



Town Of Arnprior Official Plan

**Adopted by Council on June 26th, 2017
and Approved by the County of Renfrew
on November 29th, 2017.**

**The effective date of this Official Plan is
December 19th, 2017. Office
Consolidated with County modifications.**

MERIDIAN
PLANNING



Tab of Content

Part 1	4
The Preamble	4
1. Introduction.....	4
2. Organization Of The Plan	4
3. Location	4
4. Purpose Of The Plan	4
5. Basis.....	5
6. Growth Management	8
7. Land Supply.....	11
Table 5	11
8. The Structure Of Part 2 Of The Plan.....	14
9. Schedules To The Plan	14
Part 2	15
Town Of Arnprior Official Plan.....	15
A Vision, Guiding Principles, Goals And Strategic Objectives	15
A1 Vision	15
A2 Guiding Principles	16
A3 Goals And Strategic Objectives	18
A4 Interpretation Of This Official Plan	25
B Growth Management.....	26
B1 Complete Communities.....	26
B2 Population Growth Forecast To 2036	27
B3 Employment Growth Forecast.....	27
B4 Housing Forecast	28
B5 Minimum Intensification Target	28

B6 New Development Adjacent To Built Up Area.....	28
B7 Reserve Capacity.....	29
B8 Infrastructure And Public Service Facilities	29
B9 Housing Policies	29
B10 Employment Area Conversion	33
B11 Comprehensive Development Plans.....	33
B12 Economic/Fiscal Impact Analysis.....	36
B13 Planning Period.....	36
C Land Use Designations	37
C1 Established Residential Area	37
C2 Low/Medium Density Residential Area	44
C3 Downtown Area	48
C4 Mixed Use Residential/Commercial Area.....	54
C5 Mixed Use Commercial/Employment Area	62
C6 Employment Area	68
C7 Airport Area.....	71
C8 Parks And Open Space Area.....	72
C9 Environmental Protection Area	76
D Resource Areas, Hazards And Other Constraint Areas	77
D1 Natural Heritage Resources.....	77
D2 Water Resources	85
D3 Cultural Heritage Resources.....	87
D4 Wayside Pits And Quarries	91
D5 Natural Hazards.....	91
D6 Human-Made Hazards.....	93

D7 Lands Owned By The Provincial And Federal Governments	97
E General Development Policies	98
E1 Subdivision Of Land	98
E2 Transportation	101
E3 Land Use Compatibility	106
E4 Uses On Hydro Corridor Lands	107
E5 Promoting Sustainable Development	108
E6 Public Parkland	110
E7 Urban Design	113
F Implementation And Administration	118
F1 Introduction	118
F2 Official Plan Administration	118
F3 Zoning By-Law	119
F4 Site Plan Control	119
F5 Community Improvement Plans	120
F6 Phasing Of Development	121
F7 Asset Management	122
F8 Infrastructure And Public Service Facilities	122
F9 Waste Management	123
F10 Public Participation And Consultation.....	123
F11 Complete Applications.....	124
F12 Monitoring	127
F13 Interpretation	127

Part 1

The Preamble

(This is not an operative part of the official plan)

1. Introduction

This document comprises the Official Plan for the Town of Arnprior.

2. Organization Of The Plan

This document consists of three components:

Part I - The preamble, which does not constitute an operative part of the Official Plan;

Part 2 - The town of Arnprior official plan comprised of text and attached Schedules A, B and C inclusive and constitutes the operative part of the document; and,

Part 3 - The appendices, which do not constitute part of the Official Plan, but provides additional information to assist in implementing this Official Plan.

3. Location

This Official Plan affects all lands within the boundary of the Town of Arnprior, save and except for the lands that are owned by the Province of Ontario and the Government of Canada.

4. Purpose Of The Plan

The purpose of the Town of Arnprior Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2036.

The Official Plan is one of a series of policies, guidelines and regulations that direct the actions of the Town and shapes growth and development. The Plan includes policies that are intended to reflect the Arnprior context to the greatest extent possible while being:

- a) Consistent with the Provincial Policy Statement (2014); and,
- b) In conformity with the County of Renfrew Official Plan.

5. Basis

The Town's Official Plan review project that was completed in 2016 provided the basis for the updated Official Plan. One of the key documents that informed the Official Plan review was the Town's Strategic Plan, which identified a number of key long-term objectives including continued business growth and support, and the revitalization of the downtown and the waterfront. To support and implement these long-term objectives and others, the Town has initiated and/or approved a number of studies and plans including the Community Improvement Plan, the Water and Wastewater Master Plan, the Asset Management Plan, the Recreation Master Plan and the Age-Friendly Community Plan. In addition, the County has completed the County of Renfrew Trails Strategy as well.

The Town at the outset of the Official Plan Review project identified a number of specific objectives and these objectives were augmented by the thoughts, suggestions and issues identified by the community through the public consultation process. **Table 1** below is a summary of the key objectives of the Town's Official Plan Review:

Table 1

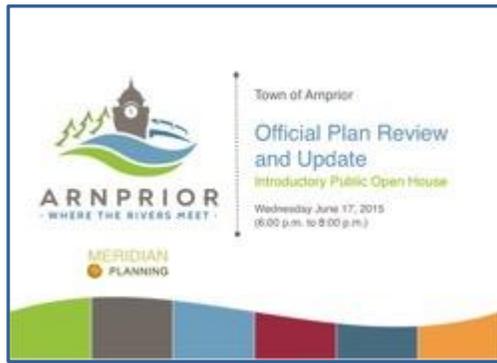
Number	OBJECTIVES
1	Clearly reflect the vision of the Town through the OP.
2	Ensure consistency with Provincial policy and conformity with the County OP.
3	Consult with the community, agencies and stakeholders throughout the process to ensure full understanding of the goals and objectives of the OP review.
4	Create a policy framework that supports a healthy and sustainable community.
5	Emphasize sustainable development and environmental design throughout the municipality with leading-edge, environmental policies within the OP.
6	Ensure there is sufficient supply of land in the Town for residential, commercial and industrial purposes.
7	Review the existing land use framework and hierarchy of land use designations.

Number	OBJECTIVES
8	Include policies to support economic development and the creation of jobs.
9	Ensure the identification and protection of natural heritage features and systems, and water resources.
10	Establish a comprehensive and consistent set of urban design policies and address issues such as personal safety and accessibility.
11	Provide targets and policies to direct and support intensification and the provision of affordable housing.
12	Enhance policies and objectives for parks and trails in the Town in accordance with the Recreation Master Plan.
13	Consider the future use of surplus Town-owned lands and appropriate policies for the future use of abandoned rail lands.
14	Provide options for the redevelopment of brownfield properties with strategies to remediate the environmental impact of the sites with an aim to redevelopment opportunities.
15	Consider policies for medical marihuana production facilities in the Town.
16	Consider the long-term vision for the waterfront and Bell Park.
17	Review the transportation policies in the Town's OP and consider the inclusion of policies to encourage reductions in automobile usage and provide opportunities for other forms of movement including walking and cycling.

At the outset of the Official Plan Review project, Town Council committed to a process supported by extensive community engagement focused on ensuring meaningful public participation in the development of a land use vision and plan for Arnprior.

A number of meetings were held with Town Officials and Staff, the County, and stakeholders to discuss the goals and objectives of the project and to understand what people thought of their community, their

vision and aspirations for Arnprior, and the specific issues to be addressed.



On June 17, 2015, an introductory Public Open House was held providing the community with an opportunity to speak to Town staff and the consulting team, and to learn about the Official Plan Review including the reasons for the review.

On September 28, 2015, a public meeting was held under Section 26 of the Planning Act to again give the community the opportunity to provide input into the OP Review process and scope of work.

Meridian Planning Consultants prepared the 'Town of Arnprior – Official Plan Review Issues and Options Report' (dated January 2016). The intent of the Report was to identify components of the previous Official Plan that required consideration by the Town as part of the review. The Issues and Options Report provided:

- a) An overview and discussion of relevant parts of the Planning Act, Provincial Policy Statement, County Official Plan, Town Strategic Plan and previous Town Official Plan;
- b) A summary of the Town's consultation process and a summary of comments, concerns, issues and suggestions we have heard thus far;
- c) A proposed vision for the Town along with Guiding Principles to implement this vision;
- d) An overview of population, household and employment characteristics in Arnprior, and a discussion of population and employment projections in relation to land supply in the Town;
- e) An analysis of and recommendations regarding the commercial hierarchy, designations and policies;

- f) An analysis of and recommendations regarding the residential hierarchy, designations and policies and, recommendations regarding infill and intensification development, and housing policies;
- g) An analysis of and recommendations regarding the Environmental Protection and Parks & Open Space designations and policies in the previous Official Plan;
- h) Recommendations to assist the Town in meeting its sustainability objectives; and
- i) Recommendations on a range of other issues including economic development, urban design and architectural control, home businesses and surplus lands.

On March 14, 2016, Town Council directed Meridian Planning Consultants to proceed with the preparation of the draft Official Plan based on the recommendations provided within the Issues and Options Report, as modified. These recommendations were clarified where necessary in this Official Plan. The statutory public open house was then held on September 29, 2016 and the statutory public meeting was held on October 11, 2016. The Plan that was adopted by Council takes into account the comments made as part of the public process.

6. Growth Management

The five-year review of the Arnprior Official Plan was the opportunity for a municipality to assess anticipated population and employment growth rates relative to the amount of land available in Town. The Town of Arnprior's review, which commenced in 2015, included analyses of important factors and trends, the Town's 2013 Development Charges Background Study, the Town's 2013 Water and Wastewater Master Plan, Storm water Master Plan and the County of Renfrew's Background Report and Population Projections document in support of its 5-year review and update of the County Official Plan.

The following **Table 2** compares population projections from the Town's Development Charges Background Study and the draft County Official Plan (2015).

Table 2

Year	Watson 2013 Development Charge Background Study ¹	County 2015 OP Review (Draft) Low	County 2015 OP Review (Draft) High
2013	8,740	N/A	N/A
2016	N/A	8,528	8,741
2021	N/A	8,963	9,417
2023	10,780	N/A	N/A
2026	N/A	9,420	10,144
2031	11,880 ²	9,901	10,928
2036	N/A	10,406	11,773

¹ Population figures include Census undercount estimated of 4%

² 2031 forecast based on water filtration plant capacity

The Town reviewed the population projections of the draft County Official Plan using the Town’s Development Charges Background Study assumptions for the number of residential units to be constructed to 2031, and unit mix and person per unit rates. This information was then further extrapolated to determine an estimated population for the Town to the year 2036. **Table 3** below summarizes anticipated population increases per year based on the assumptions utilized in the Town’s Development Charges Background Study.

Table 3

	Unit Mix %	Units/Year	Total Units For 20 Year Period (2016 to 2036)	X PPU	Population Increase (2016 to 2036)
Low Density	54	45	900	2.71	2,439
Medium Density	37	31	620	2.34	1,451

	Unit Mix %	Units/Year	Total Units For 20 Year Period (2016 to 2036)	X PPU	Population Increase (2016 to 2036)
High Density	9	7	140	1.43	200
Total	100	83	1,660	N/A	4,090

Based on the above, the Town determined that there is the need to provide for the accommodation of an additional 4,090 people in the Town to the year 2036. Using the County's 'high' population projection for the year 2016 from its new draft Official Plan, the projected population of the Town to the year 2036 is 12,831 (8,741 + 4,090).

With respect to intensification, the County, through its draft proposed modified Official Plan, has assigned a 10 percent requirement to the Town of Arnprior to accommodate new permanent dwelling units via intensification. Based on the total of 1,660 new permanent dwelling units to be accommodated in the Town to the year 2036, a total of 166 new dwelling units must be accommodated as intensification during this period. For the Town, this means an average of about 8 units per year should be provided through intensification.

As noted in the Town's Development Charges Background Study, the 2011 total employment, excluding employees with no fixed place of work (NFPOW), was approximately 4,820. Statistics Canada defines 'no fixed place of work' (NFPOW) employees as, "*persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.*".

Table 4 below identifies expected industrial and commercial job growth to 2031 from the Development Charges Background Study.

Table 4

Job Type	Number of Jobs
Industrial	729
Commercial	900

Job Type	Number of Jobs
Total	1,629

Table 5 below identifies how much land would be required for industrial purposes between 2013 and 2031.

Table 5

New Industrial Jobs	Floor Space per Employee	Total Floor Space Required	Land Area Required (Based on 33% Lot Coverage)
729	120	87,480	26.2 ha.

7. Land Supply

As part of the Official Plan review, the Town completed a land inventory in conjunction with the Town’s 2013 Water and Wastewater Master Plan inventory. The purpose of this exercise was to confirm that there was sufficient land supply to accommodate anticipated population and employment growth to the year 2036. The following **Table 5** summarizes estimated land supply in the Town to accommodate future population and employment growth.

Table 6

Available Residential Area (ha)	Population that can be accommodated based on the available residential area	Available Industrial Area (ha)	Available Commercial Area (ha)
114.71	6,186	57.82	38.75

As noted in Table 1, it is estimated that the Town will need to accommodate an additional 4,090 people by the year 2036. On this basis, there is sufficient residential land (approximately 114.7 hectares) to accommodate growth to the year 2036, since it is expected that the available residential land could accommodate about 6,186 people.

There were approximately 57.82 hectares of land designated for industrial purposes and 38.75 hectares for commercial purposes in the previous Official Plan and at the time the land inventory was completed.

At the time the Official Plan Review Issues and Options Report was completed (January 2016), there were approximately 35 properties available for commercial purposes with a range of lot sizes. For potential larger scale commercial development, there were only five properties available which are larger than one hectare in size however, the Town did not identify this as a concern given the potential for redevelopment and intensification on existing commercial sites (e.g. future replacement of strip plazas or additions of commercial buildings).

The Town's review of available lot sizes for employment lands revealed a concern that there was only approximately 8 industrial properties available in the Town at the time of the Official Plan Review. Industrial sites are different to commercial sites by nature; typically an industrial user will be the sole business on a property with the exception of industrial malls where there are multiple tenants in smaller units. The intensification of existing industrial sites with the addition of new businesses/buildings is far less common than with commercial sites where it is very common to see the addition of a commercial building to an existing shopping centre or plaza site. Notwithstanding the above, the land supply in the previous Official Plan exceeded what is required in the next 20 years. While some of these lands may be constrained for servicing and/or environmental reasons, this amount of land is sufficient to meet expected demand. In addition, excess lands on underdeveloped properties have not been included in the vacant employment land supply, and additional opportunities may be available on these lands as well.

With the above in mind, the Official Plan Review (which is a comprehensive review as defined by the Provincial Policy Statement) did provide the Town with an opportunity to consider whether certain lands should continue to be designated for employment uses. In this regard, the amount of land designated for employment purposes by this Official Plan is about 47 hectares and is net of lands that are subject to environmental constraints or which are owned by the Ontario Power Authority. Excess lands on underdeveloped properties are not included in this land supply. This means that the amount of vacant land designated Employment Area by this Official Plan continues to exceed the amount of employment land required in the next twenty years.

Notwithstanding the above, it is recognized that the calculations prepared in support of the Development Charges Study with respect to the amount of land required for industrial uses may not be as accurate in 2017, given changes in technology and the economy in general. These changes have an impact on the demand for industrial land generally and the amount of floor space needed for each employee. With this in mind, nothing in this

Plan is intended to limit the ability of the Town of Arnprior to initiate a comprehensive review as defined by the Provincial Policy Statement to consider the removal of lands within an employment area for other purposes. In this regard, it is recognized that without the ability to develop new residential uses on lands that are outside of the Town's current borders, the amount of residential land available for development is much more limited than the amount of industrial land that exists.

In recognition of the healthy supply of industrial land in the Town, a number of properties were removed from the previous Industrial designation for the reasons set out below:

- a) Approximately 2.90 hectares of land that is the site of the Kenwood Corporate Centre is now designated Mixed Use Residential Commercial Area and is subject to Section C4.8.1 of this Plan. These lands are currently used for a variety of uses and the lands are surrounding by residential uses.
- b) Approximately 1.5 hectares of land located on the east side of the former CN rail-line and between McLachlin Street North and MacDonald Street North that are the site of older buildings with a mix of commercial uses is now designated Low/Medium Density Residential Area. This property has significant redevelopment potential as a result of the closure of the two rail-lines in the area and their acquisition by the County of Renfrew and the Town of Arnprior. The re-designation recognizes the significant potential that exists to develop medium and high density residential uses on larger properties that are close to the Downtown Area. Until such time as the lands are redeveloped, the existing buildings may continue to be used for a variety of commercial uses.
- c) Approximately 15.7 hectares of vacant land on the south side of White Lake Road is now designated Mixed Use Commercial/Employment Area, which is the same designation that applies to lands to the east along White Lake Road. Given the amount of employment land in the Town and the proximity of the lands to Highway 417, the change in the designation provides for additional development opportunities on these lands. These lands are also subject to Section C5.7.1 of this Plan, which requires the submission of a number of studies before development can occur.
- d) Approximately 0.5 hectares of land on James Street that is the site of one building with a mix of uses is now designated Low/Medium Density Residential Area to reflect the nature of existing uses in the immediate area. These lands are located adjacent to the Nick Smith Centre and are large enough to

accommodate residential development that is compatible with the surrounding area. Until such time as the lands are redeveloped, the existing building may continue to be used for a variety of commercial uses.

8. The Structure Of Part 2 Of The Plan

Part 2 of the Official Plan is divided into six sections, each of which is described below:

Section A (Vision, Guiding Principles, Goals and Strategic Objectives) contains the vision of the Town of Arnprior. This vision is based on an understanding of past and future trends and the wishes of the Town's residents and business owners. The guiding principles that form the basis of the Plan flow from the vision. These guiding principles also establish a framework for the other goals, objectives and policies in the Plan.

Section B (Growth Management) contains the policies that provide the basis for accommodating expected growth in the Town to 2036.

