sector, have located in Arnprior. A strong community development program, an attractive setting and a ready labour force have been key to this new success. The opening of the Champlain Waterway on the Ottawa River may present opportunities to enhance the Town's already blossoming tourist industry and add to Arnprior's attractiveness as a desirable location to live and work.

The Town's rich history has lead to many fine legacies. Of particular note are the historic buildings and the "Grove" — a magnificent stand of mature (150 yrs.+) native trees formerly part of a private estate. Such assets are important considerations as the Town welcomes population growth and economic expansion.

1.2 AUTHORITY AND SCOPE OF THE PLAN

- (1) This Plan constitutes and shall be known as the "Official Plan for the Town of Arnprior" when it is approved by the Minister of Municipal Affairs and Housing. This document may also be referred to as the "Official Plan" or the "Plan". This Plan replaces the plan that was approved in 1980, and all amendments thereto.

- (2) The horizon for the Official Plan is the year 2011. The assumptions and land use allocations look ahead to that year. The relevance of this Official Plan will be maintained through regular monitoring, amendments as required, five-year reviews as provided for under the Planning Act and a return to the full review process at the end of the planning horizon or when the planning assumptions are determined to be no longer valid.

1.3 **PURPOSE AND STRUCTURE OF THE PLAN**

- (1) The purpose of the Official Plan is to guide the physical development of the Town of Arnprior by articulating policies and land use designations that describe and promote the desired future form of the Town.
- (2) The Official Plan is made up of the following text and the annexed plans identified as "Schedule 'A' - Land Use" and "Schedule 'B' - Transportation and Services."

1.4 **EXCEPTION DESIGNATIONS**

- (1) There are several properties located throughout the Town of Arnprior which require exceptions to the normal policies of the Plan which would otherwise apply to the properties. For those properties which are identified on the Schedule 'A' as Exceptions, the provisions of the applicable designations and all other provisions of the Plan shall be interpreted to apply equally to the Excepted area, except as otherwise specified by the Exception provision.

1.5 **BASIS**

- (1) This Official Plan evolved from a thorough review of current planning issues and land use information. Since the adoption of the Town's previous Plan there have been changes in the local economy, new land use issues, changes in the Planning Act and new Provincial policies that diminished the relevance of the previous Plan.
- (2) Documents which support this Official Plan include the Background Study and the Issues and Options Report. These were prepared during the planning process.

- (3) The Planning Committee of the Town of Arnprior consulted the public at specific points in the planning process. A preliminary survey of opinions of community leaders and the general public, and a public forum on background information, planning issues and options and planning approaches were key components of this Plan.

1.6 ASSUMPTIONS

This Official Plan is based on the following assumptions:

- (1) The population of Arnprior will grow from the 1991 population of 6679¹ to a projected population for 2011 of 9388, based on an extrapolation of the growth rates during the five to ten years preceding 1991.
- (2) Population growth will generate a demand for dwellings to accommodate 1911 new households by the year 2011.
- (3) Affordable housing is not a pervasive concern but improvements could be made in terms of the supply of housing for households in the lower income percentiles.
- (4) The downtown of Arnprior is healthy in terms of its commercial enterprises and function in the community.
- (5) There is market support for more retail and other commercial uses.
- (6) The Town requires a coordinated approach to planning for the use of existing and new open space and natural features.
- (7) The waterfront at the junction Madawaska and Ottawa Rivers presents Arnprior with an asset that should be investigated in terms of its potential for commercial and/or recreational uses and benefits.

OMB File No. O000035

- (8) Efforts to preserve heritage buildings and sites, natural heritage areas and natural features are required because they are an essential link to the past and will enhance the livability of the community for the future.

¹Census of Canada

- (9) Although there is a large area of land set aside for industrial purposes, several major blocks are in private ownership and not necessarily available for development by new firms. Thus, a large supply of industrial land must be maintained.
- (10) At present, the Town does not have the land supply to accommodate significant levels of future residential growth at current densities. The supply of approved or draft approved vacant lots is only just meeting projected demands for the next three years.
- (11) There is sufficient capacity at the water treatment plant to accommodate anticipated growth.
- (12) The capacity of the water pollution control plant is presently being upgraded to accommodate a future population of 10,500 persons. This is more than sufficient to service the population projected over the life of this Plan.

2 RESIDENTIAL

2.1 INTENT

(Ministers Modification No. 1)

The areas designated “Residential” are intended for continued residential use and for supplying land for development to meet housing needs in the future. Neighbourhoods that have a range of housing types and supporting amenities and facilities are desired. *A range of housing types from low density to high density will be encouraged to meet the needs of the existing and future residents of the Town of Arnprior.*

2.2 OBJECTIVES

- (1) To promote sustainable neighbourhoods.
- (2) To maintain a ten year supply of land available for residential development.
- (3) To ensure that adequate housing is available and attainable for households in the moderate and lower income levels.

2.3 POLICIES

- (1) Residential shall mean that the land in the area so designated shall be used **predominantly** for dwellings. Permitted non-residential uses shall include those uses which are compatible to dwellings such as churches, parks, day care centres, local convenience stores and senior citizen housing, provided that the location and site design of each is compatible with the residential amenities of the area, and that adequate buffering and parking facilities are assured.

(Ministers Modification No. 2)

- (2) It is intended that all new development within these lands shall be connected to municipal water and sanitary sewage services *in accordance with servicing policies of this Plan Section 11.2(4)*.
- (3) Development shall proceed, as far as is possible, by infilling or by building out from adjacent existing built-up areas in a logical manner, so as to facilitate a continuous road pattern and to minimize the cost of providing services.

- (4) New development shall be encouraged to take place by registered plan of subdivision under Section 51 of The Planning Act, instead of individual land divisions by consent.
- (5) All medium and high density residential development (row housing, apartments, etc.) shall require site plan approval under Section 41 of the Planning Act.
- (6) Home occupations shall be permitted in accordance with the General Provisions of this Plan.
- (7) Local convenience stores necessary to serve the day-to-day needs of the immediate surrounding residential area may be permitted in a separate zoning category without amendment to the Official Plan. Where necessary, special measures such as increased yards and parking, landscaped buffer strips, etc. may be required in order to protect the amenities of the surrounding residential area.

(Ministers Modification No. 3)

- (8) Developers should consider the housing needs of Arnprior to ensure that a suitable mix of housing forms and densities will be supplied to lower and moderate income households. Council will take the housing needs into consideration when reviewing proposed residential development.

Council may provide further clarification and identification of the housing needs for Arnprior if Council feels that the private sector is not addressing those needs. Council may undertake a housing needs survey for this purpose. Such a survey would form the basis for an Official Plan Amendment should its conclusions identify deficiencies in the existing policies or designations.

- (9) Bed and breakfast establishments may be permitted in the Residential designation subject to the following:
 - (a) The establishment of such uses shall not change the residential character of the area;
 - (b) Such uses should be encouraged to locate in the older established areas of the Town, in proximity to the central business area, or to the Ottawa River.
 - (c) Adequate off-street parking shall be provided;

- (d) Such uses shall be permitted only in buildings occupied by the owner;
 - (e) The areas appropriate for such establishments and related regulations may be further defined in the implementing zoning by-law.
- (10) Where parks or open space areas occur in the Residential designation, the policies of the Parks and Open Space designation shall provide guidance for their use and development.
- (11) **Intensification**
- (a) Council considers the intensification of residential uses to be an acceptable method of providing a range of housing types. Residential intensification means the creation of new residential units or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.
 - (b) Residential intensification shall not cause major alterations to the scale or physical appearance of the neighborhood. In other words, the creation of dwelling units should not be achieved by new buildings or by additions or changes to existing buildings that result in height, bulk, character, or yard configurations being appreciably different than those of other dwellings in the neighbourhood.

(Ministers Modification No. 4)

- (c) Where a neighborhood or original subdivision area contains only single-detached dwellings, intensification **would generally occur** if the residences have existed for longer than about twenty years and the area is zoned in a second density category in the implementing zoning by-law.
- (d) Where a neighbourhood or original subdivision area was developed initially with a mix of housing forms, intensification may be considered at any time.
- (e) The residential lot should have the capacity to handle the additional parking needs resulting from the intensification.
- (f) Despite other policies of this Plan regarding the applicability of site plan control, neighborhoods or original subdivision areas that contain

only single-detached dwellings are designated as a proposed site plan control area with respect to applications for intensification. Council may require both plans and drawings under Section 41 of the Planning Act where exterior alterations are associated with an intensification proposal.

(12) **Alternative Development Standards**

(Ministers Modification No. 5)

- (a) Alternative urban development standards such as smaller lot frontages, narrower road rights-of-way and shared service installations may be considered — normally for greenfield development or for comprehensive redevelopment — but these *developments will be evaluated on a case by case basis*. Minor reductions for one or a few lots for intensification purposes may be considered in accordance with the policies above for intensification.
- (b) Despite other policies of this Plan regarding the applicability of site plan control, residential areas are designated as a proposed site plan control area with respect to applications for developments utilizing alternative standards.
- (c) Areas of comprehensive development using alternative standards will be placed in a special zone in the implementing by-law.
- (d) Prior to the approval of development based on alternative standards, Council will adopt development guidelines that will ensure that adequate provision is made for snow accumulations and parking, among other things, in the design of a development. Facilities for parking in front of a dwelling should provide a balance between parking and amenity space.
- (e) Council need not authorize the increased density unless the proponent provides additional parkland above the minimum five percent and/or related community facilities to Council's satisfaction in order to improve the Town's amenities, as provided for under Section 37 of the Planning Act.

(13) **Multiple Residential**

- (a) Multiple residential uses such as row housing and apartments should be located in proximity to schools, parks, and shopping facilities and with convenient access to collector and arterial roads.
- (b) For new subdivision proposals that include multiple residential dwellings, buildings of similar type or with similar bulk should be facing each other.

(Ministers Modification No. 6)

- (c) Developments of multiple attached ground-oriented housing (e.g. row houses **) should not exceed a net density of 35 units per hectare.
- (d) Multiple attached ground-oriented housing should have space around buildings that achieves visual privacy for rooms, useful outdoor living spaces and reasonable separation from neighbouring uses.
- (e) Multiple residential buildings and the associated private parking spaces should be designed and set back from public roads or private access roads sufficiently to allow snow plowing and snow accumulation.

(Ministers Modification No. 6)

- (f) Where private access driveways are a component of a rental or group housing project *(i.e. co-operatives and condominiums)*, the driveway should have an adequate width, and an adequate standard of construction and maintenance to support fire trucks, other emergency equipment and service vehicles. The aforementioned matters should be secured through appropriate agreements.
- (g) Communal open space within a development should be planned to link up with proposed or existing pedestrian systems and public parklands.
- (h) There should be a sufficient amount of "green space" within a development to maintain a reasonable balance with the structural environment (buildings, vehicle parking and manoeuvring area). A landscape plan acceptable to Council should be provided by the developer in conjunction with the site plan approval process.

(Ministers Modification No. 6)

- (i) Group housing projects *(i.e. co-operatives and condominiums)* that involve more than one building, containing one or more dwelling

units, on the same lot may be permitted provided the foregoing policies for multiple residential will be met to Council's satisfaction.

(14) **Residential Phasing**

- (a) With regard to the staging of residential expansion the initial phases should be substantially complete before the additional phases begin.

(15) **Cumulative Zoning**

- (a) Cumulative zoning for residential zones shall be permitted; for example, Residential One (R1) uses will be permitted in Residential Two Type (R2) Zones, and Residential One and Residential Two uses will be permitted in Residential Three Type (R3) Zones.

2.4 SPECIAL POLICIES

(1) **Residential - Constraint**

The intent of this further classification of lands is to ensure that environmental constraints such as flooding, steep slopes and unstable soils do not affect the safe and/or economic development of lands subject to such constraints. Those lands which have been designated as Residential-Constraint are already devoted to residential uses, but these lands may exhibit one or more of the characteristics as aforesaid and thus require recognition of their unique character. Thus, the following criteria must be adhered to before any further use of those lands is contemplated:

- (a) except as otherwise may be specifically provided for herein, no person shall undertake or carry out any work, project, undertaking, matter or thing which shall in any way injure, foul, or change the natural, physical or topographical condition of Residential-Constraint lands by way of filling up, the removal of minerals or soils, the removal or alteration of healthy trees or any other action which alters the existing character of said lands;
- (b) The boundaries of the Residential-Constraint designation shall be used as a guide in the preparation of the zoning by-law. In this designation, existing structures may be recognized in the Zoning By-law for their present use and performance standards.

(Ministers Modification No. 7)*****(Ministers Modification No. 8)****

- (c) Those lands which are subject to slope instability and ****the risk of flooding**** shall be zoned to recognize their hazard potential. In these hazard areas, new development including extensions or enlargements and accessory buildings shall require an amendment to the zoning by-law. ***Prior to passing a zoning by-law amendment, the appropriate studies need to be completed to demonstrate that the development is outside the hazard location or can be properly mitigated.*** Those lands which are not affected by the hazard, may be zoned in a suitable residential category.
- (d) The lands designated Residential - Constraint adjacent to the Ottawa River are hereby declared as an area of Site Plan Control. In this designation Council may utilize site plan control to ensure that development occurs in an orderly, safe and economic fashion.
- (e) Notwithstanding subsection b) above, the lands designated Residential Constraint adjacent to the Ottawa River may be zoned in a special residential category to recognize existing and new development provided that no new development including extensions or enlargements and accessory buildings are permitted below the 76.46 metre contour unless flood proofed and no basement openings are permitted below this elevation.

(Ministers Modification No. 41)

- (f) In considering an amendment to the zoning by-law or a site plan agreement Council should consult with the ***County of Renfrew***.

(Ministers Modification No. 41)

- (g) The strengthening or restoration to a safe condition of any existing building or structure including a dwelling may be permitted upon resolution of all environmental matters to the satisfaction of the Town of Arnprior and in consultation with the ***County of Renfrew***.

2.5 EXCEPTIONS**(1) Residential-Exception One**

Notwithstanding any other provisions of this Plan to the contrary, for those lands described as part of Lot 5, Concession `B', Town of Arnprior and

designated Residential-Exception One on Schedule 'A' to this Plan a contractor's storage building and garage shall also be considered a permitted use. The lands are also considered a proposed site plan control area in accordance with Section 41 of the Planning Act, 1990, and the applicable policies of this Plan.

(2) Residential-Exception Two

Notwithstanding any other provisions of this Plan to the contrary, those lands described as part of lots 13 and 16, Plan 32, Town of Arnprior (50 Ida Street) and designated Residential-Exception Two on Schedule 'A' to this Plan may be used for commercial purposes, subject to an amendment to the Comprehensive Zoning By-law.

In considering an amendment to the Zoning By-law, Council shall consider the impact upon the surrounding residential uses to be of paramount concern and no rezoning shall be approved unless any negative impacts are mitigated. In this regard, Council shall consider the necessity of utilizing site plan control to regulate the development or redevelopment of the property.

(3) Residential - Exception Three

Notwithstanding any other provisions of this Plan to the contrary, for those lands designated Residential - Exception Three on Schedule "A" to this Plan and known as 333 Elgin Street West an electrical contracting business shall be a permitted use.

(Ministers Modification No. 9)

OMB File No. 000035

*(4) Residential - Exception Four

Notwithstanding any other exceptions to this Plan to the contrary, for those lands located at 398 John Street North and designated as Residential-Exception Four on Schedule "A" to this Plan, the conversion of the existing Galilee Mission Centre building to commercial uses shall be permitted, subject to an amendment to the Zoning By-law. In reviewing such Zoning By-law amendment, Council will give consideration to the applicable policies of the Official Plan, including *the cultural, heritage and archaeological resources policies*, the policies related to impacts on existing retail businesses and commercial area, the downtown core and the waterfront area, as well as the impact on surrounding residential uses. Such uses will be subject to site plan control.*

3 MIXED USE COMMERCIAL

3.1 INTENT

The area designated Mixed Use Commercial comprises the downtown core of the Town of Arnprior. This area is the focal point of commercial activities within the Town and its vitality reflects the overall vitality of the surrounding community. In addition, a section of Daniel Street is included in this designation, as a gradual conversion to commercial uses has occurred in recent years. Daniel Street is a main traffic artery to the downtown so the establishment of “downtown” uses along Daniel Street will result in a logical connection to the central area.

The intent of the Mixed Use Commercial designation is to ensure that the downtown core continues to be focal point of a vibrant and prosperous commercial core.

3.2 OBJECTIVES

- (1) To allow and encourage a wide range of commercial and service facilities in the downtown area to serve the needs of the general public.
- (2) To ensure that the importance of the downtown core to the overall community is taken into account when considering the development of new or expanded commercial areas in the Town of Arnprior.
- (3) To physically and visually enhance the downtown core by providing adequate parking and other services to maximize its attractiveness to local consumers and tourists.
- (4) To ensure that the downtown core is linked with any waterfront, open space or trail /pathway system which is developed in the future.
- (5) To ensure that Daniel Street is developed in an attractive manner which reflects its importance as a main entrance to the Town of Arnprior.

3.3 POLICIES

(Ministers Modification No. 10)

- (1) Land designated as Mixed Use Commercial shall include a full range of commercial activities including retail stores, personal and business services, offices, entertainment and recreation establishments, automobile sales and services, institutions, public buildings, transportation services, hotels, clubs,

lodges, *department style stores, food stores, drug stores*, and all types of residential uses.

Wholesaling and quasi-manufacturing uses such as custom workshops, tailors, bakeries, shoe repair shops, printing establishments and certain non-commercial uses such as institutional and public uses and recreational and open space uses shall also be permitted.

- (2) Adequate buffering shall be provided for the purpose of reducing and eliminating the adverse effects of one land use upon the other. A buffer may be an open space, berm, wall, fence, planting, or a land use different from the conflicting one but compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.
- (3) Off-street parking and off-street loading facilities shall be provided in an amount adequate to serve each specific Mixed Use Commercial use. Points of access to car parking areas shall be designed in a manner which will cause a minimum of interference with the free flow of traffic on adjacent streets.
- (4) No open storage shall be permitted unless it is the subject of a site plan agreement.
- (5) It will be the policy of the Town of Arnprior to encourage the visual improvement of the Mixed Use Commercial area by all available means, including:
 - (a) Coordinating efforts of Council with those of the business associations in undertaking improvement programs for off-street parking, street landscaping and building refurbishing projects.
 - (b) Ensuring municipal properties, including sidewalks, roads, curbs, parks, benches and lighting are kept in good condition.
 - (c) Maintaining small spaces for such amenities as benches and planting and by the improvement and design of street lighting and other street furniture where necessary.
 - (d) Maintenance of lanes for off-street loading and deliveries to businesses.