Section C (Land Use Designations) sets out the objectives and policies for the land use designations that apply in the Town and the conditions under which development may be permitted within those land use designations.

Section D (Natural Heritage, Hazard Lands and Water Resources) contains objectives and policies on natural heritage, water, cultural heritage and archaeological resources in the Town (where they exist). Policies on natural and human-made hazards are also included within this part of the Plan.

Section E (General Development Policies) contains objectives and policies that, where appropriate, must be considered as part of the land use planning process.

Section F (Plan Implementation and Administration) describes how the vision, guiding principles, goals, objectives and policies of the Official Plan will be implemented.

Certain terms in Sections A to F of Part 2 of this Plan that are shown in **bold** are defined in Section F13.7 of this Plan.

9. Schedules To The Plan

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan.

Schedule A – Land Use

Schedule B – Transportation

Schedule C – Natural Hazards and Heritage Areas

Part 2

Town Of Arnprior Official Plan

(This is the Operative Part of the Official Plan)

A Vision, Guiding Principles, Goals And Strategic Objectives

A1 Vision

The Official Plan for the Town of Arnprior establishes a framework for the continued growth and development of the Town. Its primary purpose is to provide the basis for the strategic management of growth and change.

Its purpose is also to assist in achieving common goals and objectives, such as: the need to enhance an already high quality of life; to support an existing community structure; and to create a highly desirable, healthy, and attractive place to live, work, and visit, for a range of people and lifestyles.

While the Vision for the Town of Arnprior embraces the past and the present, it also considers and plans for the future. On the basis of the above, Arnprior is:

- a) A community that provides the benefits of larger urban centres while maintaining a ‘small town feel’;
- b) A place that cherishes its natural and cultural resources which contribute to the scenic value of our community while providing a link to our past, such as the ‘Grove’, the Madawaska River, the Ottawa River and the Arnprior & District Museum;
- c) A Town that welcomes population and employment growth provided that growth continues to support the creation of a complete, healthy and sustainable community. This means that Arnprior believes that there should be a range of housing options available to all incomes and ages, educational and employment choices to encourage residents to learn and work in the community, and recreational facilities and opportunities to support a healthy community; and,

- d) A community that believes in local investment and innovation to revitalize our downtown, support local businesses, and improve hard and soft services.

A2 Guiding Principles

It is recognized that the Town's long-term prosperity, environmental health and social well - being depends on wisely managing change and promoting efficient land use and development patterns. On this basis of the above, below are a series of guiding principles that are intended to establish the basis for making planning decisions in the future, as set out below:

- a) To ensure that all land use planning decisions are based on the principles of wise growth management that supports the Town's unique character, diversity, civic identity, natural heritage and cultural heritage.
- b) To recognize the downtown and mixed use areas as places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local history and heritage and the reinforcement of community character.
- c) To support a prosperous local economy by providing opportunities for economic development, and investment and diversification in the Town in a manner that fosters entrepreneurialism, competitiveness, and a positive and attractive business environment.
- d) To protect and enhance the character of existing neighbourhoods in the Town and to maintain them as diverse, livable, safe, healthy, thriving and attractive communities.
- e) To support all forms of **intensification** in key areas to support the efficient use of **infrastructure**, the many retail stores and services that exist and to provide additional housing options to existing and future residents.
- f) To promote the preservation and appropriate reuse of historic resources, and celebrate and assist in the retention of local and Town's heritage, and the reinforcement of cultural identity.
- g) To ensure that an adequate supply of land and housing choices are available for present and future residents of all ages, abilities, incomes and household sizes.

- h) To invest in, program and optimally maintain a diverse and interconnected system of public spaces that feature convenient, and comfortable access, encourage safe and healthy environments, minimize hazards and attract and appropriately serve all components of the population.
- i) To encourage the development of a more balanced and integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, and cycling and walking.
- j) To ensure that the construction of all **infrastructure**, or expansions to existing **infrastructure**, occurs in a manner that is compatible with adjacent land uses and minimizes social and environmental impacts, with consideration given to the long term maintenance, operational and financial consequences of the decision.
- k) To encourage sustainable development practices and support resiliency and innovation in order to maximize resource and energy conservation.
- l) To work with the adjacent communities on matters of common interest, which includes growth management, economic development, transportation, **infrastructure**, natural heritage features and areas, water resources and source water protection.
- m) To require that local decision-making processes are transparent and accountable to the public through the provision of information, participatory tools, education, and an open process.
- n) To improve accessibility for persons with mobility challenges and older persons by identifying, preventing and removing land use barriers that restrict their full participation in society.
- o) To consider climate change adaptation and mitigation through land use and development patterns, storm water management, and decisions relating to infrastructure development.
- p) To ensure that the proper planning is carried out to protect the overall health of the community including fire and life safety as well as emergency management.

A3 Goals And Strategic Objectives

A3.1 Introduction

A series of goals and strategic objectives have been developed in an effort to implement the vision and guiding principles of the Town, as set out in Section A2.

Goals are intended to be broad long-term aims that attempt to define how the vision will be implemented. Strategic objectives are intended to be specific and realistic targets that measure the accomplishment of a goal.

These goals and strategic objectives are intended to work together in the pursuit of a sustainable balance between the environment, society, culture and the economy, and to support development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

These goals and strategic objectives are categorized as follows:

- a) Sustainable Development
- b) Natural Environment
- c) Community Character
- d) Economic Development
- e) Tourism and Recreation
- f) Infrastructure
- g) Housing
- h) Cultural Heritage

A3.2 Sustainable Development

Goal

To promote and encourage sustainable forms of land use and development.

Strategic Objectives

- a) Minimize the Town's ecological footprint and the impacts of growth by encouraging new development that is based on the principles of sustainable development;

- b) Promote the use of leading edge sustainable development and energy conservation policies and techniques that are designed to reduce greenhouse gas emissions;
- c) Provide human and social services within the Town's responsibility that help establish a complete community where people of all ages, backgrounds and capabilities can meet their needs throughout the various stages of their lives;
- d) Reduce the per-capita consumption of energy, water, land and other non-renewable resources;
- e) Promote practices, which conserve water, and protect or enhance water quality;
- f) Promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide livable, healthy communities;
- g) Encourage reductions in the use of private automobiles by promoting active transportation and the use of Transportation Demand Management measures, such as cycling and walking;
- h) Encourage efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities;
- i) Support land use and development patterns that minimize adverse impacts on air quality;
- j) Minimize and mitigate land use conflicts between **sensitive land uses**, and noise, vibration and emission sources in accordance with all applicable Provincial, County and Town regulations and guidelines; and,
- k) Reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.

A3.3 Natural Environment

Goal

To protect and enhance significant natural heritage features, areas and functions in the Town.

Strategic Objectives

- a) Protect significant natural heritage and hydrologic features and their associated habitats and ecological functions;
- b) Ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town;
- c) Discourage the loss or fragmentation of significant woodlands and the habitats and ecological functions they provide; and,
- d) Promote and establish programs to increase the forest cover in the Town.

A3.4 Community Character

Goal

To protect and enhance the character of the community.

Strategic Objectives

- a) Maintain and enhance our community as a diverse, liveable, safe, thriving and attractive place to live, work and play;
- b) Maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development;
- c) Encourage the development of neighbourhoods which are: compact; provide for an integrated network of pedestrian-oriented streets, pathways and cycling facilities; and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces;
- d) Provide community facilities that are safe, visible and accessible to residents in each neighbourhood;
- e) Foster a sense of civic identity through a high standard of community design in all future development that considers:
 - i. The appropriate integration of the design of public and private spaces;

- ii. A high degree of visual diversity and aesthetic quality;
 - iii. A well-defined public realm, including an interconnected open space network;
 - iv. Sustainable and energy efficient building and site design;
 - v. The sensitive integration of new development with existing development; and,
 - vi. A pedestrian oriented development pattern.
- f) Encourage and support public art and cultural facilities and opportunities for place-making, events and experiences throughout the Town as a means to foster community and neighbourhood identity and contribute to a vibrant and creative Town; and,
- g) Encourage a strong sense of civic pride that comes with the establishment and maintenance of high property standards in all areas of the Town.

A3.5 Economic Development

Goal

To provide opportunities for economic development and the creation of jobs.

Strategic Objectives

- a) Foster a competitive and positive business climate in the Town;
- b) Provide for the broadest range of employment and commercial uses and flexible development standards, where appropriate;
- c) Pre-zone lands for employment and commercial uses wherever possible and appropriate and ensure that a sufficient supply of employment lands is available for development at all times and in appropriate locations;
- d) Facilitate the provision of a range of goods and services to the public within the Town by ensuring that the land

use planning framework is supportive of development, as appropriate;

- e) Encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors to the Town;
- f) Encourage wherever possible through the land use planning process the retention of existing businesses in the Town;
- g) Encourage the development of home businesses provided the proposed use is compatible with adjacent uses;
- h) Encourage the protection of the Town's cultural heritage resources in order to maintain and enhance economic development and tourism opportunities;
- i) Ensure a balance between the demand for development and associated capital facilities and other municipally funded activities;
- j) Support the level of educational attainment in the Arnprior labour force by fostering a culture of life-long learning;
- k) Provide greater business support to entrepreneurs and small business operations;
- l) Maximize labour market opportunities by creating a collaborative environment between businesses, government and education; and,
- m) Support the transition of displaced workers to employment in high growth industries and increasing the understanding of labour force needs for skilled workers through a series of initiatives.

A3.6 Tourism and Recreation

Goal

To enhance opportunities for tourism and recreational uses and related development.

Strategic Objectives

- a) Recognize the importance of the tourism industry in providing economic and employment opportunities;
- b) Promote the maintenance, expansion and upgrade of existing tourism and tourist destination-oriented uses in the Town and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, and events;
- c) Provide for a broad range of open space settings, activities and programs in order to expand recreation and leisure opportunities in the area for residents and visitors; and,
- d) Recognize and protect the economic importance of the Town's natural attributes and to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.

A3.7 Infrastructure

Goal

To ensure that all **infrastructure**, including sanitary sewers, water distribution and stormwater management facilities, roads and municipal facilities meet the needs of present and future residents and businesses.

Strategic Objectives

- a) Ensure that all **infrastructure** required to serve urban areas is built prior to, or coincident with, **development**;
- b) Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, automobiles and trucks;
- c) Ensure that the construction of all **infrastructure**, or expansions to existing **infrastructure**, occurs in a manner that is compatible with adjacent land uses, is cost effective and with a minimum of social and environmental impact;
- d) Encourage the provision of **infrastructure** that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality;

- e) Encourage upgrades to the Town's water and sewage collection system to improve efficiencies and expand capacity; and,
- f) Consider innovative **infrastructure** financing tools, including public/private partnerships and developer front-end financing to provide community facilities and **infrastructure**.

A3.8 Housing

Goal

To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.

Strategic Objectives

- a) Ensure that there is an appropriate supply of land for residential **development** subject to the availability of water and wastewater capacity;
- b) Assist in the achievement of residential **intensification** and **affordable** housing by encouraging opportunities for mixed-use **development** in appropriate locations that support the other objectives of this Plan;
- c) Support an increase in the supply of long-term care beds;
- d) Support the development of innovative seniors housing options that allow for progressive care and aging in place;
- e) Ensure that a full range of housing opportunities for all incomes and ages is available for residents in the Town;
- f) Ensure that a viable amount of rental housing continues to be available;
- g) Support universal physical access and encourage the building industry to incorporate such features in new residential structures; and,
- h) Explore opportunities with adjacent municipalities on the provision of housing opportunities in a manner that is mutually beneficial.

A3.9 Cultural Heritage

Goal

To identify, conserve and enhance the Town's cultural heritage resources, whenever practical.

Strategic Objectives

- a) Enhance the character of the Town by protecting and maintaining the municipality's cultural heritage resources and rich heritage for future generations;
- b) Foster civic pride by educating the public on the Town's history and achievements, and recognizing the contribution that cultural heritage resources make to the fabric of the Town;
- c) Use cultural heritage resources as a tool to attract additional economic development, increase tourism opportunities and enhance the character and vitality of neighbourhoods and districts;
- d) Prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources;
- e) Promote the conservation of significant cultural heritage resources on lands that are adjacent to proposed **development** and to encourage the adjacent **development** to be of an appropriate scale and character;
- f) Ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made;
- g) Encourage **development** that is adjacent to significant cultural heritage resources to be of an appropriate scale and character; and,
- h) Consult with the First Nations with respect to the identification and protection of archaeological resources.

A4 Interpretation Of This Official Plan

This Official Plan is more than a set of individual goals, objectives and policies. It is to be read in its entirety and the relevant goals and

objectives are to be considered when decisions are made and all relevant policies shall be applied as appropriate.

Since land use decisions have long-term impacts, these decisions must be future oriented and connected to an overall vision. In this regard, this Official Plan contains such a vision in Section A1, which articulates the future of the Town and is intended to be the foundation upon which the Official Plan has been developed.

The vision is supported by a series of guiding principles in Section A2 that are intended to convey in broad terms how the vision is to be implemented. Both the vision and the guiding principles are not tests that need to be met or applied to individual properties or applications, rather the vision and guiding principles should be considered when making overall policy decisions.

Section A3 contains a series of goals and strategic objectives. Goals are intended to articulate what the Town hopes to achieve to support the overall vision. Goals are not policies and are not intended to be a conformity test. Objectives are intended to be specific, quantifiable and realistic targets that measure the accomplishment of a goal over a specified period of time. These objectives are also not policies and are not intended to be a conformity test.

Finally, there are policies, which are to be applied when making land use planning decisions. Policies are statements that are intended to implement the vision, goals and objectives in this Plan.

Some policies set out positive directives such as “settlement areas shall be the focus of growth and **development**”. Other policies set out limitations and prohibitions, such as “**development** and **site alteration** shall not be permitted”. The use of the word “shall” implies the policy is mandatory and requires full compliance. Other policies use enabling or supportive language, such as “should, promote and encourage”.

B Growth Management

B1 Complete Communities

All of the lands in the Town and subject to this Plan are within a **settlement area**. It is the goal of this Official Plan that the Town continue to solidify itself as a complete community where there is:

- a) A strong live/work ratio, where the majority of residents have employment opportunities in the Town in which they live;
- b) Choice in the market place, in terms of obtaining goods and services;

- c) A range of educational and training opportunities;
- d) A range of housing types for all levels of income and ages;
- e) A range of health care services for the majority of the residents;
- f) A range of community and social services to assist the majority of those in need in the community;
- g) A range of cultural and recreational opportunities and facilities;
and,
- h) A population level and density that supports the provision of public transit in the long-term, where feasible.

B2 Population Growth Forecast To 2036

The Town's population is forecasted to increase to 11,773 by 2036, as directed by the County of Renfrew Official Plan and in accordance with **Table A**.

Table A

Population Forecast (2016 To 2036)

Year	Population
2016	8,741
2021	9,417
2026	10,144
2031	10,928
2036	11,773

B3 Employment Growth Forecast

The Town's employment (number of jobs) is forecasted to increase to 6,884 by 2031, as directed by the County of Renfrew Official Plan and in accordance with **Table B**.

Table B

Employment Forecast (2011 to 2036)

Years	Employments
2011	3,220
2023	6,059
2031	6,854
2036+	7,137

B4 Housing Forecast

The number of dwelling units in the Town is forecasted to increase by 1,660 units between 2016 and 2036 in accordance with **Table C**.

Table C

Housing Forecast (2016 To 2036)

Dwelling Type	2016 to 2036	% of New Dwellings
Low Density	900	54%
Medium Density	620	37%
High Density	140	9%
All	1,660	N/A

B5 Minimum Intensification Target

The minimum **intensification** target is 10%.

B6 New Development Adjacent To Built Up Area

In cases where new **development** is proposed outside of the built up area, it should be demonstrated that:

- a) The new **development** area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land;

- b) A range of housing choices will be provided, subject to servicing constraints; and,
- c) All of the other **infrastructure** and **public service facilities** required to service the new **development** area is available, with such **infrastructure** and **public service facilities** being used as efficiently as possible.

B7 Reserve Capacity

- a) Planning authorities may allow lot creation only if there is confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity** within **municipal sewage services** and **municipal water services**.
- b) The determination of sufficient **reserve sewage system capacity** shall include treatment capacity for hauled sewage from **private communal sewage services** and **individual on-site sewage services**.

B8 Infrastructure And Public Service Facilities

- a) **Infrastructure**, electricity generation facilities and transmission and distribution systems, and **public service facilities** shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.
- b) Planning for **infrastructure**, electricity generation facilities and transmission and distribution systems, and **public service facilities** shall be coordinated and integrated with land use planning so that they are:
 - i. Financially viable over their life cycle, which may be demonstrated through asset management planning; and,
 - ii. Available to meet current and projected needs.

B9 Housing Policies

B9.1 Goals

It is the goal of the Town that the Town's current and future housing needs be met by:

- a) Ensuring that there is a minimum 10 year supply of land for residential **development**;

- b) Assisting in the achievement of **residential intensification** and **affordable** housing by encouraging opportunities for mixed-use development in appropriate locations, as set out in this Plan;
- c) Permitting the creation of secondary suites;
- d) Encouraging the use of surplus public lands for **affordable** housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;
- e) Supporting an increase in the supply of long-term care beds;
- f) Supporting the development of innovative seniors housing options that allow for progressive care and aging in place;
- g) Encouraging the provision of alternative forms of housing for special needs groups;
- h) Supporting universal physical access and encourage the building industry to incorporate such features in new residential structures;
- i) Encouraging the redevelopment of brownfield properties;
- j) Consider any recommendations set out in the County of Renfrew Housing and Homelessness Plan, as deemed appropriate; and,
- k) Explore opportunities with adjacent municipalities on the provision of housing opportunities in a manner that is mutually beneficial.