- (e) Council may impose restrictions on commercial property to control signs, lights, or similar structures or devices which could otherwise prove detrimental to the general standards of maintenance and appearance of the downtown.

As Daniel Street is an important entrance to the Town, through site plans and agreements Council should pay particular attention to signage, parking, ingress and egress, landscaping and buffering.

- (6) All new uses in the Mixed Use Commercial designation shall be subject to the site plan control provisions of the Planning Act.
- (7) Prior to approving an amendment to this Plan for new commercial development, Council may require the preparation of a retail analysis and impact study. The study would have to demonstrate that the viability of the proposed retail development does not depend on the detrimental transfer of sales from existing businesses and that there will be no adverse impacts which comprise the viability of existing retail businesses.
- (8) There are many heritage buildings located within the area designated Mixed Use Commercial. When considering the redevelopment of a building with heritage value, Council shall consider the Heritage Policies of this Plan. Council may establish site specific height restrictions in the implementing zoning by-law for lands adjacent to the heritage buildings that are considered sensitive to the scale of adjacent uses. The Town may consult an architect, at the applicant(s) expense, prior to amending such height restriction.

3.4 SPECIAL POLICIES

(1) Mixed Use Commercial-Constraint

The intent of this further classification of lands is to ensure that environmental constraints such as flooding, steep slopes and unstable soils do not affect the safe and/or economic development of lands subject to such constraints. Thus, the following criteria must be adhered to before any further use of those lands is contemplated.

(Ministers Modification No. 11)

- (a) Notwithstanding any Mixed Use Commercial policy to the contrary, those lands designated as Mixed Use Commercial-Constraint shall be governed by the policies of subsection 2.4(1) of this Plan *for all uses*, save and except paragraphs (d) and (e) of that subsection.

3.5 EXCEPTIONS

(1) Mixed Use Commercial - Exception One

Notwithstanding any policies of this Plan to the contrary, those lands designated Mixed Use Commercial - Exception One on Schedule "A" to this Plan and described as Lots 11, 47, and 48, Plan 19, Town of Arnprior may be used for light manufacturing uses conducted wholly within an enclosed building. No outside open storage shall be permitted.

4 HIGHWAY COMMERCIAL

4.1 INTENT

The intent of the Highway Commercial designation is to provide lands for the development of retail and business establishments which are primarily oriented to serving the needs of the travelling public. Retail uses which require larger areas of land and which may not be compatible with surrounding uses will also be encouraged to locate in the Highway Commercial designation.

The Highway Commercial designation mainly encompasses lands along Madawaska Boulevard and lands on both sides of Highway No. 17 at its intersection with Daniel Street and White Lake Road

4.2 OBJECTIVES

- (1) To encourage a diversified economic base for the Town of Arnprior by reserving sufficient lands for highway commercial and other uses.
- (2) To ensure that highway commercial development occurs in an orderly and efficient manner which compliments other commercial areas in the Town of Arnprior.

4.3 POLICIES

- (1) Uses permitted in the Highway Commercial designation shall include those uses which are economically dependent or associated with heavy flows of vehicular traffic for their livelihood. These uses shall include automobile service stations, including repairs and sales, trailer sales, restaurants, coffee shops, drive-in establishments including drive-in theatres, motels, motor inns, truck terminals, accessory retail stores and any other similar use which caters to the motoring public. An accessory dwelling unit within a commercial building for a caretaker, owner or employee shall be permitted. Other retail uses such as building supply stores, farm equipment dealers, nurseries and equipment dealers shall also be permitted; typically, these uses require larger areas of land not available within the Mixed Use Commercial designation and may not be compatible with other commercial uses.
- (2) Department type stores, food stores and drug stores will not be permitted in the Highway Commercial designation but will be encouraged to locate in the Mixed Use Commercial designation or other appropriate designation. In

accordance with Section 3.3(7), Council may require a retail analysis and impact study to assess any adverse impacts which may comprise the viability of existing retail areas.

- (3) Development of these areas should be encouraged in depth rather than in a single strip along the road frontage.
- (4) Access to the properties concerned shall be provided, wherever possible, by way of entrances and exits off a service road in order that the number of direct links with the main thoroughfare is kept to a minimum. These direct links shall be provided by the establishment of a limited number of curb ramps at appropriate locations along the main thoroughfare.
- (5) An adequate supply of off-street parking shall be supplied relative to the needs of individual uses.
- (6) All new uses in the Highway Commercial and Highway Commercial - Constraint designations shall be subject to the site plan control provisions of the Planning Act.

4.4 EXCEPTIONS

- (1) Highway Commercial - Exception One

Notwithstanding any policies of subsection 4.3 above to the contrary, for the lands designated Highway Commercial - Exception One on Schedule 'A' to this Plan and located on Lots 1, 2, 3, and 4 Madawaska Boulevard, a shopping plaza not to exceed 1000 square metres of gross floor area shall be a permitted use.

- (2) Highway Commercial - Exception Two

Notwithstanding any policies of subsection 4.3 above to the contrary, for those lands described as part of Lot 3, Concession XII, Town of Arnprior and designated Highway Commercial - Exception Two on Schedule 'A' to this Plan a golf course and a golf driving range shall be a permitted uses.

- (3) Highway Commercial - Exception Three

Notwithstanding any policies of subsection 4.3 above to the contrary, for those lands described as part of lot 4, Concession XII, Town of Arnprior and designated Highway Commercial - Exception Three on Schedule "A" to this

Plan, a retail furniture store shall be a permitted use. The minimum gross floor area utilized for retail purposes shall be 160 square metres. The implementing by-law will include an appropriate definition of a furniture retail store.

(4) **Highway Commercial - Exception Four**

Notwithstanding any policies of subsection 4.3 above to the contrary, for those lands described as part of lot 4, Concession XII, Town of Arnprior and delineated as Highway Commercial - Exception Four on Schedule "A" to this Plan, a shopping plaza not to exceed 600 square metres of gross floor area shall be a permitted use.

5 SHOPPING CENTRE COMMERCIAL

5.1 INTENT

The intent of the Shopping Centre Commercial policies is to encourage a vibrant commercial economy which will benefit the residents of the Town of Arnprior and surrounding areas and to ensure that the redevelopment of existing shopping centres or the development of a new shopping centre(s) occurs in an orderly manner which supports the existing commercial areas in the Town.

5.2 OBJECTIVES

- (1) To ensure that any shopping centre which is developed is a benefit to the residents of the Town of Arnprior and surrounding area.
- (2) To minimize or mitigate impacts on existing commercial areas.
- (3) To ensure that the location of a proposed shopping centre is appropriate in terms of site conditions, traffic impacts, impacts on existing uses and proposed services and infrastructure.

5.3 POLICIES

- (1) Areas designated Shopping Centre Commercial shall be predominantly utilized for the development of a shopping centre. Permitted uses include department stores, retail stores, automotive stores, business and professional offices, personal and general service shops and restaurants.
- (2) A shopping centre shall be designed, developed and managed as an integrated unit, whether by a single owner or a group of owners or tenants acting in collaboration, but not necessarily enclosed or connected.
- (3) 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. Any buffering requirement shall be incorporated into the site plan agreement.
- (4) Development shall be subject to the site plan control provisions of this Plan and a stormwater management plan shall be required and incorporated into the site plan agreement.

- (5) Off-street parking, off-street loading and access shall be provided and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.
- (6) New shopping centres shall only be permitted by amendment to this Plan. Any amendment submitted must be supported by a retail and impact analysis, a traffic study, a servicing study and any other information which Council considers pertinent.
- (7) The phasing and timing of proposed development may be regulated by the use of the holding symbol (-h) in accordance with Section 36 of the Planning Act, and/or by the zoning of the property into a Shopping Centre Commercial Reserve Zone.
- (8) Policies regarding the phasing and timing of the development of specific sites shall be incorporated into this Plan at the time of the redesignation to permit a proposed shopping centre. If the site specific phasing and timing policies are not adhered to, Council may consider the following:
 - (a) the redesignation of other areas in accordance with Section 5.3 (6); and/or
 - (b) the refusal to remove the holding symbol mentioned in 5.3(7) and/or the refusal to amend the reserve zoning; and/or
 - (c) the rezoning of the land to the Shopping Centre Commercial Reserve Zone, in which case an updated market and impact study may be required to justify a zoning back to Shopping Centre Commercial.
- (9) If new areas are redesignated under 5.3(8)(a), Council may consider the removal of the holding symbol or amend the reserve zoning for the originally designated site. Such action will be dependent upon the review of updated market and impact studies which take into account any shopping centre development that has been approved and any new retail uses of significance.

5.4 EXCEPTIONS

6 ENVIRONMENTAL PROTECTION

6.1 INTENT

(Ministers Modification No. 12)

Environmental Protection Areas are lands which are unsafe for development due to naturally occurring processes (flooding or erosion) or naturally occurring hazards (unstable clay or organic soils, unstable bedrock). The flooding hazard along the Ottawa River and the Madawaska River is not fully delineated by the Environmental Protection designation because the floodplains are established by means of elevations. *In addition, the erosion hazard has also not been fully delineated.* The General Policies of this Plan provide guidelines for development along the Ottawa River and the Madawaska River.