B9.2 General Policies

The Town supports:

- a) **Residential intensification** and redevelopment in key nodes and corridors, where an appropriate level of **infrastructure** and public service facilities are or will be available in the immediate future and subject to the policies of this Plan;
- b) The establishment of densities for new housing which efficiently use land, resources, **infrastructure** and **public service facilities**, and support the use of **active transportation** (such as trails and cycling paths) in areas where it exists or is to be developed;
- c) The establishment of **development** standards for **residential intensification, redevelopment** and new residential

development that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety;

- d) The provision of alternative forms of **housing for special needs** groups and emergency shelters, where possible;
- e) The maintenance and improvement of the existing housing stock through local maintenance and occupancy standards by-laws;
- f) The utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas; and,
- g) The consideration of reductions in Development Charges payable for new **affordable** housing where appropriate.

B9.3 Secondary Residential Units

One secondary residential unit shall be permitted in single detached, semi-detached and townhouse dwellings or in an ancillary structure provided the secondary residential dwelling:

- a) Meets the relevant requirements of the Town, and the Ontario Building Code and Fire Code;
- b) Can be supplied by municipal sewer and water services;
- c) Has a floor area that is less than the floor area of the principal dwelling;
- d) Is supported by adequate parking facilities, which shall be a maximum of one additional parking space over and above the parking requirement for the single detached, semi-detached or townhouse dwelling;
- e) Is not accessed only from inside a private garage and is accessed with separate rated ingress and egress facilities from the primary residence (if not located within an ancillary building);
- f) Is not located on a lot where a garden suite is already located; and,
- g) Is not located in a dwelling that is in a floodplain, or in an area that is the site of a natural or human-made hazard.

The above requirements shall be implemented in the zoning by-law. An amendment to this Plan is not required to change any of the above policies.

B9.4 Affordable Housing

- a) The Town supports the provision of housing which is **affordable** to low and moderate-income households. In this regard the minimum target for the provision of housing which is **affordable** in the Town is 15%.
- b) The Town shall consider this target when projects that comprise 25 or more dwelling units are proposed. The Town may consider the provision of such units off, as well as on site.

B9.5 Garden Suites

- a) Garden suites may be permitted on the same lot as an existing single detached dwelling provided adequate water supply and sewage disposal facilities are available.
- b) Garden suites may be permitted on a temporary basis not to exceed 20 years through a site-specific Temporary Use By-law and shall be subject to Site Plan approval, where deemed necessary, to ensure adequate buffering and/or appropriate placement of the unit.
- c) Garden suites must be ancillary to the principle use of a single detached dwelling, not be located in the front or exterior side yard of the principle residence, designed and installed to be temporary and removable, and there shall be demonstrated need for the use to the satisfaction of the Town.
- d) An agreement between the applicant/property owner and the Town may be required, which addresses issues related to installation, maintenance, removal and occupancy and financial securities among other matters. Performance standards shall be applied under the implementing Zoning By-law and Site Plan Control to ensure the compatibility of the temporary garden suite with the existing character of the area.

B9.6 Special Needs Housing And Residential Care Facilities

B9.6.1 Special Needs Housing

- a) The Town recognizes the need for special needs housing in the community and supports the integration of these housing types at appropriate locations, subject to any locational criteria.
- b) Appropriately scaled special needs housing will be permitted in any land use designation that permits residential uses.
- c) The Town will encourage and support the creation and retention of special needs housing.
- d) The Town will encourage and support special needs housing to locate in close proximity to public transit, commercial uses and other compatible non-residential land uses, parks and community facilities and have convenient access to community, social and health services.

B9.6.2 Residential Care Facilities

- a) Residential care facilities will be permitted in any land use designation that permits residential uses. The size, scale, types, location and concentration of residential care facilities may be further regulated in the Town's Zoning By-law.
- b) The Town will support comprehensively planned and developed residential care facilities that vary housing forms to allow residents to transition through life stages.

B10 Employment Area Conversion

Proposals to convert lands within the Employment Area designation to another land use designation will be reviewed through a **comprehensive review** as defined by this Plan. In considering a request to remove lands from an Employment designation, it shall be demonstrated through the **comprehensive review** that:

- a) There is a need for the conversion; and,
- b) The lands are not required over the long-term for the employment purposes for which they are designated.

B11 Comprehensive Development Plans

B11.1 Need for a Comprehensive Development Plan

In circumstances where this Plan anticipates that redevelopment will occur, such redevelopment may only be permitted subject to the preparation of a Comprehensive Development Plan because:

- a) Natural heritage features may be present on multiple properties in the immediate area; and/or
- b) There is a need to consider the planning for new roads, infrastructure and community infrastructure on a comprehensive basis; and/or
- c) The phased development of road and/or infrastructure connections on multiple parcels may be required to support development and in order to ensure that orderly development occurs; and/or
- d) There is a need to consider how development on each parcel will relate to each other from a land use and density perspective; and/or
- e) There is need to consider how parkland and other public amenities such as trails are in a logical manner as development occurs; and/or
- f) There is a need to consider how development will be phased such that both residential and non-residential uses are developed in a timely manner.

B11.2 Matters to be Dealt With in a Comprehensive Development Plan

Where a Comprehensive Development Plan is required by this Plan, the following matters shall be dealt with, as appropriate and depending on the context and location of the affected lands, in a Comprehensive Development Plan:

- a) A detailed overall land use plan, identifying the location of all of the proposed uses including the distribution of density and the proposed scale of all uses;
- b) The proposed pattern of streets, developable blocks and pedestrian and bicycle routes;
- c) The location of appropriate access points onto the abutting road network;
- d) The proposed built-form of the development including type, height, and architectural treatments.
- e) The identification of specific areas that will require specific lot and building placement, orientation and/or architectural features;

- f) The specific urban design issues that will need to be addressed in implementing plans such as Plans of Subdivision and Site Plans;
- g) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
- h) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
- i) The nature and location of natural heritage features that will be protected from development;
- j) A Functional Servicing Study that addresses servicing needs, identifies design and construction requirements, identifies monitoring requirements, reviews hydrogeological impacts, all of which is intended to minimize impacts to the natural environment; and,
- k) Proposed energy conservation measures.

B11.3 When a Comprehensive Development Plan is not Required

The Town may determine that a Comprehensive Development Plan is not required for proposals that are minor in nature provided that it is demonstrated that long-term development options for the property are not precluded. In making such a determination, the Town shall be satisfied that:

- a) The proposed development will not unduly compromise the planned function of the designation;
- b) The uses can be easily integrated with other uses on the subject lands and adjacent lands;
- c) Elements of the public realm will be improved as a condition of development/redevelopment;
- d) The uses are designed and located to minimize impacts on adjacent residential areas;
- e) The uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- f) The policies contained in Section B11.2 have been substantially met.

B12 Economic/Fiscal Impact Analysis

B12.1 Town Requirements

The Town may require that an economic/fiscal impact analysis be completed in support of Comprehensive Development Plans or any other significant proposal, as determined by Council. This analysis shall be coordinated between the Town and relevant boards and agencies and shall include but not be limited to:

- a) An assessment of service costs including transportation, water, wastewater, police, community and health services;
- b) The impact on operating and capital budgets, and the financing implications related to the impact on tax levy, user rates and development charges; and,
- c) The ability to financially and technically provide for the required servicing infrastructure in order to allow the development to proceed on a timely basis.

B12.2 Need for Financial and Other Agreements

It is the intent of this Plan that the cost of new development have minimal impact on existing taxpayers, and to ensure that timely residential development and industrial/commercial development coincides with and supports required infrastructure development, including the building of roads, schools, parks and the introduction of increased transit service and facilities, an increase in public servicing levels such as fire and police and the timely development of infrastructure.

On this basis, the Town may require that landowners within a development area enter into an agreement or agreements amongst themselves to address the distribution of all costs of development including those which may not be recoverable by the Town under the Development Charges Act, 1997, or any successor legislation, particularly the provision of community and infrastructure facilities such as parks, roads, road improvements, external services, storm water management facilities, public/private utilities and schools.

B13 Planning Period

The planning period for this Official Plan is to 2036. Notwithstanding the above, nothing limits the planning for **infrastructure** and **public service facilities** beyond the 20 year planning period. In addition, planning authorities may plan beyond 20 years for the long-term protection of

employment areas provided new lands are not designated beyond the planning period.

C Land Use Designations

C1 Established Residential Area

C1.1 Location

The Established Residential Area designation applies to residential areas that were established and completed approximately 5 years before Council adopted this Plan.

C1.2 Objectives

It is the objective of the Established Residential Area designation to:

- a) Recognize, maintain, and protect the character and identity of existing low density residential neighbourhoods and plans of subdivision;
- b) Recognize existing medium and high density developments that have already occurred and allow for their completion and redevelopment as appropriate;
- c) Provide for new **development**/redevelopment on existing lots in a manner that maintains and protects the existing neighbourhood character;
- d) Provide for modest **intensification** in the form of townhouses and apartment dwellings in appropriate locations; and,
- e) Provide for alterations to existing residential uses in a manner that maintains and protects the existing neighbourhood character.

C1.3 Permitted Uses

The following uses are permitted on lands designated Established Residential Area:

- a) Single detached dwellings;
- b) Semi-detached dwellings;

- c) Townhouse dwellings in accordance with Section C1.4.5;
- d) Low-rise apartments buildings (maximum height - 3 storeys) in accordance with Section C1.4.5;
- e) Secondary residential units in accordance with Section B9.3;
- f) Garden suites in accordance with Section B9.5;
- g) Home businesses in accordance with Section C1.5.1;
- h) Bed and breakfast establishments in accordance with Section C1.5.2; and,
- i) Day nurseries and local institutional uses in accordance with Section C1.5.3.

C1.4 Development And Redevelopment Policies

C1.4.1 Form of Expected Development

- a) The Town recognizes that established residential neighbourhoods in the Town will continue to be attractive for **intensification** and redevelopment, because of their location near many amenities, such as schools, parks and retail uses and because of their established character and quality of place, both of which contribute to the quality of life enjoyed by the Town's residents.
- b) On the basis of the above, it is expected that limited **development** in the form of new lot creation will occur and that the majority of the existing lots in these neighbourhoods will not be further subdivided throughout the planning period and beyond. It is on this basis that this Plan requires that the size of new lots, where permitted and appropriate, complement the sizes of existing lots in accordance with Sections C1.4.2 and C1.4.3 below.
- c) It is expected that the redevelopment of existing lots will be much more common than new lot creation given the trend of building larger homes than in the past. However, since some of the existing lots in these neighbourhoods are larger than typical lots in newly developing areas, it is the intent of this Plan to ensure that the scale of any redevelopment is compatible with the scale of existing **development** in accordance with Section C1.4.4 below.

- d) Notwithstanding the above, modest **development** in the form of townhouses and low rise apartment buildings may be permitted in appropriate locations subject to Section C1.4.5 below.

C1.4.2 Lot Creation

The creation of new lots for new single and/or semi-detached dwellings may be permitted provided:

- a) The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed **development** with adjacent **development** and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood.

All new homes to be developed on lots created by consent shall be subject to Site Plan Control in accordance with Sections C1.4.3 and F4 of this Plan.

C1.4.3 Site Plan Control

Given that this Plan requires that there be a positive design relationship between new and existing dwellings, proponents shall demonstrate as part of the Site Plan Approval process, how the new dwelling is compatible from a design and architectural perspective with existing homes on adjacent lots. Factors to consider in this regard, in addition to any relevant factors in Section C1.4.2 include:

- a) The nature of the building materials used;
- b) The nature of the architectural features proposed, such as columns and entry features;
- c) The elevation of the floor of the first storey;
- d) The pitch of the roof; and,

- e) The amount of the front wall occupied by the openings of the private garage.

C1.4.4 Development of new Single Detached and Semi-Detached Dwellings

The construction of single detached and semi-detached dwellings on existing or new lots is subject to the guidelines below:

- a) The front yard setback for the new homes is generally consistent with the front yards that exist on the same side of the street;
- b) The height of the new homes do not exceed two storeys, unless the homes on either side are higher than two storeys;
- c) The depth of the new home provides for a generously sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards; and,
- d) Existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to minimize the impacts of the new home on the enjoyment of adjacent lots.

C1.4.5 Townhouses and Low Rise Apartment Buildings

Modest **development** in the form of townhouses and apartments may be permitted provided:

- a) The new buildings will have a complementary design relationship with existing buildings, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms;
- b) Façade details are used on the ground floor to minimize the perceived mass of a bulkier building;
- c) Existing trees are retained where possible to provide a continuation of street trees along the streetscape;
- d) Appropriately sized areas for snow storage are identified in advance;
- e) Adequate parking is provided;

- f) The colour of the building materials used are generally compatible with the colours used on adjacent buildings and in the surrounding area;
- g) Limiting the amount of new pavement and developing strategies to direct run-off from roofs and driveways into the ground rather than being directed to the storm sewer system encourage infiltration at source.
- h) Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing; and,
- i) Significant views and vistas that help define the neighbourhood are preserved, where necessary.

C1.5 Special Use Policies

C1.5.1 Home Businesses

Home businesses are permitted in accordance with the following criteria:

- a) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) The use is clearly secondary to the primary residential use in terms of floor space utilization and is compatible with surrounding uses;
- c) The use is completely located within the principal residence of the person conducting the home business;
- d) The use shall employ no more than one employee in addition to residents in the dwelling;
- e) Only the retail sale of products that are incidental to the home business is permitted;
- f) The character of the dwelling as a private residence is preserved;
- g) Adequate parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
- h) The use will not cause a traffic hazard or other health and safety hazard; and,

- i) The signage advertising the use is to be designed and located in accordance with the Town's sign by-law.

The Implementing Zoning By-law shall further detail appropriate performance standards for home businesses.

C1.5.2 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted subject to Site Plan Control in accordance with Section F4 of this Plan and the following criteria:

- a) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) The use is secondary to the primary use of the dwelling as a residence and is compatible with surrounding uses;
- c) The bed and breakfast establishment must be the principal residence of the owner and operator;
- d) The character of the dwelling as a private residence is preserved;
- e) Adequate parking facilities are available on the lot for the proposed use;
- f) The use will not cause a traffic hazard;
- g) The signage advertising the use is to be designed and located in accordance with the Town's sign by-law; and,
- h) Municipal water and sewer services are adequate and available.

The Implementing Zoning By-law shall further detail appropriate performance standards for bed and breakfast establishments. Bed and breakfast establishments shall also be subject to Site Plan Control in accordance with Section F4 of this Plan.

C1.5.3 Day Nurseries and Local Institutional Uses

Day nurseries and local institutional uses which generally serve the needs of surrounding residential areas such as elementary schools, nursery schools, and places of worship, may be permitted subject to an amendment to the implementing Zoning By-law and will be subject to Site Plan Control in accordance with Section F4 of this Plan provided Council is satisfied that:

- a) The use is intended to serve and support surrounding residential areas;
- b) The use is designed to complement the character of the neighbourhood;
- c) The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- d) The site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- e) The noise generated by the use will not adversely affect the enjoyment of neighbouring properties;
- f) The use will be a positive addition to the neighbourhood and will provide a service that is required by residents; and,
- g) Municipal water and sewer services are adequate and available.

C1.6 Site Or Area Specific Policies

C1.6.1 398 John Street (Galilee Mission Centre)

The conversion of the existing building on the lands that are the subject of this Section on Schedule A to this Plan to commercial uses may be permitted, subject to an amendment to the Zoning By-law and Site Plan approval.

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.

C1.6.2 202 & 204 William Street West

The lands that are the subject of this Section on Schedule A to this Plan may also be used for the purposes of a high technology research firm, research laboratory or office use, subject to an amendment to the Zoning By-law and Site Plan approval that considers the impact of the proposed uses on surrounding properties.

C2 Low/Medium Density Residential Area

C2.1 Location

Lands designated Low/Medium Density Residential Area are the recently developed and vacant residential areas on the edges of the built up area of the Town, and which are planned for a variety of housing forms. Certain redevelopment sites that are surrounded by existing development are also included within this designation.

C2.2 Objectives

It is the objective of the Low/Medium Density Residential Area designation to:

- a) Provide for new housing opportunities to meet the Town's projected housing needs;
- b) Provide for a range of housing types and forms to ensure accessible, **affordable**, adequate, and appropriate housing for all socio-economic groups;
- c) Achieve more compact forms of residential **development** in a manner that is compatible with the character and pattern of adjacent surrounding **development**;
- d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- e) Establish a comprehensive set of design guidelines and policies for new residential **development** that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

C2.3 Permitted Uses

The following uses are permitted on lands designated Low/Medium Density Residential Area:

- a) Single detached dwellings;
- b) Semi-detached dwellings;
- c) Townhouse dwellings;
- d) Low-rise apartments buildings (maximum height - 6 storeys);

- e) Secondary residential units in accordance with Section B9.3;
- f) Home businesses in accordance with Section C1.5.1;
- g) Bed and breakfast establishments in accordance with Section C1.5.2;
- h) Day nurseries and local institutional uses in accordance with Section C1.5.3.

C2.4 Development And Redevelopment Policies

C2.4.1 Permitted Housing Mix

- a) The predominant form of housing in new development areas shall be in the form of single detached dwellings and in this regard, no less than 50% of the new dwelling units in any contiguous development area that has more than 20 units be comprised of single detached dwellings.
- b) This policy also applies to existing contiguous development areas as well and if an application to re-lot an already registered Plan of Subdivision is received by the Town.
- c) An amendment to this Plan is not required if the Town determines that an alternative approach that is generally in keeping with this section of the Plan is appropriate.

C2.4.2 Integration of Different Housing Types

- a) Where semi-detached and/or townhouse dwellings are proposed in already developed areas and new **development** areas, they shall be integrated with single detached dwellings to provide for variability in the built form and streetscape and to provide housing choice throughout the **development** area.
- b) Where townhouse dwellings are proposed, they shall generally not back onto or be located across the street from existing and/or proposed single detached dwellings, unless they have a built form that is compatible with the existing and/or proposed single detached dwellings.
- c) In addition to the above, townhouse dwellings shall generally not front on the entrance roads to **development** areas, where the predominant form of housing is single detached dwellings.

- d) In order to ensure compatibility with existing **development** in the Established Residential Area designation, new **development** in the Low/Medium Density Residential Area designation should generally have a physical character that is compatible with development in the existing neighbourhood in terms of density, lot sizes, maximum building heights, and minimum setbacks.

C2.5 Design Considerations in New Development Areas

- a) Sidewalks shall be provided on both sides of Arterial and Collector Roads as shown on Schedule B to this Plan. Sidewalks shall also be provided on one side of local roads where necessary to link components of **development** areas and/or provide linkages and connections to schools, parks and retail uses.
- b) Where provided, all sidewalks will be designed and constructed to be barrier-free for all people regardless of physical and mental ability, consistent with the *Ontarians with Disabilities Act*.
- c) Gateway features, such as public art or distinct light standards and other facilities, will be established at strategic locations to mark entry points into important parts of new **development** areas.
- d) Reverse frontages are prohibited for new low-density residential **development**, including detached and linked dwellings.
- e) New streets should form a grid pattern to create inter-connected and permeable **development** blocks, to promote the movement of people and vehicles in a variety of patterns and modes.
- f) Landform alteration including the levelling of hills and crossings of watercourses should be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape.
- g) The spacing, width and number of driveways shall be configured to enhance visual appeal and safety for people using sidewalks and streets and to provide for on street parking, while providing appropriate locations for snow storage.

- h) New streets and **development** blocks shall be designed to preserve or create views and vistas to natural areas and other important features.

C2.6 Need For A Comprehensive Development Plan

Comprehensive Development Plans that apply to multiple properties in the same geographic area may be required by the Town in a circumstance where there is a need to consider how the different dwelling types are distributed on multiple properties to ensure that an appropriate mix of housing is provided, while ensuring that no less than 50% of the dwellings in a contiguous **development** area are single detached dwellings. There may be other reasons to require that a preparation of a Comprehensive Development Plan be prepared in accordance with Section B11.1 of this Plan. The preparation of a Comprehensive Development Plan is subject to Section B11 of this Plan.

C2.7 Site Or Area Specific Policies

C2.7.1 254B Division Street

A contractor's storage building and garage are additional permitted uses on the lands that are the subject of this Section on Schedule A to this Plan.

C2.7.2 252 Division Street

A mini-storage establishment is an additional permitted use on the lands that are the subject of this Section on Schedule A to this Plan.

C2.7.3 Part of Lots 1 and 2, Concession 11

The consideration of an application to re-zone the lands that are the subject of this Section on Schedule A to this Plan to implement the Official Plan can only be considered once it has been determined how the lands are any other nearby lands will be serviced with municipal water and sewer services.

C2.7.4 Fairgrounds

At the time this Plan was adopted by Council, it was proposed to close the fairgrounds, which are shown as being subject to this Section on Schedule A to this Plan. Given the location of the lands and the potential that exists to develop residential uses that can be integrated with adjacent land uses, the re-zoning of the lands shall not occur until a satisfactory Comprehensive Development Plan has been prepared in accordance with Section B11 of this Plan. Given the location of the adjacent Nick Smith Centre, a key component of the Comprehensive

Development Plan process will be the determination of the appropriate amount of parkland required to meet Town needs.

C2.7.5 148 Division St.

A home occupation may be carried on within the existing accessory detached building.

C3 Downtown Area

C3.1 Location

The Downtown Area designation applies to 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.

C3.2 Objectives

It is the objective of the Downtown Area designation to:

- a) Maintain and promote the downtown as the focal point for commerce and hospitality tourism and pedestrian-scale activity in the Town;
- b) Encourage development in the downtown that capitalizes on expected growth in the area;
- c) Encourage the development of diverse, compatible land uses in close proximity to each other;
- d) Encourage the development of additional housing in the Downtown Core;
- e) Encourage the maximum use of existing buildings in the downtown to accommodate a wide range of uses, with an emphasis on using upper level space for offices, residential and accommodation uses;
- f) Encourage the establishment and maintenance of a streetscape that is pedestrian oriented;
- g) Encourage streetscape and façade improvements that revitalize the cultural and historic character of the downtown; and,
- h) Further enhance the downtown so it continues to be a source of pride in the County and beyond.

C3.3 Permitted Uses

A full range of uses are permitted on lands designated Downtown Area including:

- a) Business offices;
- b) Clinics and health care facilities;
- c) Entertainment uses;
- d) Financial institutions;
- e) Funeral homes;
- f) Hotels, inns and bed and breakfast establishments;
- g) Medium and high density residential uses;
- h) Personal service uses;
- i) Places of worship and other institutional uses;
- j) Private and commercial schools;
- k) Restaurants and take-out restaurants, but not including any Restaurant with a drive-through service facility;
- l) Retail uses; and,
- m) Service uses.

C3.4 Development And Redevelopment Policies

- a) All **development** proposals shall conform to the Downtown Heritage Conservation District Plan (DHCDP) as applicable, subject to the review by the Heritage Committee. The lands subject to the DHCDP are shown below.



- b) The maximum height of new buildings immediately adjacent to the main streets in the Downtown Core Area shall be 4 to 6 storeys in order to maintain consistent facades. Greater heights may be permitted provided that they are setback from the street or tiered in height to minimize their visual and shadowing impact on streets and public areas.
- c) Where a building exhibits a historical character or identity, any **development** proposal requiring a Planning Act approval outside of the DHCDP may require the proponent to restore or enhance the building façade in order to maintain the architectural character and identity of the downtown in accordance with the following guidelines:
 - i) Original architectural details and features should be restored;
 - ii) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent architectural styles;
 - iii) Building materials that are not in keeping with the architectural character of the downtown will be discouraged;
 - iv) Traditional signage and lighting is preferred over fluorescent sign boxes; and,
 - v) The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.

- d) **New development** and redevelopment outside of the area subject to the DHCDP will be subject to Site Plan Control in accordance with Section F4 of this Plan.
- e) No outside storage shall be permitted. The location of waste disposal areas shall be controlled through the implementing zoning by-law and site plan control to minimize their visual impact.
- f) The outdoor display and sales of goods and materials associated with retail uses is encouraged to improve the vibrancy of the downtown.

C3.5 Additional Development Policies For Residential Uses

New medium and high density free-standing residential buildings, housing for seniors in the form of retirement homes and long term care facilities, apartments as well as small-scale inns are permitted at street level within the Downtown Area designation. Such uses are permitted, subject to a rezoning and Site Plan Control in accordance with Section F5 of this Plan, provided Council is satisfied that:

- a) The proposed use will enhance the downtown;
- b) Parking areas for the use are not located at the front of the building;
- c) If the building fronts on a block that is predominantly the site of at grade commercial uses, a portion of the first storey adjacent to the streetline is used for non-residential uses; and,
- d) The building is designed to complement adjacent buildings.

C3.6 Parking In The Downtown Area

- a) Parking in the Downtown shall be comprised of a combination of private and public parking facilities.
- b) The provision of adequate and convenient off-street parking is recognized as a necessity in the promotion and enhancement of the Downtown. To this end Council shall encourage the coordination of existing parking facilities including the linkage of driveways and lanes for parking purposes. To the extent possible, new parking facilities shall be coordinated and linked with existing parking facilities.

- c) The Town may reduce or eliminate vehicular parking requirements in the downtown for non-residential uses and/or where shared parking is possible (on multiple properties and/or via on-street parking).
- d) The Town may consider a cash-in-lieu of parking by-law to exempt or partially exempt **development**/redevelopment (non-residential only) from vehicle parking requirements where it is determined that public parking facilities can accommodate the demand.
- e) The Town may consider updating the parking provisions of the Zoning By-law to not require additional on-site parking in circumstances where there is a change from one use to another within the confines of an existing building.

C3.7 Public Realm

- a) Madawaska Street and Daniel Street planned to continue to function as arterial roads providing access to and from and through the downtown area. However, in addition to accommodating motor vehicles, equal emphasis shall be placed on accommodating pedestrians wherever possible.
- b) In order to provide the basis over the continuing upgrading of the public realm, the Town shall prepare a public realm sustainable design element plan that will, when completed, assist in the review of **development** applications. Sustainable design elements include trees, shrubs, hedges, planting and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities. The public realm sustainable design element plan will include recommendations for enhancements to the public realm and provide guidance to the Town when reviewing site plan applications.
- c) Any **development** that has the effect of increasing the amount of floor space on a lot by more than 25% beyond which existed on the date this Official Plan came into effect may be required to provide certain sustainable design elements as a condition of Site Plan Approval.
- d) Every effort will be made to establish a distinctive public realm in this area that has the effect of attracting new **development** and reducing the impact of the motor vehicle on the character of the area. In order to implement this intent, special pavement treatments, unique street furniture and signage shall be established in the downtown.

- e) The encroachment of patios for restaurants and the outdoor display and sale of goods related to a business in the downtown is encouraged and may be permitted within the municipal right-of-way provided the scale and extent of the encroachment does not affect pedestrian/vehicular movement in the area and subject to any other Town requirements and conditions.

C3.8 Enhancement To Existing Buildings

All **development** proposals within the area subject to the Downtown Heritage District Conservation Plan shall conform to that plan as required.

In those areas that are not subject to the Downtown Heritage District Conservation Plan, **development** proposals requiring a Planning Act approval shall generally be required to restore or enhance their building façade in order to maintain the architectural character and identity of the downtown area in accordance with the following guidelines:

- a) Original architectural details and features should be restored.
- b) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with surrounding architectural styles.
- c) Building materials that are not in keeping with the architectural character of the Downtown will be discouraged.
- d) Traditional signage and lighting is preferred over fluorescent sign boxes and corporate signage.
- e) Facades should incorporate broad window treatments particularly at street level to maintain an open, and pedestrian friendly environment.

C3.9 New Lots Created By Consent

- a) The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives of this Plan and does not adversely fragment the land base of the downtown to make it more difficult to accommodate usable building space.
- b) Consents that will result in the demolition of buildings that are historically significant will not be permitted.
- c) In addition, the effect of any consent on public or private access and emergency service access to the affected lot(s)

and other lots in the area will need to be considered to ensure that this access, if appropriate, will be maintained or provided by other means.

- d) In a circumstance where no Planning Act approvals are required for a land assembly, the implementing zoning by-law will preclude the establishment of a built form that is not consistent with the existing built form and façade relationship with the street line.

C3.10 Site Or Area Specific Policies

C3.10.1 106-108 McGonigal Street

Light manufacturing uses conducted wholly within an enclosed building are permitted additional uses on the lands that are the subject of this Section on Schedule A to this Plan. No outside open storage shall be permitted.

C4 Mixed Use Residential/Commercial Area

C4.1 Location

The Mixed Use Residential/Commercial Area designation applies to lands along both sides of Daniel Street South between Baskin Drive and William Street and also applies to the Kenwood site on Edward Street South. The designation also applies to former industrial lands between Edward Street North and MacDonald Street North and to certain lands on Madawaska Boulevard.

C4.2 Objectives

It is the objective of the Mixed Use Residential/Commercial designation to:

- a) Provide for the **development** of new medium and higher density residential uses along with complementary low impact non-residential uses;
- b) Encourage the consolidation, **intensification** and expansion of existing commercial uses and to foster a more pedestrian oriented environment as redevelopment occurs;
- c) Recognize existing commercial and industrial uses as legal permitted uses and to allow for their expansion as appropriate;

- d) Provide for medium-sized retail uses such as a food store and drug store in appropriate locations;
- e) Incorporate space for retail and service uses where required, to address the needs of the local population;
- f) Provide for orderly, phased redevelopment of existing single use commercial properties into multi use commercial areas that accommodate complementary retail, service, office employment and residential uses;
- g) Require that all new retail, restaurant and personal service uses in be integrated with community and residential uses in a mixed use setting in a manner that is pedestrian oriented;
- h) Ensure that Daniel Street and Madawaska Boulevard are developed in an attractive manner that reflects its importance as the main entrances to the downtown;
- i) Require that new buildings be aligned along Daniel Street and Madawaska Boulevard with consistent setbacks and designed to respect transitions in height to adjacent low and rise areas; and,
- j) Allow for some flexibility in terms of the arrangement and location of all uses and the phasing of their **development** to provide for the mixing of uses.

C4.3 Permitted Uses

A full range of commercial uses are permitted on lands designated Mixed Use Residential/Commercial Area including:

- a) Business and professional offices;
- b) Clinics and health care facilities;
- c) Entertainment uses;
- d) Financial institutions;
- e) Funeral homes;
- f) Hotels, inns and bed and breakfast establishments;
- g) Medium and high density residential uses up to 6 storeys;
- h) Long term care facilities and retirement homes up to 6 storeys;

- i) Personal service uses;
- j) Places of worship and other institutional uses;
- k) Private and commercial schools;
- l) Restaurants and take-out restaurants, but not including any restaurant with a drive-through service facility;
- m) Retail uses that have individual floor areas that are established in the implementing zoning by-law; and,
- n) Service uses.

C4.5 Recognition Of Existing Uses

All legally existing uses in this land use designation are considered to be legal conforming uses by this Plan. Expansions to existing uses are permitted, subject to the relevant policies of this Plan and the implementing zoning by-law.

C4.6 Need For Market IMPACT Studies

Where a market impact study is required by this Plan, the purpose of the market impact study will be to determine whether a proposal can proceed on the basis of market demand without having a negative impact on the planned function of other commercial areas in the Town. It would not be the intent of the study to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

C4.7 Need For Comprehensive Planning

Given that the lands that are designated Mixed Use Residential/Commercial Area were already primarily developed at the time this Official Plan came into effect, **development** and redevelopment will either occur on existing properties or on multiple abutting properties if the abutting properties are in the control of one developer.

Where a property with a land area of about 1.0 hectare or greater is proposed to be redeveloped and/or where multiple properties are proposed to be developed at the same time (or in phases), the Town will require that a Comprehensive Development Plan be prepared in accordance with Section B11 of this Plan.

C4.8 Interface Considerations

Where a proposed **development** abuts the side yards or back yards of existing properties that are not in the Mixed Use Residential/Commercial Area designation and which are the site of low density residential uses, the following factors shall be considered by the Town in determining whether the proposed **development** is compatible with existing low density residential uses:

- a) The depth of the lot under consideration;
- b) The orientation of the abutting lots;
- c) The location and orientation of the homes on the abutting lots;
- d) The height of the existing dwellings on the abutting lots;
- e) The location and size of the windows in the proposed development;
- f) The nature of the uses of the yards on the abutting properties;
- g) The nature and health of the existing trees that separate the proposed development from abutting land uses; and,
- h) The nature and location of existing and proposed fencing.

C4.9 Redevelopment Policies For All Uses

In considering an application for **development** in the Mixed Use Residential/Commercial Area designation, the Town must be satisfied that:

- a) Adequate on-site parking facilities and snow storage facilities are provided for the **development** with such parking being provided in locations that are compatible with surrounding land uses;
- b) Every effort has been made to provide motor vehicle access to the lot from an abutting street where possible, without unduly creating traffic infiltration issues in the surrounding area;
- c) Vehicular access points to multiple uses on the lot are coordinated and consolidated where possible;
- d) New buildings that are adjacent to low density areas are designed to respect a 45 degree angular plane measured

from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling;

- e) The **development** will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;
- f) Any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties;
- g) Improvements to the streetscape, such as soft landscaping, lighting fixtures, benches and public art, are part of the overall project design;
- h) New buildings are designed to present their principal building facades with an appropriate building design that faces the public road;
- i) Barrier free access for persons using walking or mobility aids are provided in all public and publicly accessible buildings and facilities and along major pedestrian routes;
- j) All lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;
- k) Site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other **sensitive land uses**, in order to buffer their visual and operational effects; and,
- l) Waste storage areas are integrated into the principal building on the lot and where waste storage areas are external to the principal building, they are enclosed and not face a public road.

All **development** is subject to Site Plan Control in accordance with Section F4 of this Plan.

C4.10 Landscaping On Daniel Street And Madawaska Boulevard

- a) The Town will require that landscaping be an integral component of all new **development** on vacant lots and the redevelopment of existing uses to enhance the aesthetics of Daniel Street and Madawaska Boulevard wherever possible. On this basis, the Town may require a landscape plan when

considering **development** and redevelopment applications. Such a landscape plan shall consider the following:

- i) Existing mature trees and established vegetation should be retained and enhanced where possible to enhance the visual appearance of the site and to minimize the impacts of the **development** on adjacent uses; and,
 - ii) Continuous, highly visible, well-articulated and landscaped connections between building(s) that are set back from public roads and the public roads should be provided to establish appropriate pedestrian linkages between the sidewalk and building entrances, and generally improve access for public transit users.
- b) It is recognized that the provision of additional landscaping may not be feasible when lots are redeveloped and/or when existing uses are expanded, particularly if the landscaping potentially limits the amount of **development** that could occur and/or is not feasible given building and parking area location. In these cases, the focus of the Town will be on the enhancement of the streetscape by the addition of landscaping between the building and the public road and the parking areas adjacent to the public road.

C4.11 Site Or Area Specific Policies

C4.11.1 16 Edward Street South (Kenwood Corporate Centre)

C4.11.1.1 Recognizing Potential and Moving Forward

At the time of the adoption of this Official Plan in 2016, the lands that are the subject of this Section on Schedule A to this Plan were the site of a large historical building that was formerly occupied by Kenwood Mills in the early 1900's and which has since been renovated into a corporate centre containing office, warehouse and other industrial/commercial uses. The subject lands back onto low-density residential uses to the south and west (along McDonald Street South and Huyck Drive) and are across the street from low-density residential uses on Edward Street South.