6.2 OBJECTIVES

- (1) To direct development to locations that are not considered to be hazardous lands or hazardous sites.
- (2) To ensure that uses and activities in designated areas are appropriate in terms of the characteristics of these lands.

6.3 POLICIES

(1) Uses Permitted

Those uses permitted shall be limited to agriculture, conservation, horticultural nurseries, forestry, wildlife areas, public or private parks and other outdoor recreational uses.

(2) Buildings and Fill

(Ministers Modification No. 13)

No buildings and structures shall be permitted except where such buildings, structures or fill are intended for flood or erosion control or are normally associated with the floodplain and are approved by the Town Council and *in consultation with the County of Renfrew*. No placing or removal of fill of any kind, whether originating on the site or elsewhere shall be permitted unless such is approved by the Town Council and *in consultation with the County of Renfrew*.

(3) **Flood Control Works**

Whenever any flood control or other works are undertaken which result in changes in any areas designated as such, such changes will be incorporated into the Official Plan by way of an amendment.

(Ministers Modification No. 41)

(4) Council may consider applications for development within the Environmental Protection Area designation by amendment to the zoning by-law provided the necessary technical report is prepared by the owner to the satisfaction of council in consultation with the *County of Renfrew*, demonstrating that either no environmental hazard exists or takes into account:

- (a) the existing physical conditions;
- (b) the potential hazard of these conditions;
- (c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and,
- (d) the costs and benefits in monetary, social and biological value in terms of an engineering works and/or resource management practice needed to overcome these impacts.

The rezoning of lands affected by the Environmental Protection Area designation shall be in accordance with the policies of the applicable adjacent designations as set out in this Plan.

6.4 EXCEPTIONS

7 PARKS AND OPEN SPACE

7.1 INTENT

(Ministers Modification No. 14)

The areas designated “Parks and Open Space” form Arnprior’s nucleus of lands that are used for outdoor recreation and/or contribute to a healthy community. These lands are expected to remain devoted to such purposes for the long term unless an alternative use is considered to have greater value to the needs of the Town. Less significant sites may be included in other designations under this Plan and the policies of this Section may be used to provide guidance to the use of those other parklands. *The Parks and Open Space designation recognizes that there may be natural features and areas and constraints such as flooding, erosion, slope stability and high water table that need to be addressed.*

7.2 OBJECTIVES

- (1) To identify and protect significant open space areas.
- (2) To ensure that the use of parks and open space areas are appropriate in terms of benefits to the residents of the Town.
- (3) To promote improvements to the parks and open space components of Arnprior.

7.3 POLICIES

- (1) Outdoor recreational uses will be accommodated in organized parks such as tot lots, neighbourhood parks, community parks, public marinas and natural areas which **may** incorporate such uses as children's playgrounds, sports fields, bathing beaches, picnic areas, and fairgrounds.
- (2) Provision should be made for the consolidation of park space, through strategic locations, to achieve a usable size and or linkages with other parklands, as opposed to small, scattered parcels which are inefficient and hard to maintain.

(Ministers Modification No. 15)

- (3) 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, *erosion* or having a high water table.

- (4) Public open space should be provided at an overall minimum of four hectares (about ten acres) for every 1,000 persons within the Town of Arnprior. School yards and natural areas will be included as open space area in the calculation. Where municipal open space land and a school property are contiguous and completely accessible to one another, their combined open space area can be increased by 25 per cent for purposes of their contribution to the aforesaid open space standard.
- (5) 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.
- (6) 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 Arnprior. 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 Arnprior.
- (7) Council will endeavour to undertake the preparation of a Recreation-Natural Heritage Master Plan within five years of the approval of this Official Plan. Among other things, the Plan will examine the appropriateness of the standards set out herein for open space and for formal parks. Upon completion of a Recreation-Natural-Heritage Master Plan, the recommendations of such Plan may form the basis for an amendment to this Official Plan. The Recreation-Natural Heritage Master Plan may form part of the Waterfront Master Plan mentioned in Section 7.4(1)(a).
- (8) **Neighbourhood Parks**

Neighbourhood parks shall be required where larger concentrations of residential development will result from new subdivisions. Such a park should be within reasonable walking distance of homes, be visible from a street and generally promote the safety and security of children. Normally, there should be one neighbourhood park of at least four hectares within a .6 km service radius of a residential area. The Town may require the developer to provide swings, slides or other play equipment and hard surface play areas. The land is acquired normally through the dedication of 5% of a subdivision for such purposes. Neighbourhood parks shall not require a designation on Schedule 'A' to this Official Plan.

(9) **Community Parks**

These parks shall be intended for uses such as picnic grounds, sports fields, fairgrounds, water-oriented recreation or other large open space areas to serve the residents of the Town of Arnprior. Community parks should be located so they are available to the maximum population. Normally, there should be one community park of at least ten hectares within a 2.5 km service radius of residential areas. These may be in coordination with other attractions such as historic sites or natural resources of the Town, such as the Madawaska or Ottawa Rivers. Any proposed Community Park considered by Council to have significant impact on the site and adjacent land uses will be put into the Parks and Open Space designation by amendment to this Plan.

(10) **The Grove**

(Ministers Modification No. 16)

Council intends that a significant and sustainable portion of the lands known as “The Grove” will remain as a natural area for the foreseeable future. The only uses permitted will be passive recreation and limited forest management needed to conserve this environment. *The Grove is considered a natural heritage area and therefore is subject to the “Natural Heritage and Area” policies of section 11.2(12).*

(11) **Recreational Trail**

Council intends that the Town will retain ownership of a core strip of the former Canadian National Railway (C.N.R.) lands which will be used for a recreational trail. Motorized vehicles other than emergency vehicles or service vehicles will not be permitted on the trail. The lands retained by the Town will be placed in an open space or similar category in the implementing zoning by-law.

(12) **Natural Heritage and Areas**

(Ministers Modification No. 17)

Some lands within the Parks and Open Space designation may be sensitive to intensive recreational use. These lands may include habitat of significant flora and/or fauna. When considering the use of lands designated Parks and Open Space, the policies of Section 11.2(12) will be *applied* by Council.

*Development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures. Development shall satisfy the

requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g. the Canada Fisheries Act, the federal Fish Habitat Policy, the Endangered Species Act, Public Land Act, etc.*

7.4 SPECIAL POLICIES

(1) Waterfront Development Study Area

(Ministers Modification No. 18)

Lands along the Ottawa and Madawaska Rivers*, as shown on Schedule “A” and encompassing several designations,* are identified by this special policy as a study area for waterfront development. The waterfront is an important asset as parkland but it may also be an attractive and suitable site for development. Council will give consideration to waterfront development here, in accordance with the following policies:

(Ministers Modification No. 18)

- (a) Council will endeavour to complete a Waterfront Master Plan within five years of the approval of this Plan. The Waterfront Plan could constitute part of a Recreation-Natural Heritage Master Plan. Such a Master Plan would identify potential commercial, recreational and cultural features, and the benefits to be gained from waterfront development, consistent with the objectives of this Plan. *Natural heritage features and areas which should be protected from development and natural hazard areas where development should be avoided or mitigation required before development can occur, will also be identified.*
- (b) When accepted by council, a Waterfront Master Plan will form the basis for an amendment to this Plan.

(Ministers Modification No. 18)

- (c) In the absence of a Waterfront Master Plan, Council may consider a development proposal and the developer shall be required to show how the land use change is consistent with the objectives of this Plan and with good planning. Justification for the development, and for the necessary amendment to this Plan, would include market research and feasibility analyses, the evaluation of alternative locations within the Town, the identification of the anticipated effects on/relationship with other land uses, the projection of economic benefits, the identification of significant natural heritage *features* and areas and *other development constraints such as slope stability and flooding*.

(Ministers Modification No. 18)

- * (d) Official Plan Amendments for the Waterfront Development Study Area are to include an analysis of how the flooding, slope stability and erosion areas will be avoided or mitigated. Development within the Waterfront Development Study Area is subject to the Ottawa and Madawaska Rivers Flood Plain policies of Section 11.2(10) and Slope Stability Policies of Section 11.2(11).*

- (e) If the proponent of a development submits a waterfront master plan, Council may obtain advice from an independent consultant on behalf of the Town.

7.5 EXCEPTIONS

8 AIRPORT

8.1 INTENT

The Airport designation indicates the area of the Town that is used for purposes of a municipal airport and those accompanying lands which could be subject to aircraft noise nuisance or to development limitations due to Transport Canada regulations.

8.2 OBJECTIVES

- (1) To prevent incompatible development from locating adjacent to the municipal airport.
- (2) To encourage the types of development that are compatible with the airport and appropriate for this area of the Town.

8.3 POLICIES

- (1) Within the Airport designation all uses associated with an airport are permitted. These uses include, but are not necessarily limited to, airports, runways, airport terminals, parking facilities for cars and airplanes, aircraft sales, repair and rental facilities, aircraft lots, flight schools, unserviced camp sites catering to “fly ins”, and accessory uses. 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.

(Ministers Modification No. 19)

- (2) Development shall be restricted on lands within the Airport Restriction area *as shown on Schedule “A”*, which will be identified in the implementing zoning by-law, in order to avoid future conflict with the operation of the Municipal Airport.
- (3) Proposals for non-airport type uses on vacant lands will take place by amendment to the implementing zoning by-law.