Given the location of the property adjacent to the downtown area and the presence of a large and very prominent building, the lands that are the subject of this Section on Schedule A to this Plan has the potential to be redeveloped for a range of residential, institutional and office uses along with limited tourism related uses, such as restaurants and exhibition and gallery space that are integrated with other uses. These additional uses and opportunities have the potential to benefit the broader community.

However, this range of uses can only be considered as part of a comprehensive master planning process for the site involving the public and all other relevant stakeholders.

In addition to the above noted permitted uses, it is recognized that this site, with its existing industrial buildings/**infrastructure**, may continue to be attractive and suitable for light-industrial uses, even if the subject lands are redeveloped. In this regard, the potential exists for light industrial uses to exist alongside other permitted uses in a mixed-use setting that could be of benefit to the surrounding neighbourhoods and the broader community.

C4.11.1.2 Master Plan Requirement

The establishment of any use in accordance with this section of the Official Plan that requires an amendment to the provisions of the General Industrial Exception Three (GM-E3) and General Industrial Exception Four (GM-E4) Zones in the Town of Arnprior Zoning By-law 4990-2001 shall be supported by a master plan that includes the following:

- a) An overall land use plan, identifying the location of all proposed uses and the proposed pattern of streets and developable blocks;
- b) A plan that describes how the more significant architectural details and features will be protected and restored;
- c) A detailed phasing plan that describes the sequencing of **development** and the timing of any **infrastructure** improvements;
- d) The location of design features such as parks, open space buffers, natural features and cultural heritage features and facilities;
- e) A plan showing the location of any public lands that may be dedicated to the Town as part of the approval process;
- f) The proposed built form elements including type, height, massing and location of all main buildings and structures;
- g) The location of appropriate access points onto the abutting road network;
- h) The location of pedestrian, vehicular and service circulation and access and parking areas in the context of an overall parking management strategy;

- i) If residential uses are proposed, the amount of housing that will be **affordable** and provide additional options in the community for all ages and incomes;
- j) Urban design guidelines, proposed streetscape components and the location of proposed landscaping; and,
- k) The nature, location and timing of the **development** of necessary stormwater management facilities.
- l) The zoning that applies in accordance with By-Law 4990-2001 shall be carried forward into the new Comprehensive Zoning By-Law as required.

C4.11.1.3 Factors to Consider by Council

Factors for Council to consider in reviewing an application for re-zoning and the master plan required by Section C4.11.1.2 include:

- a) The impacts of the proposed uses on the Town's objective to maintain and promote downtown Arnprior as a focal point for commerce and hospitality;
- b) The ability of the proposed uses to complement and work with existing uses in the downtown to attract more people to the downtown area and the Town as a whole;
- c) The market impact of the proposed uses and its impact on downtown businesses;
- d) The impacts of additional traffic on the surrounding residential neighbourhood;
- e) The potential impact of the proposal on the creation of additional housing choices for all ages and incomes;
- f) The impacts light-industrial or small-scale commercial uses on the surrounding residential neighbourhood; and,
- g) The ability of the site to accommodate the parking required for the proposed uses and if parking on the site is not feasible, the other options that may be available.

C4.11.2 East and West Sides of Daniel Street

The maximum permitted size of a retail use is 100 square metres, subject to the provisions of the implementing zoning by-law on the lands that are the subject of this Section on Schedule A to this Plan. The expansion of existing non-residential uses shall require an amendment to the

implementing zoning by-law to ensure that development in this area is carefully managed.

C4.11.3 West Side of Daniel Street

The implementing zoning by-law shall only permit residential uses on the lands that are the subject of this Section on Schedule A to this Plan. Retail uses that have a maximum floor area of 100 square metres and other uses permitted by this Plan shall be subject to an Amendment to the implementing zoning by-law.

C5 Mixed Use Commercial/Employment Area

C5.1 Location

The Mixed Use Commercial/Employment Area designation mainly encompasses certain lands along Madawaska Boulevard and lands on both sides of Highway No. 417 at its intersection with Daniel Street and White Lake Road.

C5.2 Objectives

It is the objective of the Mixed Use Commercial/Employment Area designation to:

- a) Provide for the **development** of retail uses that primarily have large floor areas in high traffic areas that have been comprehensively planned;
- b) Maintain and enhance the function of these commercial areas in the Town that serve a large market as major multi-use, multi-purpose commercial areas;
- c) To encourage the consolidation, **intensification** and expansion of major commercial uses and to encourage the redevelopment of existing major commercial uses to foster a more pedestrian oriented environment;
- d) Provide for orderly, phased redevelopment of existing single use commercial areas into multi use commercial areas that accommodate complementary retail, service, and office employment uses;
- e) Provide locations for light industrial uses that do not require large buildings or sites;
- f) Provide locations for start up uses and other uses that require a variety of site and building configurations;

- g) Provide opportunities for redevelopment and the evolution of traditional industrial uses into higher quality service commercial and office uses in mixed use buildings;
- h) Provide opportunities for businesses offering complementary services to locate in close proximity to each other; and,
- i) Protect these commercial areas from incompatible residential uses.

C5.3 Permitted Uses

A full range of commercial uses are permitted on lands designated Mixed Use Commercial/Employment Area designation including:

- a) Business and professional offices;
- b) Clinics and health care facilities;
- c) Entertainment uses;
- d) Financial institutions;
- e) Funeral homes;
- f) Hotels and motels;
- g) Industrial and warehouse uses with no outdoor storage or processing components;
- h) Motor vehicle sales and leasing establishments;
- i) Personal service uses;
- j) Private and commercial schools;
- k) Recreational vehicle sales and service establishments;
- l) Restaurants and take-out restaurants;
- m) Retail uses subject to floor space limits that are included within the implementing zoning by-law; and,
- n) Service uses.

All legally existing uses in this land use designation are considered to be legal conforming uses by this Plan. Expansions to existing uses are permitted, subject to the relevant policies of this Plan and the implementing zoning by-law.

Where an amendment to the implementing zoning by-law is required to establish a retail use that is larger than permitted, a market impact study may be required by the Town. The purpose of the market impact study will be to determine whether a proposal can proceed on the basis of market demand without having a negative impact on the planned function of other commercial areas in the Town. It would not be the intent of the study to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

C5.4 Need For Comprehensive Planning

If major redevelopment is proposed and the proposal requires an amendment to the Zoning By-law, a Comprehensive Development Plan (CDP) may be required by the Town in accordance with Section B11.

C5.5 Interface Considerations

Where a proposed **development** abuts the side yards or back yards of existing properties that are not in the Mixed Use Commercial/Employment Area designation and which are the site of low density residential uses, the following factors shall be considered by the Town in determining whether the proposed **development** is compatible with existing low density residential uses:

- a) The depth of the lot under consideration;
- b) The orientation of the abutting lots;
- c) The location and orientation of the homes on the abutting lots;
- d) The height of the existing dwellings on the abutting lots;
- e) The location and size of the windows in the proposed **development**;
- f) The nature of the uses of the yards on the abutting properties;
- g) The nature and health of the existing trees that separate the proposed **development** from abutting land uses; and,
- h) The nature and location of existing and proposed fencing.

C5.6 Redevelopment Policies For All Uses

In considering an application for **development** in the Mixed Use Commercial/Employment Area designation, the Town must be satisfied that:

- a) Adequate on-site parking facilities are provided for the **development** with such parking being provided in locations that are compatible with surrounding land uses;
- b) Every effort has been made to provide motor vehicle access to the lot from an abutting street where possible, without unduly creating traffic infiltration issues in the surrounding area;
- c) Vehicular access points to multiple uses on the lot are coordinated and consolidated where possible;
- d) The **development** will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;
- e) Any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties;
- f) Improvements to the streetscape, such as soft landscaping, lighting fixtures, benches and public art, are part of the overall project design;
- g) New buildings are designed to present their principal building facades with an appropriate building design that faces the public road;
- h) Barrier free access for persons using walking or mobility aids are provided in all public and publicly accessible buildings and facilities and along major pedestrian routes;
- i) All lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;
- j) Site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other **sensitive land uses**, in order to buffer their visual and operational effects; and,
- k) Waste storage areas are integrated into the principal building on the lot and where waste storage areas are external to the principal building, they are enclosed and not face a public road.

All **development** is subject to Site Plan Control in accordance with Section F4 of this Plan.

C5.7 Landscaping On Madawaska Boulevard

- a) The Town will require that landscaping be an integral component of all new **development** on vacant lots and the redevelopment of existing uses to enhance the aesthetics of Madawaska Boulevard wherever possible. On this basis, the Town may require a landscape plan when considering **development** and redevelopment applications. Such a landscape plan shall consider the following:
 - iii) Existing mature trees and established vegetation should be retained and enhanced where possible to enhance the visual appearance of the site and to minimize the impacts of the **development** on adjacent uses; and,
 - iv) Continuous, highly visible, well-articulated and landscaped connections between building(s) that are set back from public roads and the public roads should be provided to establish appropriate pedestrian linkages between the sidewalk and building entrances, and generally improve access for public transit users.
- b) It is recognized that the provision of additional landscaping may not be feasible when lots are redeveloped and/or when existing uses are expanded, particularly if the landscaping potentially limits the amount of **development** that could occur and/or is not feasible given building and parking area location. In these cases, the focus of the Town will be on the enhancement of the streetscape by the addition of landscaping between the building and the public road and the parking areas adjacent to the public road.

C5.8 Site Or Area Specific Policies

C5.8.1 White Lake Road

- a) The consideration of an application to re-zone the lands that are the subject of this Section on Schedule A to this Plan to implement the Official Plan can only be considered once it has been determined how the lands or any other nearby lands will be serviced with municipal water and sewer services.
- b) An amendment to the implementing Zoning By-law shall be required to implement the policies of this Section. In addition to all other required studies, a Market Impact Study shall also be required.
- c) The purpose of the Market Impact Study shall be to determine whether a proposal can proceed on the basis of market

demand without having a negative impact on the planned function of the commercial designations contained in this Plan. It would not be the intent of the study to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

C5.8.2 640 White Lake Road

The lands that are the subject of this Section on Schedule A to this Plan shall be subject to a Holding symbol in the implementing Zoning By-law.

The Holding symbol shall not be removed until the following conditions are met for the entire parcel and approved to Council's satisfaction:

- a) A Site Plan for the entire property has been submitted with all required studies, including those noted below, and approved by the Town;
- b) The applicable Site Plan Agreement is entered into and registered on title;
- c) The servicing studies and plans for sanitary sewer, storm sewer and water service have been submitted and approved;
- d) The traffic impact/analysis study indicating phased/overall impact of **development** on the road system has been submitted and approved;
- e) The storm drainage report has been submitted and approved; and,
- f) The site grading and drainage plan has been submitted and approved.

C5.8.3 Madawaska Boulevard (Between McNab Street/Jack Crescent and Rail-Line)

Existing industrial and warehouse uses with outdoor storage and/or processing on the lands that are the subject of this Section on Schedule A to this Plan are recognized as legal conforming uses by this Plan.

C5.8.4 Madawaska Boulevard (Between McNab Street/Jack Crescent and Vicinity of Bridge Street)

In addition to the other uses permitted in the Mixed Use Commercial/Employment Area designation, medium and high density residential uses up to 6 storeys and long term care facilities and retirement homes up to 6 storeys may be permitted subject to the

consideration of a zoning by-law amendment. One of the factors to consider when such an application is submitted is the compatibility of the proposed use with existing land uses.

In recognition of the prime location of this area, food stores and other retail stores that have a floor area that does not generally exceed 2,500 square metres are permitted, subject to the preparation of a market impact study in accordance with Section C4.6 of this Plan.

While new drive-through facilities are discouraged in this area, they may be permitted subject to the provisions in the implementing zoning by-law.

C6 Employment Area

C6.1 Location

The Employment Area designation applies to the traditional industrial areas in the Town.

C6.2 Objectives

On lands designated Employment Area, it is the intent of the Town to:

- a) Provide for an appropriate mix and range of employment uses to meet long-term needs;
- b) Provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) Recognize that there are many types of employment in the Town and that each has different locational requirements that are necessary to support their continued viability;
- d) Plan for, protect and preserve employment areas for current and future uses and ensure that the necessary **infrastructure** is provided to support current and projected needs;
- e) Protect employment areas in proximity to major goods movement facilities and corridors such as Highway 417 for employment uses that require those locations and which can be serviced by full municipal sewer and water services within the planning period; and,
- f) Encourage a high standard of urban design for **development** and redevelopment.

C6.3 Permitted Uses

Permitted uses on lands designated Employment Area include:

- a) Manufacturing, assembly, processing and/or fabrication;
- b) Office uses;
- c) Storage, warehousing and distribution uses;
- d) Research and **development**;
- e) Education and training;
- f) Data processing;
- g) Repair activities;
- h) Contractor establishments;
- i) Outdoor storage;
- j) Transportation depots or terminals; and,
- k) Wholesaling establishments.

Accessory retail stores, selling products produced on the premises, are also permitted provided they occupy only a limited amount of the gross floor area and are clearly accessory and incidental to the main/primary use. The production and warehousing of medical marijuana is considered to be a permitted use subject to all Federal and Provincial regulatory requirements and the provisions of the implementing Zoning By-law.

C6.4 Development Policies

It is not the intent of this Plan to affect the normal business practices of existing employment uses. However, when lands are proposed to be developed or redeveloped, the Town must be satisfied that:

- a) Adequate on-site parking facilities are provided for the **development** with such parking being provided in locations that are compatible with surrounding land uses;
- b) The **development** will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;

- c) Any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties, if located nearby;
- d) Vehicular access points to multiple uses on the lot are coordinated and consolidated;
- e) The lot has sufficient lot frontage, depth and area for the siting of proposed **development**;
- f) New buildings are designed to present their principal building facades with an appropriate building design that faces the public road;
- g) Roof top mechanical units are organized and screened with complementary materials, colours and finishes as necessary to provide a skyline with desirable visual attributes;
- h) Display areas are designed to make a positive contribution to the streetscape and the overall site **development**;
- i) All lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;
- j) Site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other **sensitive land uses**, in order to buffer their visual and operational effects; and,
- k) Waste storage areas are integrated into the principal building on the lot and where waste storage areas are external to the principal building, they are enclosed and not face a public road.

All **development** is subject to Site Plan Control in accordance with Section F4 of this Plan.

C6.5 Site Or Area Specific Policies

C6.5.1 490 Didak Drive (Arnprior and District Humane Society)

The shelter and care of animals shall be an additional permitted use on the lands that are the subject of this Section on Schedule 'A' to this Plan.

C7 Airport Area

C7.1 Location

The Airport Area designation applies to the airport and adjacent lands that could be subject to aircraft noise nuisance or to **development** limitations in accordance with Transport Canada “Aviation: Land Use in the Vicinity of Airports” TP 1247E as amended from time to time.

C7.2 Objectives

On lands designated Airport Area, it is the intent of the Town to:

- a) Support the continued operation of the airport;
- b) Encourage the efficient use of airport lands;
- c) Provide opportunities for development and redevelopment, including potentially residential uses, on excess lands not required for airport operations;
- d) Ensure that all future development and redevelopment is on **municipal water services** and **municipal sewer services**;
- e) Prevent the drilling of new private wells for any purpose;
- f) Prevent incompatible **development** from locating on and adjacent to the municipal airport, unless the impacts can be appropriately mitigated; and,
- g) Require that the preparation of a Comprehensive Development Plan be prepared to implement the above objectives.

C7.3 Airport Study Area

On lands identified as being within the Airport Study Area on Schedule A to this Plan, no development or redevelopment that requires the approval of the Town of Arnprior i.e., on lands not subject to federal jurisdiction over aviation, can occur until a satisfactory Comprehensive Development Plan has been prepared in accordance with Section B11 of this Plan, save and except for the following:

- a) i) The addition of approximately 10 private hangar lots in the area identified as “Aircraft Hangar Lots (4)” in the Arnprior Airport Master Plan dated March 4, 2009, prepared by Novatech Engineering Consultants Ltd., being east of the terminal,

and south of the lots fronting on Johnston Road; and

- b) ii) The expansion of existing uses directly related to and dependant on the Airport, that may or may not require Planning Act approval, subject to meeting all municipal requirements, as applicable.

For development that does not require Planning Act approval by the Town, such as the leasing of land by the Arnprior Airport to third parties and the construction of hangars on lands owned by the Arnprior Airport, the requirement to prepare a Comprehensive Development does not apply.

The responsibility for preparing the required Comprehensive Development Plan shall rest with the Town of Arnprior and it shall be initiated within five years of the adoption of this Plan by Council. If the Comprehensive Development Plan is not initiated within five years, the Comprehensive Development Plan requirement will not apply to lands that are under Arnprior Airport's jurisdiction.

Notwithstanding the above, if there is a desire for municipal water and sewer services to be extended to lands that are under Arnprior Airport's jurisdiction, the extension of such services shall be dependent on the preparation of a Comprehensive Development Plan.

C7.4 Restriction On Drilling Of New Wells

The drilling of new wells for any purpose is not permitted on lands identified as being within the Airport Study Area on Schedule A to this Plan in accordance with Town By-law 6658-17.

C8 Parks And Open Space Area

C8.1 Location

The lands designated Parks and Open Space Area are a part of the Town's open space network. 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.

C8.2 Objectives

On lands designated Parks and Open Space Area, it is the intent of the Town to:

- a) Ensure that all major parks and open space lands are used in a manner that reflects their capacity for public use;
- b) Ensure that the impacts of the use of major parks and open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
- c) Ensure that the residents of the Town have access to a properly planned and accessible public open space network.

C8.3 Permitted Uses

Permitted uses on lands designated Parks and Open Space Area include passive and active recreational use areas and community centres.