8.4 EXCEPTIONS

OPA #2, July 17, 2001

(1) Airport - Exception One

Notwithstanding the policies of Section 11.2(4) (Servicing Policies) and Section 12.3(6) (Plans of Subdivision) to the contrary, on those lands described as part of Lot 2, Concession 12, Town of Arnprior, and

delineated as Airport - Exception One on Schedule “A” to this Plan, a plan of subdivision for the purpose of creating lots on private roads to be sold to owners of private airplanes wishing to construct hangars, shall be permitted.

A common washroom facility to serve the proposed hangar lots shall be permitted on private services.

(2) Airport - Exception Two

Notwithstanding the policies of Section 12.2(1) (Consent Policies) to the contrary, on those lands described as part of Lot 1, Concession 12, Town of Arnprior and delineated as Airport-Exception Two on Schedule “A” to this Plan, a maximum of four new lots, for the purpose of aviation related commercial/industrial uses shall be permitted.

9 INDUSTRIAL

9.1 INTENT

The Industrial designation is intended to designate existing industries, and new areas for industrial development. Arnprior has evolved as a centre for high-tech industries and there is a strong desire to support and enhance this sector of the local economy.

9.2 OBJECTIVES

- (1) To foster economic development by maintaining an excellent supply of land for industrial uses.
- (2) To attract more high-tech industries.
- (3) To promote and enhance the further development of existing industrial areas.

9.3 POLICIES

(Ministers Modification No. 20)

- (1) Industrial areas shall accommodate all forms of manufacturing, processing, storage yards, assembly of goods, transportation, warehousing, wholesaling of bulk products and extraction of raw materials, except as otherwise limited by specific policies below. Included are bulk construction material storage and sales, building contractor's yards, truck terminals, repair garages for heavy equipment and trucks, offices for conducting the business of any main use on the same property or any established industrial use in the same industrial development area. Accessory uses such as daycare and eating establishments intended to serve the employees of industrial uses may be allowed within an industrial building. In addition, the uses of Section 9.4(1) shall be permitted. *Accessory uses shall be compatible with the industrial use.*
- (2) It is the intention of this Plan to guide the general development of the industrial areas in such a way as to encourage industries with similar characteristics to group together in order that the existence of heavier industries with noticeable emissions by way of smoke, odour, noise, etc., will not be to the detriment of the nearby light or clean industries.

(Ministers Modification No. 20)

- (3) Heavier industries will be located as far as practicable 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 about one another. *See Section 11.2(2), “Buffering” policies.*

- (4) Where appropriate it is the intention of this Plan to encourage light industry to locate adjacent to main roads and highways. Heavy, more obnoxious industry shall be restricted to locating on interior lots.
- (5) Any heavy truck or vehicular traffic generated by industrial uses shall be routed, wherever possible, along arterial streets passing through non-residential areas.
- (6) Adequate off-street loading facilities shall be provided and designed in a manner to permit truck trailers to draw clear of any street right-of-way for loading and unloading purposes.
- (7) Extracting, mining or quarrying shall not be permitted in the Industrial land use designation in the urban area.
- (8) Division of land for industrial purposes shall be permitted by consent under Section 53 of The Planning Act provided that, in the opinion of the granting authority, the general intent of the Official Plan and implementing zoning by-law are adhered to and the Town approves of all site development plans. Subsequent division of industrial lots shall be permitted on the same basis provided a development agreement between the owner or developer and the Town related to the construction of roads and services is first undertaken.
- (9) Site plan approval and agreements shall be required for all new industrial developments. Where industrial lands to be developed are adjacent to the Madawaska River or Madawaska Lake, and in the absence of a Recreation-Natural Heritage or Waterfront Plan, Council should carefully consider the need to obtain parkland along the waterfront for public purposes.

(Ministers Modification No. 21)

- *(10) New industrial development shall be subject to the servicing policies as outlined in Section 11.2(4) of this Plan.*

9.4 SPECIAL POLICIES

(1) Industrial-Business Park

Lands located south of Highway 17 and east of Baskin Drive are considered to be well situated for development as a business park. Ideally, uses in this location will be associated with the high-tech field (i.e. electronics and aerospace). The uses permitted shall be limited to manufacturing in a wholly

enclosed building, business and professional offices that do not provide a service directly to the public, high-tech research establishments, subject to the following:

- (a) Access to the properties concerned shall be provided, wherever possible, by means of a service road connecting to Baskin Drive, in recognition of the limited access classification of Highway 17.
- (b) All property including grounds, improvements, equipment and materials shall be well maintained so that an unsightly appearance is not visual to others on adjacent properties, public roads, or from the interior of the property itself.
- (c) Development shall occur in depth where possible rather than as a single strip along the road frontages.
- (d) All other policies for industrial uses, except as provided in this subsection.

9.5 EXCEPTIONS

(a) Industrial - Exception One

Notwithstanding any policies of this Plan to the contrary, for those lands described as part of Lot 1, Concession XIV, Town of Arnprior and delineated Industrial - Exception One on Schedule "A" to this Plan, a facility to be used by the Arnprior and District Humane Society for the shelter and care of animals shall be a permitted use.

10 TRANSPORTATION

10.1 INTENT

The Roads Plan as outlined on Schedule “B” is based on the interrelationship of land use and transportation. The road pattern is designed to facilitate the satisfactory movement of both people and goods to and from the various land use areas within the Town of Arnprior.

The location of proposed roads or intersection 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:

- (1) the road classifications are not altered;
- (2) existing built-up areas in the path of such proposals are not unfavourably affected;
- (3) 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,
- (4) the area and location of the adjacent land use designations are not affected in any major way.

(Ministers Modification No. 22)

***10.2 OBJECTIVES**

Objectives of this section are:

- 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 promote the use of the bicycle as a mode of transportation.*

10.3 POLICIES

(1) Functional Classifications

Roads are divided into the following main functional classifications:

Freeway (Provincial)
Arterial (Provincial, County or Municipal)
Collector (Municipal)

Local (Municipal)

(2) **Provincial Freeways**

(Ministers Modification No. 23)

Provincial Freeways generally carry large volumes of traffic between major generators of traffic at high speed and under free flowing conditions with access restricted to grade-separated interchanges. Trans Canada Highway 17 is such a controlled access freeway **.

(3) **Arterial Roads**

Arterial roads are intended to carry large volumes of all types of traffic moving at medium speeds. These roads serve the major traffic flows between the principal areas of traffic generation and also connect collector roads. Arterial roads perform a secondary function of servicing adjacent properties. However, this function should not interfere with the primary function of moving through traffic. Access should be more restrictive for urban arterials than for rural arterials. Rights-of-way shall generally be a minimum of 30.5 metres (100 feet).

(4) **Collector Roads**

It is intended that subdivision and other development plans shall make provision for traffic movement by making provision for collector roads to move local traffic to arterial roads or for the distribution of traffic to local roads, as well as provide access to abutting properties. The minimum right-of-way width shall be 20 metres (66 feet).

(Ministers Modification No. 24)

(5) **Local Roads**

Local roads shall primarily provide for land access to abutting properties and shall be designed to discourage the movement of through traffic. Right-of-way widths shall be 20 metres (66 feet). In certain circumstances, a lesser right-of-way width may be permitted for local roads, provided such reduction is approved by Council **.

(6) **Intersection and Crossing Improvements**

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

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

(Ministers Modification No. 24)

(7) **Access to Developments**

Unless specified otherwise in this Plan, development shall only be permitted if access to a public road of adequate width ** is available or established as a condition of approval. The proposed access must also satisfy the requirements of the applicable public road authority.

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 so as to minimize the dangers to vehicular and pedestrian traffic in the vicinity.

(8) **Land Acquisition for Roads Purposes**

Where land is required for road widenings, road extensions, road rights-of-way, intersections, or railway crossing improvements, such land shall be obtained by the appropriate agency in the course of approving plans of subdivision development or redevelopment applications and consents for land severances. Any proposals to widen, extend, or improve roads in the Planning Area 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.

- (9) Bicycling is recognized as an alternative mode of transportation which is environmentally sensitive and energy efficient and can play a positive role in improving mobility and quality of life.

11 GENERAL POLICIES FOR DEVELOPMENT

11.1 INTENT

Many issues and concerns relating to development are not specific to one land use designation. The General Policies for Development address such matters, and are meant to enable Council to further evaluate land use proposals.

All development, including specific changes in land use and the division of land, shall adhere to the policies of this section. However, the general policies do not remove the applicability of other sections of this Plan.

11.2 POLICIES

(1) Accessory Temporary Dwelling Units

- (a) In order to provide an alternative housing type, one temporary detached dwelling unit on the same lot as an existing dwelling may be considered provided that:
 - i) the property owner certifies to the satisfaction of Council that the occupancy will be by elderly or disabled relatives;
 - ii) the construction complies with the Ontario Building Code and the Canadian Standards Association where applicable;
 - iii) the unit is designed and installed to be temporary and removable;
 - iv) the appropriate environmental approvals are obtained;
 - v) the owner demonstrates to the satisfaction of Council that the impact on neighbouring uses will be minimal. To achieve this, site performance standards will be established in the implementing zoning by-law;
 - vi) the property owner enters into an agreement with the Town describing the requirements for installation, maintenance, and removal of the unit; the period of occupancy of the unit; and the form of security to be provided by the owner.
- (b) Permission for the establishment of a detached dwelling unit, as described above shall be controlled by means of a temporary use by-law under the Planning Act. Council shall determine the period of

time that is appropriate for the authorization of the temporary use, taking into account the circumstances of each case and the governing legislation.