C8.4 Development Policies

Each parcel of land designated Parks and Open Space Area shall be planned to both accommodate public use and minimize the impacts of that public use on the environment and adjacent residential areas. The **development** of additional parking areas, community facilities and other **infrastructure** should be carried out in a manner that protects and enhances any adjacent natural heritage features and functions.

C8.5 Bell Park

Bell Park is a 'jewel' in the Town of Arnprior. Bell Park is located at the east point of the confluence of the Madawaska and Ottawa Rivers and is designated Parks and Open Space Area on Schedule A by this Plan. The Town will undertake a study to assess the current and best future use of the property. Such a study should include a visioning session to bring together the community (including the 'youth of Arnprior'), representatives of the Bell family, and agencies and stakeholders in an effort to determine the long-term future of these lands.

C8.6 The Grove

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.

C8.7 Recreational Trail

The County has purchased the former Canadian Pacific rail-line through Town (now called the Ottawa Valley Recreation Trail) and portions of it

have been included within the Parks and Open Space Area designation on Schedule A. The Town intends to work with the County on developing a recreational trail system on these lands. Portions of the former Canadian National rail-line have the potential to be used for trail purposes as well. Trail connections or other types of connections between the two former rail-lines are encouraged by this Plan.

In cases where a former rail-line abuts lands that are proposed to be developed or redeveloped in consultation with the County of Renfrew (if applicable), consideration can be given to incorporating the recreational trail in the proposed **development**.

Development and redevelopment adjacent to the Ottawa Valley Recreation Trail shall generally be set back a minimum of 7.5 metres from the edge of the corridor. An amendment to this Plan will not be required to reduce this setback.

Regard shall be had to the May 2016 County of Renfrew Trails Strategy when making decisions on development and public works in the vicinity of the trails identified in the Trails Strategy.

No Amendment to this Plan will be required to establish a new trail, move an existing trail or close a trail, unless an Amendment is required to change the land use designation on Schedule A.

C8.8 Waterfront Development Study Area

Lands along the Ottawa and Madawaska Rivers are identified as the Waterfront Development Study Area on Schedule 'A'. Some of the lands within the study area are currently designated Parks and Open Space Area.

C8.8.1 Objectives of the Town

Any **development** along the waterfront should enhance and protect the qualities that contribute to the character and attraction of this unique resource. Any **development** or redevelopment of the waterfront should be based on the following objectives:

- a) **Clean** - The waterfront should be clean and free of contaminants that impair beneficial uses by people and by other living things.
- b) **Green** - The diversity and productivity of the river ecosystems should be protected and restored through remedial measures to restore healthy natural habitats and maintain natural ecological processes.

- c) **Useable** - The waterfront should support a mix of public and private uses in appropriate locations that minimize conflicts with adjacent uses, enhance shoreline residential areas, and permits appropriate commercial uses.
- d) **Diverse** - Waterfront uses and its environments should provide diverse experiences for visitors and residents. A mix of open spaces and facilities should be provided which balance both the public's demands and the environmental limits for these uses.
- e) **Open** - The density and design of waterfront **development** should not create a visual barrier or be an intrusion on the shoreline area. The shoreline should be, wherever possible, clearly identified as open to public access.
- f) **Accessible** - The waterfront should be easily accessible, where possible, and should be safe and accessible to the disabled as well as other sectors of the community.
- g) **Connected** - The waterfront should be linked, where possible, by continuous trails and by green corridors connecting the waterfront to the valley systems and major public open spaces. However, this linkage should not conflict with private and/or established uses.
- h) **Affordable** - Waterfront parks and facilities should be available to all groups and shoreline residential developments should include, where possible, **affordable** housing.
- i) **Attractive** - Waterfront design should protect vistas and views off the lake, emphasize **sensitive** design and massing of buildings, incorporate attractive and useable links, and create distinctive and memorable places along the waterfront.

C8.8.2 Waterfront Master Plan

In order to implement the objectives set out in Section C8.8.1, the Town shall prepare a Waterfront Master Plan. The Waterfront Master Plan should be the product of consultation with the community and be based on precedents of good waterfront planning and design, and consideration of the unique characteristics and history of the two waterfronts. The Waterfront Master Plan should contain the following components:

- a) A **Land Use Framework Plan** that illustrates the primary organizing elements of the waterfront area in the form of different districts or neighbourhoods and which takes into account the location of **hazardous lands**;

- b) An **Economic Feasibility Plan** that supports the uses that are to be permitted and promoted by the Master Plan;
- c) A **Public Realm Framework Plan** that establishes the active and passive open space system on both public and private lands and provides guidance on the desired character and quality of these areas and their function;
- d) A **Built Form Framework Plan** that sets out the rules on building height, location and placement to ensure that vibrant pedestrian oriented areas are established;
- e) **Building Design Guidelines** that provide additional details on architectural style; and,
- f) A **Demonstration Plan** that illustrates how the various components come together to provide an appropriate context for the vision that is being established.

C8.8.3 Private Applications

In the absence of a completed Waterfront Master Plan, the Town may consider applications to develop private lands within the Waterfront Development Study Area. In considering such an application, it shall be demonstrated that:

- a) The proposed use is consistent with the objectives of this Plan and supports the principles set out in Section C8.8.1;
- b) Appropriate research has been conducted that demonstrates that the project is economically viable;
- c) Natural heritage features have been appropriately identified and protected; and,
- d) All **development** constraints have been factored into the analysis and can be appropriately mitigated.

C9 Environmental Protection Area

C9.1 Location

The lands designated Environmental Protection Area are lands that have been identified as having some environmental sensitivity to **development** and include Provincially Significant Wetlands.

C9.2 Objectives

On lands designated Environmental Protection Area, it is the intent of the Town to protect these features for the long term, in accordance with the policies of Section D1 of this Plan.

C9.3 Permitted Uses

- a) Development and site alteration is not permitted in Provincially significant wetlands.
- b) Development and site alteration is not permitted in other natural heritage features and areas identified in Section D1 of this Plan unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- c) Permitted uses in the Environmental Protection Area designation are limited to uses connected with the conservation of water, soil, wildlife and other natural resources.

C9.4 Policies

Other policies affecting the Environmental Protection Area designation and other natural heritage features and areas are found in Section D1 of this Plan.

D Resource Areas, Hazards And Other Constraint Areas

D1 Natural Heritage Resources

D1.1 Objectives For Natural Heritage Resources

It is the objective of this Plan that the diversity and connectivity of natural features in an area, and the long-term **ecological function** and biodiversity of **natural heritage systems**, be maintained, restored or, where possible, improved, recognizing linkages between and among **natural heritage features and areas**, **surface water features** and groundwater features.

It is also the objective of this Plan to:

- i) Raise the public's awareness that natural heritage features are important to the Town of Arnprior and should be protected for future generations;
- ii) Provide the tools to properly assess **development**

- applications located in close proximity to natural heritage features; and,
- iii) Provide opportunities, where appropriate, for passive outdoor recreational activities.

D1.2 Development And Site Alteration

- a) Development and site alteration shall not be permitted in significant wetlands.
- b) **Development** and **site alteration** shall not be permitted in the following features unless it has been demonstrated that there will be no **negative impacts** on the natural features or their **ecological functions**:
 - i) Significant woodlands;
 - ii) Significant valleylands;
 - iii) Significant wildlife habitat; and,
 - iv) Significant Areas of Natural and Scientific Interest.
- c) Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- d) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- e) **Development** and **site alteration** shall not be permitted on **adjacent lands** to the **natural heritage features and areas** identified in Sections D1.2 (a), (b) and (c) of this Plan, unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated that there will be no **negative impacts** on the natural features or on their **ecological functions**. Additional polices on **adjacent lands** are contained in Section D1.10.1 of this Plan.

D1.3 Significant Wetlands

A **significant wetland** is an area of land that is seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface that has been identified as Provincially **significant** by the Ministry of Natural Resources and Forestry (MNR) using evaluation procedures established by the Province, as amended from time to time. **Significant wetlands** are included within the Environmental Protection Area - Wetlands Area designation on Schedule A and are also shown on Schedule C to this Plan.

Wetlands can be identified and evaluated by an Ontario Wetland Evaluation System (OWES) certified individual and that evaluations and boundaries must be approved by MNR.

If **development** or **site alteration** is proposed in or within 120 metres of an unevaluated **wetland** that has characteristics or contains components that are typical of a **significant wetland**, as determined through an environmental impact study, an evaluation shall be prepared by a qualified person and submitted to the Ministry of Natural Resources and Forestry for consideration to determine if the **wetland** is **significant**.

D1.4 Habitat of Endangered Species and Threatened Species

The Ministry of Natural Resources and Forestry (MNRF) administers the Endangered Species Act, 2007 (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the MNRF is responsible for identifying species as **endangered** or **threatened** and approving the delineation of general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The MNRF is also responsible for issuing permits for development in delineated habitat as required.

Environmental Impact Studies or other planning reports may help with identifying the extent of the **habitat of endangered species and threatened species**. Where the potential for habitat of **endangered species** or **threatened species** is identified, the MNRF be contacted for technical advice and to approve any delineated habitat.

The Town recognizes that information regarding the locations of **endangered species** and **threatened species** and their habitat is incomplete. The Town will accept information regarding **endangered species** and **threatened species** habitat from the MNRF as it becomes available and will use this information, in confidence, to screen all planning applications for potential **development** constraints.

In order to determine the presence of **habitat of endangered species and threatened species** and to assess the impacts that proposed activities may have on the **habitat of endangered species and threatened species**, a site assessment by a qualified professional is required to be completed at the appropriate time of year, if it has been determined through pre-consultation or the circulation of an application that **endangered species** or **threatened species** are potentially affected. The assessment must identify whether any **endangered species** or **threatened species** are present and whether the proposed activities will have any impact on **endangered species** or **threatened species** or their habitat. MNRF can be contacted for further direction regarding site-specific proposals.

D1.5 Significant Wildlife Habitat

Significant wildlife habitat may include seasonal concentrations of animals (e.g. Deer wintering areas, heronries), specialized habitats and rare vegetation communities and habitats of species of special concern.

Significant wildlife habitat areas have been identified on Schedule C.

Proponents of **development** and **site alteration** in areas that are potentially the site of **significant wildlife habitat** should consult with the Ministry of Natural Resources and Forestry's **Significant Wildlife Habitat** Technical Guide and the Ecoregion Criterion Schedules for the Identification of **significant wildlife habitat**, to help identify **significant wildlife habitat**.

D1.6 Significant Woodlands

A **significant woodland** is a treed area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.

One **significant woodland** (The Grove) has been identified on Schedule C.

Additional **significant woodlands** are to be identified using criteria established by the Ministry of Natural Resources and Forestry.

D1.7 Significant Valleylands

A **significant valleyland** is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and which is considered ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

Significant valleyland areas have not been identified on Schedule C. However, and for the purposes of this policy, **significant valleylands** are associated with the Jedd Creek, the Madawaska River and the Ottawa River.

D1.8 Significant Areas of Natural and Scientific Interest

A **significant Area of Natural and Scientific Interest** is an area of land and water containing natural landscapes or features that have been

identified as having life science or earth science values related to protection, scientific study or education which has been identified as Provincially **significant** by the Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Significant areas of natural and scientific interest have not been identified on Schedule C.

D1.9 Fish habitat

- a) Fish habitat means spawning grounds and any other areas including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes;
- b) All rivers, drains, and watercourses have the potential to be fish habitat;
- c) Spawning areas at the mouth of the Madawaska River where it meets the Ottawa river have been identified in Schedule C;
- d) Certain development activities within fish habitat may require a permit from the Ministry of Environment and Climate Change, Ministry of Natural Resources and Forestry or Department of Fisheries and Oceans. Development proponents are encouraged to direct pre-consult with the MOECC, MNRF and DFO early in the process if development is proposed within fish habitat.

D1.10 Components of the Natural Heritage System

The Town of Arnprior is committed to maintaining and promoting a healthy natural environment and protecting its unique and special **natural heritage features and areas** for the present generation and all successive generations. On this basis, and in recognition that the entirety of the Town of Arnprior is a **settlement area**, the Town's natural heritage system is made up of the following components:

- a) **Significant wetlands** as shown on Schedules A and C.
- b) **Significant and Regional Areas of Natural and Scientific Interest** (not present in the Town on the effective date of this Plan);
- c) **Habitat of endangered species and threatened species** (as determined in accordance with Section D1.4 of this Plan);

- d) **Significant wildlife habitat areas** and other wildlife habitat areas (not present in the Town on the effective date of this Plan);
- e) **Significant woodlands** as shown on Schedule C;
- f) Other wooded areas as shown on Schedule C;
- g) **Significant valleylands** and other valleylands (not present in the Town on the effective date of this Plan);
- h) Fish habitat;
- i) Non-Provincially **significant wetlands** (not identified in the Town on the effective date of this Plan);
- j) Watercourses and other areas that support **hydrologic functions**;
- k) Working landscapes that enable **ecological functions** to continue; and,
- l) Lands that have been restored or have the potential to be restored to a natural state.

D1.11 General Policies

D1.11.1 Adjacent Lands

- a) **Adjacent lands** are the lands contiguous to a **natural heritage feature and area** where it is likely that **development** or **site alteration** would have a **negative impact** on the feature or area. For the purposes of this Plan, **adjacent lands** are defined as all lands within the specified distance of the boundary of **natural heritage features and areas** as set out in **Table D**.

TABLE D - ADJACENT LANDS

Natural Heritage Features	Adjacent Lands (Meters)
Significant Wetlands	120
Significant Woodlands	120
Significant Wildlife Habitat	120

Natural Heritage Features	Adjacent Lands (Meters)
Significant and Regional Areas of Natural and Scientific Interest – Earth Science	50
Significant and Regional Areas of Natural and Scientific Interest – Life Science	120
Significant Valleylands	120
Fish Habitat	120
Non-significant Wetlands	120

- b) No **development** or **site alteration** shall be permitted on these **adjacent lands** unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no **negative impact** on the natural features or their **ecological functions**.
- c) The approval authority may scope the requirements of an EIS within the **adjacent lands** set out in **Table D** if, in the opinion of the approval authority, the proposed **development** or **site alteration** is minor and is not anticipated to have a **negative impact** on the natural heritage feature or its **ecological functions**.

D1.11.2 Environmental Impact Studies

Where the policies of this Plan require that an Environmental Impact Study ('EIS') be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

D1.11.2.1 Purpose of an Environmental Impact Study

The purpose of an EIS is to:

- a) Collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated **ecological** and **hydrological functions** that exist;

- b) Determine whether there are any additional natural heritage features on the lands and **adjacent lands**; and,
- c) Make an informed decision as to whether or not the proposed **development** and/or **site alteration** will have a **negative impact** on the natural heritage features and their **ecological functions**.

D1.11.2.2 Requirement for Approval

Before **development** and **site alteration** is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS should also demonstrate that proposed **development** and **site alteration** will not have a **negative impact** on **significant** natural heritage features and related **ecological functions**.

The following is intended to provide an initial guideline on the potential scope of an Environmental Impact Study:

- A description (including a map) of the study area and landscape context (including natural features and areas, and ecological functions);
- A description of the development proposal;
- Date of field visits
- Identification of the natural features
- Species lists of flora and fauna recorded for the site;
- Assessment of the potential impacts of the proposed development on natural features or areas and on their ecological functions for which they have been identified;
- Identification of alternatives and avoidance measures implemented to reduce impacts;
- Identification of mitigation, monitoring and contingency requirements;
- Quantification of residual impacts (those that cannot be mitigated) if any;
- Recommendations on how to implement mitigation measures; and,
- Conclusion(s) on the environmental impact(s).

The Environmental Impact Study must be undertaken by a qualified professional to the satisfaction of the appropriate agency / approval authority.

D1.12 Agricultural Uses

Nothing in this Plan is intended to limit the ability of **agricultural uses** to continue in and adjacent to **natural heritage features and areas**.

D1.13 Watercourses And Surface Water Features

- a) It is the intent of this Plan to recognize the importance of the **ecological function** of all watercourses and **surface water features**, and their associated **floodplains**, valleys and stream corridors, which can serve as key components and linkages in the Town's **natural heritage system**. Watercourses and **surface water features** are generally shown on the schedules to this Plan.
- b) The Town encourages the regeneration of natural areas near watercourses and **surface water features** and the protection of headwater areas for maintaining natural hydrological processes within a **watershed**.
- c) For new lot creation, **development**, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of a watercourse with non-disturbance of the native soils and very limited removal of shoreline vegetation.
- d) The high water mark includes the riparian area associated with the watercourse and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark is different. The high water mark is often above and beyond (depending on topography of the site) the water's edge.
- e) For existing lots of record, new **development** should be set back 30 metres if possible, otherwise as far back as the lot permits with non-disturbance of the native soils and very limited removal of the shoreline vegetation.

D2 Water Resources

D2.1 Requirements For Planning Authorities

The Town shall protect, improve or restore the **quality and quantity of water** by:

- a) Using the **watershed** as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of **development**;
- b) Minimizing potential **negative impacts**, including cross-jurisdictional and cross-**watershed** impacts;
- c) Identifying water resource systems consisting of **ground water features, hydrologic functions, natural heritage features and areas, and surface water features** including shoreline areas, which are necessary for the ecological and hydrological integrity of the **watershed**;
- d) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
 - e) Implementing necessary restrictions on **development** and **site alteration** to:
 - f) Protect all municipal drinking water supplies and **designated vulnerable areas**; and,
 - g) Protect, improve or restore vulnerable surface and ground water, **sensitive** surface water features and **sensitive** ground water features, and their hydrologic functions;
- e) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- f) Ensuring consideration of environmental lake capacity, where applicable; and,
- g) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

D2.2 Restriction on Development and Site Alteration

- a) **Development** and **site alteration** shall be restricted in or near **sensitive surface water features** and **sensitive ground water features** such that these features and their related **hydrologic functions** will be protected, improved or restored.
- b) Mitigative measures and/or alternative **development** approaches may be required in order to protect, improve or restore **sensitive surface water features, sensitive ground water features, and their hydrologic functions.**

D2.3 Stormwater Management

Planning for stormwater management shall:

- a) Minimize, or, where possible, prevent increases in contaminant loads;
- b) Minimize changes in water balance and erosion;
- c) Not increase risks to human health and safety and property damage;
- d) Maximize the extent and function of vegetative and pervious surfaces; and,
- e) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

D3 Cultural Heritage Resources

D3.1 Objectives For Cultural Heritage Resources

It is the objective of this Plan that the Town participate in the conservation of cultural heritage resources by:

- a) Conserving heritage buildings, **cultural heritage landscapes** and **archaeological resources** that are under municipal ownership and/or stewardship;
- b) Conserving and mitigating impacts to all **significant** cultural heritage resources, when undertaking public works;
- c) Respecting the cultural heritage resources recognized or designated by federal and provincial agencies; and,
- d) Identifying, protecting and conserving cultural heritage resources through listing, designation, and other heritage conservation efforts.

D3.2 Types of Cultural Heritage Resources

The cultural heritage resources of the Town generally include:

- a) Built heritage resources;
- b) Cultural heritage landscapes;
- c) Archaeological resources; and,

- d) Marine archaeological resources.

D3.3 Significant Built Heritage Resources And Cultural Heritage Landscapes

- a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- b) Pursuant to the Ontario Heritage Act, and in consultation with the Municipal Heritage Committee, Council may, by by-law:
 - a. Designate properties to be of cultural heritage value or interest;
 - b. Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
 - c. Designate the municipality, or any area or areas within the municipality, as a heritage conservation district.
- c) Pursuant to Section 28 of the Ontario Heritage Act, the Town may establish a Municipal Heritage Committee (MHC) to advise and assist local council on matters related to Parts IV and V of the Act. Council may expand the role of the municipal heritage committee to advise and assist Council on other matters of cultural heritage conservation.
- d) Council shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications of designated heritage properties.
- e) In attaining its goal for establishing a barrier-free environment, municipalities shall endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. Council recognizes that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes. Council encourages this practice for privately-owned heritage buildings that are open to and used by the public.
- f) Once a property has been designated by by-law in accordance with the Ontario Heritage Act, it is then considered to be a **protected heritage property** as defined by this Plan.

- g) The Town shall maintain a registry of significant heritage resources within the Town in consultation with heritage experts, the Heritage Committee, and other levels of government.
- h) The Town will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.
- i) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.
- j) The Town shall not permit **development** and **site alteration** on **adjacent lands to protected heritage property** except where the proposed **development** and **site alteration** has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be **conserved**.

D3.4 Archaeological Resources

- a) Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Lands located within 300 metres of a navigable water body are considered to be areas of archaeological potential.
- b) The Town shall require archaeological assessments and the conservation or excavation of significant archaeological resources in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sport, as well as licensing requirements referenced under the Ontario Heritage Act.
- c) The appropriate First Nations shall be provided notification with regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.
- d) Prior to approval of development or site alteration on lands containing significant archaeological resources, an archaeological assessment shall be prepared and submitted. Prior to approval of development involving major earth works/excavation in areas of potentially significant archaeological resources, an archaeological assessment shall be prepared and submitted. If significant archaeological resources are discovered, a plan for the protection

and/or management of these resources will be developed in accordance with Provincial legislation and guidelines. If the archaeological resources pertain to First Nations heritage, the protection and/or management plan will be developed in consultation with the appropriate First Nations community.

D3.5 Marine Archaeological Resources

- a) The Town recognizes that, within its boundaries, there may be marine **archaeological resources** from the pre-historic period through the modern era up to the last 50 years.
- b) The approval authority shall, prior to approving a **development** proposal where there is high archaeological potential for marine **archaeological resources**, require a marine archaeological survey to be conducted by a licensed marine archaeologist to the satisfaction of the approval authority and Ministry of Tourism, Culture and Sport, pursuant to the Ontario Heritage Act.
- c) Any marine **archaeological resource** that is identified must be reported to the Ministry of Tourism, Culture and Sport immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sports.
- d) In considering applications for waterfront **development**, the approval authority shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the approval authority will require satisfactory measures to mitigate any **negative impacts** on **significant** cultural heritage resources.

D3.6 Municipal Public Works

- a) The Town shall make every effort to conserve and protect known cultural heritage resources and **areas of archaeological potential** when undertaking public works, such as roads, bridges and other **infrastructure** projects, carried out under the Municipal Class Environmental Assessment (EA) process.
- b) The Town encourages utility companies to place equipment and devices in locations that do not detract from the visual character of cultural heritage resources and do not have a negative impact on the architectural integrity of those resources.

D3.7 Accessibility and Heritage Conservation

- a) In attaining its goal for establishing a barrier-free environment to Town owned property, the Town shall endeavor to provide access solutions in a manner that respects the cultural heritage value or interest of a protected heritage property.
- b) The Town recognizes that standardized designs may not always suffice and that each protected heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes.

D4 Wayside Pits And Quarries

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment, zoning or development permit under the Planning Act in all areas, except those areas of existing **development** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

D5 Natural Hazards

D5.1 Where Development Shall Generally Be Directed

Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and, hazardous sites.

D5.2 Description Of Hazardous Lands

- a) **Hazardous lands** are lands that could be unsafe for **development** due to naturally occurring processes. Along **river, stream and small inland lake systems**, this means the land, including that covered by water, to the furthest landward limit of the **flooding hazard** or **erosion hazard** limits.
- b) The Ministry of Natural Resources and Forestry 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.

- c) The exact location of the floodplain associated with the Ottawa and Madawaska Rivers has not been determined. If development is proposed adjacent to the flood plain of the Ottawa River or the Madawaska River, site-specific engineering studies will need to be conducted to determine the exact location of the floodplain. Ontario Power Generation should also be consulted.
- d) Certain lands adjacent to Jedd Creek are also considered to be a flooding hazard and this shall be considered through any development application review process.

D5.3 Description Of Hazardous Sites

A **hazardous site** is property or lands that could be unsafe for **development** and **site alteration** due to naturally occurring hazards. These may include unstable soils (**sensitive** marine clays [leda], organic soils) or unstable bedrock (karst topography).

D5.4 Development And Site Alteration

Development and **site alteration** shall not be permitted within:

- a) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and,
- b) A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

D5.5 Exception To Section D5.4

Notwithstanding Section D5.4 of this Plan, **development** and **site alteration** may be permitted in certain areas associated with the **flooding hazard** along **river, stream and small inland lake systems**:

- a) In those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or,

- b) Where the development is limited to uses that by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses that do not affect flood flows.

D5.6 Use Prohibitions

Development shall not be permitted to locate in **hazardous lands** and **hazardous sites** where the use is:

- a) An **institutional use** including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) An **essential emergency service** such as that provided by fire, police and ambulance stations and electrical substations; or
- c) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

D6 Human-Made Hazards

D6.1 General Policy

- a) **Development** on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards, propane transfer facilities; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- b) The Town shall consult with the Ministry of Northern Development and Mines for **development** applications within one kilometre of former mineral mining operations, and with the Ministry of Natural Resources and Forestry for **development** applications within 75 metres of any identified former petroleum resource operations, including abandoned wells.
- c) The Town shall utilize information made available by the Province and other sources to determine if human-made hazards are present on or adjacent to **development** applications.
- d) As new information becomes available, updated mapping provided by the Ministry of Northern Development and Mines and/or from the Ministry of Natural Resources and Forestry will

be relied upon to assist in determining the locations of human-made hazards.

- e) Known locations of propane transfer facilities are identified on Schedule C to this plan. Schedule C may be updated to add new propane transfer facilities without amendment to this plan. Propane transfer facilities include retail facilities open to the public, transfer facilities that are accessory to an industrial use that utilizes propane (including welding and construction companies), and bulk propane storage which is considered an industrial use. The following policies should be applied when considering the development of a new propane transfer facility or development adjacent to an existing facility:
- a. Propane facilities will be located in well-ventilated open areas that are adequately protected from potential vehicle collision, and shall be at least 15 metres from any property line abutting a residential land use;
 - b. Propane facilities shall be located in a manner that minimizes any impacts on surrounding land uses, including visual intrusion, noise, odour and traffic related to such facilities through site plan approval and other agreements;
 - c. Prior to municipal approval for the development of a propane transfer facilities, the applicant of the facility shall demonstrate to the satisfaction of the approval authority, that the facility conforms with Provincial legislation and all regulations; and
 - d. Where a site specific hazard distance has been identified as part of a propane operator's Risk and Safety Management Plan (RSMP), proposals for new development within the specified distance will be circulated to Technical Standards and Safety Authority (TSSA). Schedule 'C' may be updated to illustrate hazard distances without amendments to the plan.

D6.2 Contaminants In Land Or Water

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no **adverse effects**.

D6.3 Development Adjacent To Existing AND CLOSED Landfill Sites

- a) The Town, and relevant stakeholders (including Provincial ministries as necessary) shall work collaboratively in identifying an inventory of closed landfill sites (if they exist) in the Town.
- b) The **development** of new uses or new or enlarged buildings or structures within 500 metres to existing and known closed landfill sites may be permitted, provided an assessment is completed to determine:
 - c) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use; and,
 - d) Whether the proposed use will be adversely affected by ground and surface water contamination.
- e) The assessment required in sub-section b) is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- f) No use shall be made of land or land covered by water that has been used for the disposal of waste within a period of twenty-five years from the year that such land ceased to be used for such purposes unless the approval of the Ministry of the Environment and Climate Change has been granted.

D6.4 Contaminated Lands (Brownfields)

- a) The development or redevelopment of potentially contaminated sites shall be assessed and remediated in a manner consistent with the Environmental Protection Act and relevant regulations, and the relevant MOECC guidelines and procedures.
- b) Sites known or suspected to have soils contaminated with residues of current or previous industrial or commercial land uses must have the environmental condition of the site assessed. When managing development on potentially contaminated sites, A

Record of Site Condition (RSC) either prior to the development approval, at the time of release of conditions of approval, or at the time of issuance of building permits, as required or stipulated by the municipality must be received.

- c) When considering applications for development which include sites suspected or known to be contaminated, the municipality will require at its discretion a Phase I Environmental Site Assessment (ESA) be undertaken by the applicant in accordance with Ontario Regulation 153/04 as amended. If recommended by a Phase I ESA or mandated under Regulation 153/04, a Phase II ESA must be undertaken by the applicant in accordance with Ontario Regulation 153/04. This would require sampling and analysis of the site to confirm and delineate the presence or absence of contamination suspected by the Phase I ESA report.
- d) As a condition of approval, the Town will require that remediation, where required, is undertaken to appropriate standards of the MOECC, as specified in Ontario Regulation 153/04 and in the guideline Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, or other regulatory requirements of the MOECC, as amended from time to time.
- e) Mandatory filing of a Record of Site Condition in the Registry, by a qualified person, as defined in O. Reg. 153/04, as amended, is required for a change in use of a property from industrial or commercial to residential or parkland, as defined in the regulation, and will be acknowledged by the MOECC. A site clean-up plan may be required and the site may need to be cleaned-up in accordance with the O. Reg. 153/04, as amended and with MOECC guideline "Records of Site Condition – A Guide on Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition" dated October 2004 or associated guidelines.
- f) A Record of Site Condition may, at the Town's discretion, be a required condition of approval under this Plan. In addition to changes of use prescribed by the Environmental Protection Act as uses for which a Record of Site Condition is mandatory (a change of use to a more sensitive land use), the municipality may require a RSC to be filed where the application does not involve a change of use to a more sensitive land use as defined in the Environmental Protection Act. This requirement is to ensure that any remediation, or risk assessment and risk management, necessary to permit the intended use is to the satisfaction of the MOECC.

D6.5 Special Policy On Karst Topography

- a) Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding plans that influence the flow of surface and ground waters.
- b) Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography presents a potential hazard to human safety that must be mitigated through **development** controls and approvals.
- c) Areas shown on the Schedule C to this Plan as being karst topography are considered to be potential **development** constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to **development** that must be addressed prior to **development** occurring.
- d) **Development** should generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated.
- e) In areas suspected to have karst topography, an assessment of the presence of karst topography and the measures required to mitigate against any potential hazard may be required when **development** is proposed.
- f) The Ministry of Natural Resources and Forestry should be consulted to determine whether a geotechnical and/or hydrogeological assessment are required.

D7 Lands Owned By The Provincial And Federal Governments

This Plan does not apply to land owned by the Federal or Provincial governments.

E General Development Policies

E1 Subdivision Of Land

E1.1 Purpose Of This Section Of Official Plan

This section contains policies that are to be considered with every application to develop land in the Town through the subdivision, condominium and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan.

E1.2 Conditions Of Approval And Agreements

- a) The approval authority shall require that the applicant(s) enter into appropriate agreements with the County and/or Town which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan.
- b) The approval authority may impose such conditions to the approval of a plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the **development** proposed for the subdivision, with these conditions requiring that:
 - c) Land be dedicated or other requirements met for park or other public recreational purposes in accordance with the Official Plan;
 - d) Such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
 - e) Such land be dedicated for commuter parking lots and related **infrastructure** for the use of the general public using highways, as the approval authority considers necessary;
 - f) When the proposed subdivision abuts on an existing highway, that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway in accordance with this Plan; and,
- g) The owner of the land proposed to be subdivided enter into one or more agreements with a municipality, dealing with such matters as the approval authority may consider necessary, including the provision of municipal or other services.

- h) The Town and/or County may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land.

E1.3 When A Plan Of Subdivision Is Required

Lot creation by Plan of Subdivision is generally required if:

- a) The extension of an existing public road or the **development** of a new public road is required to access the proposed lots; or,
- b) The extension of municipal water and/or sewer services is required to service the lands; or,
- c) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) More than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the **development** of additional lots in accordance with the land use designation in the local Official Plan.

E1.4 Subdivision Review Considerations

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) The effect of **development** of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the County and Town Official Plans and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which it is to be subdivided;

- e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) The dimensions and shapes of the proposed lots;
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) Conservation of natural resources and flood control;
- i) The adequacy of utilities and municipal services;
- j) The adequacy of school sites;
- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) Long-term financial feasibility;
- n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any **development** on the land, if the land is also located within a site plan control area designated in accordance with Section 41 of the Planning Act.
- o) How the proposed **development** addresses climate change mitigation and adaptation considerations including but not limited to:
 - i. The reduction of greenhouse emissions;
 - ii. The improvement of air quality;
 - iii. Promotion of compact **development** form;
 - iv. The promotion of **green infrastructure**; and,
 - v. The promotion of design and orientation that maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and

maximizes opportunities for the use of renewable energy systems and alternative energy systems.

E1.5 New Lots By Consent

The approval of consents to sever land in the Town of Arnprior shall be in conformity with the relevant policies contained in this Plan, policies contained in the County Official Plan, and the provisions of the Planning Act.

E1.5.1 General Criteria

Where this Plan permits the consideration of an application for consent, Provisional Consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing Provisional Consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:

- a) Conforms with the County Official Plan, conforms with this Official Plan, and is consistent with the Provincial Policy Statement; and,
- b) Will conform to Section 51 (24) of the Planning Act, as amended.

E2 Transportation

E2.1 Objectives

It is the objective of this Plan to:

- a) Facilitate the safe and efficient movement of people and goods within the Town and to and from adjacent municipalities;
- b) Ensure that the arterial roads in the Town continue to be effective corridors for the movement of people and goods in and throughout the Town, the County and the Province of Ontario;
- c) Protect transportation corridors to facilitate the development of a **transportation system** that is compatible with and supportive of existing and future land uses;
- d) Ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act;
- e) Ensure that entrances onto the road system comply with standards established by the Town;

- f) Establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, air, public transit and **active transportation**;
- g) Promote public transit, **active transportation** as energy efficient, **affordable** and accessible forms of travel; and,
- h) Support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of abandoned railway rights-of-way for public uses such as trails and cycling paths.

E2.2 Road Network

E2.2.1 Road Classification System

For the purposes of this Plan, all roads in the Town are classified as follows:

- a) Provincial Freeway;
- b) Arterial Road;
- c) Collector Road; and,
- d) Local Road.

Provincial Freeways, arterial, collector and local roads are shown on Schedule B to this Plan.

E2.2.2 Function of Roads

- a) **Provincial Freeways** - 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. Highway 417 is such a controlled access freeway.
- b) **Arterial Roads** - Arterial roads are intended to carry large volumes of all types of traffic moving at medium speeds. Of these roads, Daniel Street, Madawaska Street, Madawaska Boulevard, White Lake Road, Elgin Street West, Division Street and Baskin Drive West are County Roads.
- c) Arterial 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.

- d) Rights-of-way for arterial roads shall generally be a minimum of 30.5 metres, however, if the arterial road is a County Road, the minimum right-of-way width is 26 metres.
- e) **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.
- f) **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.

E2.2.3 Right-Of-Way Widths And Road Widenings

- a) The right-of-way width for any road may allow for the placement of travel lanes, turning lanes, utilities, **infrastructure**, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
- b) The Town may, without the need for an amendment to the Official Plan, require the dedication of lands to be used for daylight triangles, intersection improvements and road widenings to provide sufficient sight distances and turning lanes to provide safe and appropriate access where major traffic generators intersect.
- c) Where additional land is required for intersection improvements, daylight triangles and road widenings such land shall be dedicated wherever possible, in the course of approving plans of subdivision or condominium, consents or site plan agreements, without Amendment to this Plan.
- d) As a condition of a **development** approval, land for daylight triangles, intersection improvements and road widenings shall be conveyed at no expense to the Town in accordance with the provisions of the Planning Act. As a general principle, required road widenings will be taken equally from both sides of the

right-of-way. Unequal road widenings may be considered where:

- i. **Development** occurs only on one side of the road and/or,
 - ii. The area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
 - iii. The location of an identified cultural heritage resource limits design options; and/or,
 - iv. The presence of a **significant** natural heritage feature limits design options.
- e) Notwithstanding the policies set out in this Plan, the Town recognizes that the reconstruction of certain roads to approved minimum standards may not be appropriate from a right-of-way acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to the Plan shall be required to implement such a modification to the right-of-way

E2.2.4 Provincial Highways

- a) In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a Provincial highway within Ministry of Transportation's (MTO) permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will be subject to MTO approval.
- b) Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- c) For access connections along municipal crossroads in the vicinity of a Provincial highway intersection or interchange ramp terminal, any proposed municipal road must meet MTO's access management practices and principles. MTO approval will be required in these instances.