(2) **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 vacant land, a berm, wall, fence, plantings, land use different from the conflicting ones but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.

(Ministers Modification No. 25)

- (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 Guideline “Compatibility between Industrial Facilities and Sensitive Land Uses”.*

(3) **Conveyances For Park Purposes**

(a) **Land Conveyance**

(Ministers Modification No. 26)

- i) Whenever development or redevelopment of lands is proposed for commercial or industrial purposes, the Town may require by by-law under the authority of Section 42 of the Planning Act, that up to two per cent of such lands be conveyed to the municipality for park or other public recreational purposes. In residential plans of subdivision, the Town of Arnprior shall require, as a condition of approval, that *up to* five per cent of such lands be conveyed to the Municipality for park or other public recreational purposes, as also set out in Section 51.1(1) of the Planning Act. In other forms of residential development the same dedication may be required.
- ii) All land to be so conveyed must be consistent with the policies of this Plan for Parks and Open Space, and shall require approval by the municipality. Lands having environmental limitations, including lands within a one-in-one hundred year floodplain, may not be acceptable.

Nevertheless, if an open watercourse is involved in the dedication, adequate space flanking the watercourse shall be provided for maintenance and operations.

(b) Cash-in-Lieu

As an alternative to the conveyance of parkland, the Municipality may require the developer to convey cash in lieu of such lands. The cash value of such lands will be determined in accordance with Section 42 and Section 51.1(3) of the Planning Act. This is not the preferred option, as a general rule.

(4) Servicing Policies

- (a) Unless indicated otherwise on Schedule 'B' -Transportation and Services, or in accordance with subsection (b) below, all development in the Town of Arnprior shall be required to connect to public water and sewer services and shall be located in the most efficient location for the logical extension and utilization of new and existing systems.
- (b) In accordance with the Provincial Policy Statement, development should be serviced in consideration of the following preferred hierarchy of services:

(Ministers Modification No. 27)

- (i) full municipal sewage and water services are the preferred form of servicing for urban areas. In areas serviced by full municipal sewage and water services, development will be permitted only if sufficient *uncommitted* reserve water and sewage plant capacity will be available to accommodate it; and
- (ii) communal services are the preferred means of servicing development in areas where full municipal sewage and water services are not or cannot be provided and where site conditions are suitable over the long term; and
- (iii) development may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term; and

(Ministers Modification No. 27)

- (iv) *partial services will be discouraged except where necessary to address failed services in areas shown on Schedule "B" as

“Well and Septic” or because of physical constraints in areas shown on Schedule “B” as “Municipal Water”.*

- (c) Notwithstanding subsections (4)(a) and (b) above, industrial uses may be permitted on other than municipal water supply and sewage services, subject to the consideration of the following policies:
 - (i) only industries utilizing low volumes of water shall be permitted, unless the Ottawa or Madawaska Rivers are used as the duly approved source of process water; and
 - (ii) only domestic sewage wastes are directed to subsurface sewage treatment systems; and
 - (iii) all industrial wastes, including processing effluent, are disposed of in an approved manner or facility.
- (d) Council shall monitor on a regular basis the servicing capacities and operating performance of all servicing facilities and installations in order to be satisfied that new developments can be accommodated. Should Council adopt a servicing strategy that would result in changes to the areas not fully serviced as identified on Schedule ‘B’, this Plan need not be amended if the service extensions would adhere to the principles of this Plan for logical growth.
- (e) Developers are responsible for the cost of installing all services in new developments and will be required to contribute to the costs of trunk mains and of lighting for access roads. Servicing easements shall be provided, as necessary, and developers should provide for these when preparing plans.

(Ministers Modification No. 27)

- *(f) Provided the Town of Arnprior is satisfied that connection to full municipal services is not a feasible alternative, development requiring communal services as defined by the Provincial Policy Statement shall be permitted. Servicing issues must be resolved to the satisfaction of the Town of Arnprior, the County and other appropriate agencies.

The Town of Arnprior must be satisfied that the proposed communal system is:

- 1) an efficient servicing system
- 2) a system that is easily and efficiently monitored

- 3) a reliable and safe system
- 4) a system which can be modified and adapted to the changing needs of the development and/or the municipality
- 5) a system that operates without cost to the municipality if a responsibility agreement is involved and at minimal cost if municipal ownership is involved.

Depending on the nature of the proposed development, Council may require studies, including a servicing strategy, to determine if a proposed servicing system satisfies the above-noted criteria. Council may utilize holding zones, site plan control and development agreements to ensure that the policies are achieved and that any possible negative impacts upon the municipality are mitigated. Securities may be required to ensure policy achievement and performance of servicing systems. Subdivisions or conversions to condominium or multiple freehold ownerships will not be permitted without the municipality's approval and satisfaction that the above criteria will continue to be met.

Communal water and sewage systems shall be allowed, operated and managed by the municipality or another public body. Where ownership by a municipality or another public body cannot be achieved, then a condominium corporation or single owner can enter into a responsibility agreement with the municipality or public body which requires municipal/public body assumption of the communal services in the event of default.*

(5) **Group Homes**

(Ministers Modification No. 28)

- (a) 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 accordance with the respective development criteria. **

(6) **Home Occupations**

- (a) Home occupations, including professional and personal services may be permitted as accessory uses to any permanent residential use, provided that the occupations are small scale; compatible with residential uses; not unsightly, noisy or hazardous; and carried on entirely within the residence.

- (b) Specific provisions relating to matters such as parking, size and permitted uses shall be included in the implementing Zoning By-law.

(7) **Noise**

(Ministers Modification No. 29)

- (a) Land uses that generate significant levels of noise (e.g., provincial highway, industrial uses involving frequent movements of products or heavy trucks or involving processes with sounds frequently audible off the site) 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 a developer to supply a noise impact study. *In determining the need for a noise study, regard shall be had to the MOE noise guidelines.*

(Ministers Modification No. 41)

- (b) Council may consult the *County of Renfrew* in order to be satisfied that noise levels will not affect residential development or that noise attenuation features will relieve the noise situation. In particular, this policy shall apply adjacent to Highway 17.
- (c) 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.

(8) **Public and Institutional Uses**

(Ministers Modification No. 30)

- (a) Except as specifically provided elsewhere in this Plan, public utilities, ** and other public, community or institutional uses which provide services to the general community shall be permitted in all areas designated on Schedule “A” provided that:
 - i) such use is necessary in the area, that it can be made compatible with its surroundings, and that adequate measures are taken to ensure this compatibility;
 - ii) adequate off-street parking is provided; and

(Ministers Modification No. 30)

- iii) *the erection of permanent buildings shall be subject to the policies of the “Environmental Protection” designation, if applicable, or other areas affected by hazards and which may affect natural heritage features may be subject to 11.2(9), (10), (11), or (12).*
- (b) Notwithstanding the power of Provincial agencies or local Boards as defined in the Planning Act to undertake public works by authority granted under other statutes, Council shall endeavour to ensure that such development as may take place will follow the general intent of the Plan and will be compatible with the type, quality and character of the land area in which it is proposed.
- (c) Notwithstanding the provisions of Sections (a) and (b) above, all existing and the development of any new electric power facilities, including all works as defined by the Power Corporation Act, shall be permitted in all parts of the Planning Area. In this regard, Ontario Hydro shall be required to consult with the Town of Arnprior and provided that such development satisfies the provision of the Environmental Assessment Act, including regulations made under The Act, and any other relevant statute, it may be permitted.

This Section does not preclude the Town's rights from participation or discussion of the location of criteria of new Ontario Hydro facilities under the Environmental Assessment Act.

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

(Ministers Modification No. 31)
OMB File No. 000035

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.

Recognizing that the purpose of preserving cultural heritage resources, which include built resources and cultural landscapes, is to help establish and maintain the community's sense of identity and is of significance to the understanding of its history, it shall be the policy of Council in considering all new development

- (i) *to give preference to and encourage uses which are in keeping with the character of the resource and are in harmony with surrounding neighbourhoods*

(ii) to serve the population at large.

(a) Historical Sites

The Council of the Town of Arnprior 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:

(Ministers Modification No. 31)

- i) Council shall examine buildings and sites in the Town with regard to the desirability and suitability for restoration, conservation and preservation purposes *and support the creation of a heritage resource information base (depending on availability of resources) resulting in comprehensive heritage site inventories and master plans*. Citizens will be encouraged to participate.

(Ministers Modification No. 31)

- ii) The restoration of an historic building deemed suitable by Council for restoration shall be permitted to a standard not entirely consistent with existing building by-laws, subject to Council entering into an agreement with the owner with respect to future use, timing and extent of restoration, external landscaping and maintenance.

A Local Architectural Conservation Advisory Committee (LACAC) may be established pursuant to provisions of the Heritage Act, to advise and assist Council on matters related to heritage properties, districts and other similar resources.

- iii) Council, in association with a Local Architectural Advisory Committee, may by by-law passed under the Ontario Heritage Act, designate properties for the conservation of buildings of historic or architectural value and/or heritage conservation districts, and thereafter the provisions with regard to the alteration of the designated properties or the demolition of buildings or structures situated on the properties or within designated heritage conservation districts shall apply.

(Ministers Modification No. 31)

- iv) A *stewardship* program shall 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.

(Ministers Modification No. 31)

- v) 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.*

(Ministers Modification No. 31)

- *vi) 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

(Ministers Modification No. 31)

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.

(Ministers Modification No. 31)

*c) Heritage Conservation Incentives

Where economically feasible and desirable, incentives may be provided to land developers in exchange for preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, and other means

considered appropriate, in exchange for resource preservation, through the application of the relevant provisions of the Planning Act.

Council may utilize available government or non-government funding assistance programmes to assist in the implementation of cultural heritage conservation policies. Council may establish a municipal cultural heritage trust fund, to facilitate financial assistance from public and/or private donations made towards heritage conservation efforts.*

(10) **Ottawa\Madawaska River Flood Plain**

(Ministers Modification No. 32)

Lands in the Town of Arnprior are within the flood plains of the Ottawa River and the Madawaska River. As such, policies regarding development within the flood plains are required. *All of the Madawaska River flood plain lands and some of the Ottawa River flood plain lands are included within the boundary of the “Waterfront Development Study Area” and shown on Schedule “A”. These policies should be read in conjunction with Section 7.4, “Waterfront Development Study Area”.*

(Ministers Modification No. 32)

Council intends to ensure that Section 3.1 Natural Hazards of the Provincial Policy Statement is satisfied in terms of the regulation of development within the flood plains of the rivers. *If mapping becomes available to support the two-zone approach (i.e. identification of the floodway and floodfringe areas), Council will develop appropriate policies for inclusion in the Plan and zoning provisions amended accordingly. In the absence of this, the one zone approach will be applied where no development is permitted in the flood plain.*

(Ministers Modification No. 32)

The Town, in consultation with the County, Ministry of Natural Resources and Ontario Hydro, will implement specific elevations in the zoning by-law below which development will not be permitted.

As new information regarding the floodplain becomes available, these elevations may change without the need for an amendment to this Plan. However, the implementing By-law should be amended, accordingly.

(Ministers Modification No. 32)

If development is proposed in the flood plain of the Ottawa River or the Madawaska River, site specific engineering studies may need to be conducted to determine the exact location of the one-in-one hundred flooding elevations.

(11) **Slope Stability**

The Ministry of Natural Resources has completed a Slope Stability Classification for the lands along the Madawaska River within the Town of Arnprior. The Classification indicates a factor of safety and should be referred to when reviewing development applications along the River to determine if more detailed studies are required.

Slopes in other areas of the Town have been studied in more detail with various building setbacks from top-of-bank recommended. The setbacks recommended in these studies should be reflected in the implementing zoning by-law.

(12) **Natural Heritage and Areas**

The Town of Arnprior has many tremendous assets. Among them are the natural areas, shorelines and waterfront that make the area enticing for flora and fauna as well as for people. The Town's Official Plan gives us an opportunity to formally recognize and protect the natural assets of the Town and to preserve and enhance the existing natural areas for future generations.

The natural heritage of the Town is made up of features and areas such as wetlands, fish habitat, woodlands, valleylands, wildlife habitat and areas of natural and scientific interest. These are important for environmental and social values and as a legacy of the natural landscapes of the area.

(Ministers Modification No. 33)

To protect the natural heritage features and areas of the Town, Council will only consider development or site alteration on or adjacent to these features and areas that by reason of character, design or location have demonstrated that no negative impacts will occur on the natural feature or ecological functions for which the area is identified. It shall be the policy of Council to have regard for these special resources when reviewing development proposals and to consult with the County and other agencies or individuals where proposals may affect these resources.

(Ministers Modification No. 33)

As a guide to the identification and delineation of these important areas, Council will consult with members of the public and will*update the appendix map to this Plan without an amendment to this Plan*. **

(Ministers Modification No. 34)

***(13) 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 identification and inventory of sites where existing and past uses may have contributed to the presence of contaminants, as sites and/or inventory information becomes known to the municipality.
- (2) Where a change in the land use or application for development approval (i.e., building permit, rezoning, consent, subdivision or amendment to this Plan) is received for a known, suspected or potentially contaminated site, or property adjacent to such a site, the Township shall not grant any planning proposals until:
 - (a) A Record of Site Condition signed by a certified engineer and acknowledged by the Ministry of Environment and Energy is received and,
 - (b) If necessary, a site clean-up is designed and the site is cleaned-up in accordance with applicable Ministry of Environmental and Energy "Decommissioning Guidelines".*

12 LAND DIVISION POLICIES

12.1 INTENT

The policies set out in this Section will guide Council and will be implemented on behalf of the Town of Arnprior by its Committee of Adjustment and by the approval authority for plans of subdivision.

The consent process shall be viewed as a method of subdividing land for small scale developments and property adjustment purposes. The plan of subdivision process provides for a more rigorous and comprehensive review of development proposals. The Committee of Adjustment has been empowered to grant consents only when a registered plan of subdivision is not considered necessary for the proper and orderly development of the Municipality. Where an application for a proposed severance of land does not meet the criteria contained in Subsection 12.2 below, a registered plan of subdivision shall be required.

12.2 CONSENT POLICIES

- (1) Under certain circumstances where no more than two lots are being created and where a plan of subdivision is not necessary for proper and orderly development, a consent to a land severance which would result in the creation of a new building lot, or two lots, may be granted in accordance with the following principles:

(Ministers Modification No. 35)

- (a) Consents shall be granted in accordance with the land use policies of this Plan, *the Provincial Policy Statement,* and the regulations prescribed by the Minister of Municipal Affairs and Housing under Section 53 of The Planning Act. In conjunction with assessing each application for consent, a site inspection may be carried out, and where the Committee of Adjustment deems that there may be a particular problem which requires additional technical advice, a report should be obtained from the appropriate agency.

(Ministers Modification No. 36)

- (b) Consents for land severances on private septic tanks and wells will be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply, and to permit the installation of an adequate means of *approved* sewage disposal **.
- (c) Consents will only be granted in areas where the undue extension of any major service at public expense would not be required.

- (d) Ribbon development along freeways or arterial roads shall be restricted. Direct access from major roads should be restricted and wherever possible, residential lots should have access only from collector and local roads.
- (e) Consents will be granted only when the land or lot has permanent frontage on an existing public road which is of an adequate width and is of a reasonable standard of construction and currently maintained for year-round traffic.
- (f) 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.
- (g) Consents will not be granted for a parcel of land in the Environmental Protection Area which is subject to flooding or erosion, or other physical hazards, unless sufficient non-hazardous land forms part of the proposed severance to permit all buildings used for human occupancy or gathering and all wells and septic tank fields to be located outside the hazard land.
- (h) The size of any parcel of land (severed or retained) created by a consent should be appropriate for the proposed use and shall conform to the provisions of the zoning by-law.
- (i) In special instances where the Committee of Adjustment and/or Council deems it necessary to require a special arrangement of buildings on a new lot, adherence to a site plan (in accordance with the site plan control provisions of the Planning Act) shall be required as a condition of severance and a prerequisite to the issuance of any building permit.
- (j) Consents will only be granted after the access, drainage or other conditions imposed by the Committee are satisfied.
- (k) The Committee of Adjustment shall ensure that new lots adhere to the requirements for minimum distance separation from farms and from other incompatible or sensitive land uses and resources, as set out in the Provincial Policy Statement and/or the implementing zoning by-law .
- (l) A consent shall not be permitted if either the new lots created or the remaining lots lack **direct** access to a public road.

- (2) Sequential consents for new lots from a given parcel of land should not be permitted as an alternative to a plan of subdivision.
- (3) Notwithstanding that subsection 12.2(1) only permits two lots to be created via the consent process, additional lots may be considered via the consent process if the proposed lots meet the following criteria:
 - (a) All lots(severed and retained) must have frontage on and direct access to an existing public road maintained on a year-round basis and of a standard of construction acceptable to the appropriate road authority;
 - (b) Municipal sewage disposal and water supply services must be readily available to the proposed lots, with no extensions of either service being required;
 - (c) The proposed lots represent infilling of an existing residential area; and
 - (d) If a parcel of land has the potential for more than four new lots and a retained parcel, additional lots in accordance with the subsection shall not be permitted and subsection 12.2(1) shall apply.”

12.3 PLANS OF SUBDIVISION

(Ministers Modification No. 41)

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 of Renfrew*, passage of any necessary Zoning By-law amendment and by entering into a subdivision agreement. Where it has been deemed that a plan of subdivision is required for the orderly development of lands, the following policies shall be considered:

- (1) A proposed plan of subdivision shall conform to the designations shown on the Land Use Schedule(s), the policies of the Official Plan and the provisions of the implementing Zoning By-law.
- (2) Any predesignated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
- (3) A plan of subdivision 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.

(Ministers Modification No. 37)

- (4) In determining which areas are suitable for development, several reports, either singly or together, may be required by Council or a reviewing agency during the review of the plan of subdivision (i.e. prior to draft approval or approval of any required Official Plan Amendment). *The reports may include a hydrogeological report, a terrain analysis report, a servicing options report, an environmental impact study, an impact assessment study and other similar reports. As the approval agency, the County of Renfrew reviews the proposed plans of subdivision to ensure that it meets the intent of the Provincial Policy Statement.*
- (5) If development on private services is approved, lots shall have sufficient area to ensure that a source of potable water and a sewage disposal system can be located on each lot such that the risk of cross-contamination occurring is negated.
- (6) 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 or other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.

(Ministers Modification No. 24)

- (7) All lots shall be provided with direct access to a road developed to municipal standards **.
- (8) Any proposed lots may not landlock any parcel of land and must be designed to allow for the integration with future development.
- (9) Upon draft approval of a plan of subdivision by the County of Renfrew, the developer shall be required to enter into an agreement with the Municipality covering among other items:
 - (a) road requirements;
 - (b) drainage requirements;
 - (c) access requirements;
 - (d) financial requirements;

- (e) insurance requirements;
 - (f) servicing requirements;
 - (g) parkland requirements;
 - (h) phasing requirements.
- (10) Where land being developed by a plan of subdivision abuts a Provincial highway or County road the layout of the subdivision should be designed in order that lots back on to the Provincial highway or County Road and front on 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 residential subdivisions and more specifically multiple residential dwelling units in areas of the Municipality where full servicing is available.
- (12) In addition to any applicable policies above, the following policies shall apply to industrial subdivisions:
- (a) the subdivision is presented in block form and only identifies outer boundaries of the site and road locations;
 - (b) the site is determined to be suitable for industrial uses and the blocks may be subdivided by individual land severances tailored to suit specific industrial uses; and
 - (c) in determining a sites' suitability for industrial uses, Council may require various studies regarding water supply, drainage, sewage disposal, noise, air pollution or other matters.

13 IMPLEMENTATION AND INTERPRETATION

(Ministers Modification No. 38)

13.1 *ADOPTION OF OFFICIAL PLAN AMENDMENTS/TECHNICAL OFFICIAL PLAN AND ZONING AMENDMENTS

- (1) Council will consult with the approval authority, prior to the adoption of Official Plan Amendments.
- (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 or notice is necessary.*

13.2 HOLDING PROVISIONS

- (1) 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. The criteria may include the phasing of development or the completion of any necessary agreements. Council may consider additional criteria beyond those specified in this Plan as deemed necessary for a particular development, provided these are specified at the time of rezoning to the holding category by way of a Council resolution, an explanatory note to the by-law amendment or other appropriate means.
- (2) The holding provision shall be applied by the use of a holding symbol "h" in conjunction with the appropriate zone symbol denoting the eventual use of the lands.
- (3) Council shall consider the removal of the holding symbol "h" once the necessary criteria have been met to their satisfaction.
- (4) Under the holding provisions, interim and passive uses such as open space, conservation and existing uses will be permitted.
- (5) An amending By-law removing the holding symbol does not require the full public participation process with mechanism for appeal, as outlined in 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.

13.3 INTERPRETATION OF THE PLAN

- (1) The boundaries between the designations (classifications of lands) on the Land Use Schedules are approximate except where they coincide with roads, railway lines, rivers, transmission lines, lot lines or other clearly defined physical features. In these cases they are not open to flexible interpretation.
- (2) It is intended that dimensions, figures and quantities stated herein are not to be interpreted rigidly but rather are approximate and only for general guidance in the administration of the Plan. Accordingly, reasonable variances from the Plan will not require an amendment unless specifically stated otherwise.

(Ministers Modification No. 39)

- (3) Office consolidations of this Plan and amendments thereto shall not require an amendment under the Planning Act in order to be *used by Council for administrative purposes*.
- (4) References to legislation imply the most recent statutes, as amended (e.g. Planning Act, R.S.O. 1990, Chapter P.13, as amended). Thus, this Plan need not be amended to maintain the applicability of such references.
- (5) This Plan shall be read with such changes of gender and grammar as the context may require.

13.4 NON-CONFORMING USES

- (1) Some existing uses will not comply with all of the relevant policies of this Official Plan. Such uses may be zoned in the implementing Zoning By-law in accordance with their present use provided that certain conditions are satisfied:
 - (a) the zoning will not permit any major change of use or major enlargement that will aggravate any situation detrimental to adjacent complying uses;
 - (b) the use does not constitute a danger to surrounding uses and persons by virtue of its hazardous nature or the traffic generation;
 - (c) the use does not pollute the air, water or soil to the detriment of health and/or property; and
 - (d) the use does not interfere with the development or enjoyment of adjacent areas in accordance with this Official Plan.

- (2) 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.
- (3) Where an existing use does not comply with the criteria listed in subsection (1) above, Council may not recognize the present use under the implementing Zoning By-law.

Where an existing use has been zoned as a non-conforming use and where 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 properties, Council may amend the Zoning By-law to permit such extension or enlargement. This can be done without amending the Official Plan provided the requirements of the Planning Act are complied with and Council is satisfied that such extension or enlargement is appropriate under the circumstances. The Committee of Adjustment may also, based on merit, permit the extension or enlargement of a non-conforming use within the lands owned on the date of passing of the By-law, provided the requirements of the Planning Act are complied with and the Committee 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.
- (4) Where an existing building or structure that has been zoned as a non-conforming use is destroyed, such building or structure may be reconstructed to its former standards, providing work is commenced within a reasonable length of time from the date of destruction.

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

(Ministers Modification No. 36)

- (5) 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 *approved* sewage disposal systems ** 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 may be developed in accordance with the relevant provisions of the Zoning By-law.

13.5 OFFICIAL PLAN AMENDMENTS AND REVIEW

- (1) The nature, extent and location of growth and development in the Municipality cannot be anticipated to an exact degree. For this reason, the

Plan may need to be amended by Council from time to time. As further research and study is undertaken into the resources of the Town and a need is determined, Council will amend the Official Plan in accordance with the adoption and approval process outlined in the Planning Act.

(Ministers Modification No. 40)

- (2) The Plan is required, under Section 26 of the Planning Act, to be reviewed and revised (if necessary) by Council *not less frequently than* every five years from the date on which the Plan comes into legal effect. The review will be undertaken with regard for the development that can be foreseen during the next ten-year period.
- (3) If the Plan is revised as a result of the 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.

13.6 OTHER IMPLEMENTING LEGISLATION

- (1) In addition to its powers under the Planning Act, which are detailed in the Plan, Council will implement the Official Plan through powers conferred upon Council by other legislation (the Municipal Act, the Environmental Assessment Act and any other applicable statute).
- (2) By-laws passed by Council pursuant to such other legislation must be in conformity with the Official Plan, as prescribed by Section 24 of the Planning Act.
- (3) Derelict vehicles, pits and quarries, signs, activities on shorelines and trailers are some of the matters that may be regulated.

13.7 SITE PLAN CONTROL

- (1) All commercial uses, industrial uses, 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 this Section are also herein described as a proposed site plan control area.
- (2) The Municipality may, by By-law, apply site plan control to the whole or any part of the proposed site plan control area. The Municipality may require site

plans, drawings and/or agreements to ensure that the provisions of all or any of the matters described in Section 41(4) of the Planning Act and Section 41(7) of the Planning Act are complied with. For all residential uses subject to site plan control, Council may require the drawings mentioned in paragraph 2 of Section 41(4) of the Planning Act. Where an agreement is entered into, the signed agreement shall be registered on title by the Municipality at the developer's expense prior to any development taking place.

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

13.8 TEMPORARY USES

- (1) Council may, in an amending Zoning By-law, permit the temporary use of land, buildings or structures for a maximum period of three (3) years, in accordance with Section 39 of the Planning Act. Council may grant further three (3) year extensions by By-law. Upon expiration of the time period, the temporary use shall not be entitled to the continuation protection of a legal non-conforming use.
- (2) Notwithstanding any other policy in this Plan to the contrary, Council may pass a temporary use By-law to permit a temporary use that does not conform to the uses permitted under this Plan, subject to any other provisions stated herein.
- (3) Temporary uses shall be permitted only where the proposed use is clearly of a temporary nature. Council must be satisfied that the purpose and location for the proposed temporary use is appropriate. Temporary uses shall not be permitted where considered incompatible with adjacent land uses and the character of the surrounding neighbourhood. Any buildings and structures must be designed to be removed or converted to another permitted use once the temporary use expires. All temporary uses shall be subject to site plan control, as further provided under this Plan.

13.9 ZONING BY-LAWS

- (1) The Town of Arnprior has an approved comprehensive Zoning By-law pursuant to Section 34 of the Planning Act. When this Official Plan is approved, an amending By-law or a new Zoning By-law will be passed to implement the new changes which have been made.
- (2) The Zoning By-law will specifically regulate the use of land, and the character, location and use of structures within the Town of Arnprior.
- (3) Uses permitted under the Plan will be distinguished under the Zoning By-law, based on the existing uses of land. An amendment to the Zoning By-law may be permitted provided the proposed use is in conformity with the Official Plan. Existing non-conforming uses are subject to the policies outlined in this Section.
- (4) The Zoning By-law will set out residential density standards that would apply if a density bonus is awarded in exchange for parkland or community facilities.

13.10 PROPERTY MAINTENANCE AND OCCUPANCY BY-LAW

- (1) Council has enacted a Property Maintenance and Occupancy Standards By-law in accordance with Section 31(3) of the Planning 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 Section 31(11) of The Planning 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.