- d) New **development** within 250 metres of Provincial highways may be required to be supported by an appropriate noise and vibration study and traffic impact assessment.

E2.2.5 County Roads

- a) In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity to a County road may require County of Renfrew approval;
- b) Early consultation with the County is encouraged to ensure the integration of municipal planning initiatives with County corridor planning;
- c) For access connections, a County permit is required;
- d) New development adjacent to a County Road may be required to be supported by an appropriate noise study, traffic study, and stormwater management / grading and drainage plan.

E2.2.6 Development In Planned Corridors

- a) Planning authorities shall not permit **development in planned corridors** that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. No such corridor has been identified as of the effective date of this Plan.
- b) New **development** proposed on **adjacent lands** to existing or **planned corridors** and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize **negative impacts** on and from the corridor and transportation facilities.

E2.2.7 Active Transportation

It is the intent of this Plan that interconnected systems of **active transportation** routes providing access to major activity and **employment areas** and to future public transit be established over time. In order to plan for and encourage **active transportation**, the Town:

- a) May consider the provision of safe and convenient cycling and walking routes in the review of all **development** applications;
- b) May consider requiring public access to shoreline areas in appropriate locations taking into account the nature of surrounding **development**;

- c) Shall require the provision of sidewalks on both sides of Arterial and Collector Roads as shown on Schedule B to this Plan, where this can be made a condition of development of approval;
- d) Shall require the provision of sidewalks on one side of local roads in new development areas where necessary to link components of **development** areas and/or provide linkages and connections to schools, parks and retail uses;
- e) Will investigate and provide for bicycle multi-use lanes wherever feasible and necessary in the construction or reconstruction of roads and bridges; and,
- f) Will ensure that all pedestrian and cycling routes are designed to be safe.

E3 Land Use Compatibility

E3.1 Noise And Vibration

- a) It is a policy of this Plan to minimize any adverse noise and vibration impacts from highways and arterial roads on **sensitive land uses**. To this end, a Noise Impact Study in accordance with Ministry of Environment guidelines shall be undertaken for proposed development involving **sensitive land uses** that are adjacent to or in proximity to a highway, arterial road, industrial uses, railways or other stationary point sources of noise to the satisfaction of the approval authority.
- b) The approval of development applications shall be based on the implementations of the required study, such as the restriction of new residential and other **sensitive land uses** and the provision of appropriate safety and mitigating measures and notices on title.
- c) Noise and vibration studies shall be prepared to the satisfaction of the approval authority.
- d) The approval of development applications shall be based on the implementation of the recommendations of the required studies, such as the restriction of new residential and other **sensitive land uses** and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, and notices on title.

E3.2 Sensitive Land Uses

- a) **Major facilities** and **sensitive land uses** should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate **adverse effects** from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of **major facilities**.
- b) In order to protect the function of lands within the Employment Area designation and the viability of the principal uses which these areas are intended to accommodate, it is the intent of this Plan that new **sensitive land uses** which may have an impact on existing and future industrial uses be carefully planned to minimize their impacts.
- c) A **sensitive land use** is any land use that through its routine and normal operation could restrict or prevent the routine and normal operation of a nearby permitted industrial or warehouse use on lands within the Employment Area designation. Examples of **sensitive land uses** include, but are not limited to: day care centres, private schools, places of worship, funeral homes, offices that are not associated with a manufacturing or warehousing use, restaurants (particularly those with outdoor patios), hotels and convention centres, banquet facilities, banks and other financial institutions and commercial fitness centres.
- d) In a circumstance where a **sensitive land use** is proposed to be added as a permitted use through a Planning Act approval, an assessment of the compatibility of the proposal shall be required. In this regard, the proponent of the **sensitive land use** is responsible for evaluating the implications of the uses that exist or are planned on nearby lands on the **sensitive land use**. In addition, the proponent is responsible for reviewing the impact of the proposed **sensitive land use** on the uses that exist or are proposed in the area from a land use compatibility perspective.

E4 Uses On Hydro Corridor Lands

Secondary uses, such as active and passive **recreation**, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

E5 Promoting Sustainable Development

- a) It is the intent of the Town to continuously require that development and redevelopment be carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities. On this basis, the Town will apply the policies of this section to development and redevelopment applications in the Town.
- b) In addition to the above, the Town will also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan.

E5.1 Performance Checklists

- a) The Town will consider the adoption of a set of performance measures to guide and monitor development in accordance with this Plan.
- b) To assist in the implementation of these performance measures, the adoption and use of performance checklists should be considered based on a series of theme areas which may include, but are not limited to, energy use, land use, natural heritage, transportation, built form, air quality, green **infrastructure**, community building, cultural resources, materials and waste, and public spaces.
- c) Such performance checklists are intended to:
 - i) Connect day-to-day decision making with achievement of the Town's vision;
 - ii) Provide detail on key criteria intended to promote best practice solutions;
 - iii) Challenge stakeholders to provide new and better solutions;
 - iv) Create consistency by ensuring that each development application is assessed using the same evaluation tool;
 - v) Elevate standards through continuous assessment and improvement; and,
 - vi) Present a consistent, transparent and clear assessment of how proposals are evaluated, modified and approved.
- d) Performance checklists may be used when reviewing planning applications, including applications for plan of subdivision,

Official Plan and zoning by-law Amendment, and site plan control, to determine how each development proposal will assist in achieving the sustainability objectives and policies of this Plan.

E5.2 Green Development Standards

Green development standards are intended to recognize the importance of and support sustainable site and building design in both the public and private realms. It is a policy of this Plan to:

- a) Encourage the development of green development standards, in consultation with the development industry, to ensure the sustainability goals and policies of this Plan are addressed through development applications;
- b) Encourage all new municipal buildings and projects to meet the minimum standards necessary to satisfy the applicable required elements outlined in the green development standards;
- c) Ensure that green development standards include, but are not limited to, the following:
 - i. Minimum standards for energy efficient building design to achieve reduced energy consumption and demand;
 - ii. Minimum standards for water conservation in all buildings, and landscaping and maintenance;
 - iii. Green building material requirements to promote durability and reduce the heat island effect;
 - iv. Requirements for Dark Sky compliant practices for exterior lighting;
 - v. Requirements for waste reduction, reuse and recycling in the construction process;
 - vi. Requirements for the application of stormwater management at the site level to maximize infiltration and reduce phosphorus loading; and,
 - vii. Recommendations and standards for the installation of on-site renewable energy generation and energy recovery, where practicable.

E6 Public Parkland

E6.1 Recreation Master Plan

The Recreation Master Plan (RMP) adopted by Council on November 23, 2015 serves as the basis for the policies in this section of the Plan. The RMP is intended to serve as a guide for the development of parks and recreation facilities and services. The policies of this Plan are intended to complement the RMP. The RMP shall be updated, as required, to respond to changing needs and circumstances.

E6.2 Overall Public Parkland Standard

Council shall encourage the provision of public parkland to achieve a minimum ratio of 1.2 hectares of parkland per 1,000 residents and 4.0 hectares of parkland per 1,000 residents overall.

E6.3 Parkland Hierarchy

A parkland hierarchy has been established by the Town as part of the RMP that is characteristic of the distribution and demand needs of the Town, which includes Neighbourhood Parks, Community Parks, Parkettes and Open Space.

E6.4 Trail Connections

In accordance with the RMP, all new subdivisions, commercial areas and public uses should be connected via trails and/or sidewalks to adjacent sidewalks and trail access points.

E6.5 Other Sources Of Parkland And Facilities

Where appropriate, the Town may:

- a) Encourage other agencies to provide open space and amenity areas for public use;
- b) Enter into joint use/management agreements respecting the development of specific recreational facilities that are available to the general public; and,
- c) Provide linkages between municipal open space areas and the facilities provided by other agencies or private organizations.

E6.6 Dedication Of Parkland

The Town will require parkland dedication from development and redevelopment and on plans of subdivision in accordance with the following:

- a) Five percent of the land within a residential plan of subdivision.
- b) Two percent of the land within industrial/commercial development shall be dedicated as parkland.
- c) In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, in accordance with Section E6.7 of this Plan.
- d) Lands designated Environmental Protection Area and hazard lands such as floodplains or required for stormwater management facilities shall not be considered as any part of the required parkland calculation. To the extent possible, stormwater facilities will be incorporated into developments adjacent to parkland and designed in a manner to enhance the aesthetic appeal of the overall development.
- e) Where applicable, lands to be reserved for future public open space and trail linkages will be identified as part of a development proposal.
- f) All lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town.

E6.7 BASIS FOR ACCEPTING CASH-IN-LIEU OF PARKLAND

Cash-in-lieu of parkland may be considered by the Town where:

- a) The application of the rate of parkland dedication would render the remaining portion of the site unsuitable or impractical for development; or
- b) The lands that may be available for parkland dedication do not add to the network of parks in an area; or
- c) More suitable parcels of land are available for municipal park purposes in other nearby locations; or
- d) The Town has achieved the overall parkland standard of 4.0 hectares of parkland per 1,000 residents overall; or
- e) Existing municipal parkland is available in sufficient quantity and quality to accommodate further development in a particular area.

E6.8 Use Of Monies Received Through The Cash In Lieu Process

All monies received under the provisions of Section E6.7 shall be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the Planning Act. These monies may be used by Council for the:

- a) Acquisition of additional land to expand existing parks where appropriate;
- b) Acquisition of vacant infill sites to create new small parks;
- c) Acquisition of redundant properties owned by public agencies; and/or,
- d) Improvement of park design and development within existing parks.

E6.9 Parkland Development Policies

All public parkland shall:

- a) Have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety;
- b) Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c) Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;
- d) Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e) Incorporate natural heritage features wherever possible into the design of the parkland;
- f) Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features; and,

- g) Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.

E7 Urban Design

E7.1 Principles

Urban design embodies approaches to conserve and further express community character through the design of sites, buildings and related facilities, and the spaces in between. In recognition of the Town's unique and valuable cultural and natural landscapes, the relationship between the built and natural environment is vital for the long-term viability and enjoyment of living, working, and thriving in the Town.

E7.2 Objectives

To achieve and sustain a well-designed and harmonious built form within the Town, it is the intent of the Town to:

- a) Establish the Town as a leader in design excellence, and as a destination for the latest approaches and standards for community character enhancement, linkages to the natural environment, and sustainable design and construction;
- b) Provide the guidance needed to ensure that appropriate property standards are established and maintained throughout the Town;
- c) Continually improve the visual appeal, form and function of the Town's built form through the formulation and application of design, building and property standards that reflect the goals and policies of this Plan;
- d) Celebrate and enhance the unique built, cultural and natural character of the Town in the planning and building of development within existing and future development areas;
- e) Address and achieve a high degree of compatibility and integration between new and existing development;
- f) Identify and apply, where possible, the best available approaches and standards for the design and construction of sites and buildings including incorporation of sustainable and energy efficient materials;

- g) Prioritize a human scale within the public realm, including street rights-of-way, and in how buildings are massed and address the street;
- h) Ensure that the design of the public and private realm is safe and barrier-free for persons with disabilities consistent with the Ontarians with Disabilities Act; and,
- i) Utilize a full range of statutory tools available under the Provincial Planning Act, and other best practices and partnership opportunities, for the achievement of design excellence through the planning and development approval process.

E7.3 Policies

All policies of this section shall apply to the review of, and decisions on, applications made under the Provincial Planning Act.

E7.3.1 Public Realm

E7.3.1.1 Government Buildings And Facilities

- a) Town buildings, including ancillary facilities such as outbuildings and parking areas, will incorporate a high standard of design and construction with an emphasis on enhancing community character and sustainability.
- b) Buildings and facilities by other levels of government and related agencies, located within the Town, are encouraged to incorporate a high standard of design and building integrity in consultation with the Town.
- c) Significant new construction of public buildings or facilities will include a public art component, to improve visual appeal and to provide amenity to the public.
- d) All new buildings and facilities will be made barrier-free to persons with disabilities, through the incorporation of such elements as, but not limited to, level surfaces, ramps, and elevators, and audio and tactile directional aids.

E7.3.1.2 Streets And Streetscaping

- a) Road surfaces, including the width and design of travel lanes, will respect the predominant character and function of the surrounding area.

- b) “Soft” or “green” landscaping treatments, including the planting of native tree and plant species, will be maximized to the extent possible within rights-of-way.
- c) Street signage, wayfinding, street furniture and transit shelters will be provided within rights-of-way in a manner that addresses and enhances the local context, and that meets the needs of persons with disabilities.
- d) Gateway features, such as public art or distinct light standards and other facilities, will be established at strategic locations to mark entry points into important parts of the community including heritage and main street areas.

E7.3.1.3 Lighting

- a) Exterior lighting of sites and buildings will be directed towards the ground and/or shielded, to the extent possible, to minimize light pollution in order to preserve a dark night sky.
- b) Illumination of street rights-of-way will be in a manner that minimizes light pollution and energy consumption, while providing a safe level of illumination onto the roadway and sidewalks.
- c) Human-scaled lighting will be provided in strategic areas with high levels of pedestrian activity such as sidewalks along main streets, transit stops and stations, schools and other public buildings, and parks.
- d) Exterior lighting should not directly illuminate, or cast significant shadows on, adjacent buildings and especially window openings.

E7.3.1.4 Services And Utilities

- a) Utilities are encouraged to be located underground in a common trench, to enhance the visual appeal of the public realm, especially in heritage areas and main streets.
- b) The aesthetics of overhead transmission wires and related housing will be enhanced to the extent possible, up to and including the incorporation of public art into poles and boxes.
- c) Heating, cooling and ventilation housings and outlets, including gas meters and central air conditioners, will be sited and adequately screened where possible to enhance aesthetic appeal.

E7.3.2 Private Realm

E7.3.2.1 Residential Site And Building Design

- a) Lots backing onto public roads (reverse frontages) are prohibited for new low-density residential development, including detached and semi-detached and townhouse dwellings.
- b) Sites will provide for the safe and convenient access of pedestrians and vehicles, directly from the street right-of-way including sidewalks where present.
- c) The massing and exterior design of new and renovated dwellings should relate to, and enhance, the character of adjacent properties and the larger community.
- d) Exterior building materials should incorporate the predominant colour pallets and textures of adjacent properties, and be especially sensitive to heritage buildings and sites.
- e) The extent of the projection of garages beyond the front face of dwellings should be minimized.

E7.3.2.2 Non-Residential Site And Building Design

- a) Buildings will be oriented to the street so that the main building entrance faces the public street, to enhance the physical and functional relationship to the public realm.
- b) Sites will provide for the safe and convenient access of pedestrians and vehicles, directly from the street right-of-way including sidewalks where present.
- c) Retail and service commercial uses within mixed-use buildings shall be oriented to the lower floors and to the street to maximize exposure and access.
- d) Significant new building construction or site alteration may require the incorporation of public art.
- e) Buildings proposed for sites that provide terminating vistas will be subject to special treatment to maximize visual appeal, up to and including site-specific considerations for massing, exterior materials, and landscaping.
- f) Signage, as permitted under the Town's Sign's By-law, shall be sized and designed in a manner that does not dominate

the overall character of the site or building, and that is respectful and complementary to community character.

- g) Outdoor storage, where permitted, should be screened from public view through architectural elements, planting strips, berms or a combination thereof.

E7.3.2.3 Parking

- a) Surface parking between the front of the building and public street shall be minimized to the extent possible, and well landscaped.
- b) Parking facilities should include clearly marked, illuminated and, if possible, separated pedestrian walkways to and from the associated building or site.
- c) Surface parking lots should include sufficient landscaped areas or islands to interrupt paved surfaces to provide aesthetic appeal and to mitigate water runoff and heat island effects.
- d) Underground or decked parking is encouraged, especially on smaller sites where multiple dwellings and/or commercial units are permitted.

E7.4 Implementation

- a) Any Council-approved Design Guidelines that are established for specific areas of the Town will inform planning and development approvals, in addition to the design policies of this Plan.
- b) More specific design guidelines, based on the policies of this Plan, may be required to support the review of large scale applications, or applications in strategic areas such as the Downtown Area.
- c) A range of tools available under the Planning Act, up to and including Community Improvement under Section 28 and Conditional Zoning under Section 34, will be utilized by Council to fully implement the design policies of this Plan.
- d) A formalized design review process, up to and including the establishment of a Design Review Panel or equivalent body, may be used by Council to assist in the application of the design policies of this Plan.

- e) The Town may also consider the utilization of architectural control for new developments.

F Implementation And Administration

F1 Introduction

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by the Town to meet the goals and objectives of this Plan.

F2 Official Plan Administration

- a) It is the intent of this Plan to serve as the basis for managing change in the Town until 2036.
- b) Any Amendment to this Plan shall conform to the overall intent of the Official Plan as set out in the community vision, principles and policies of this Plan.
- c) The Plan may be altered to correct errors in the text or schedules without an Amendment to this Plan provided the alterations do not change the effect of the policies of the Plan.
- d) Any changes to road alignments do not require an Amendment to the Plan.
- e) Any changes to the road network do not require an Amendment to this Plan.
- f) Town Council, following the adoption of this Plan, shall determine the need to revise the Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council that is open to the public, at intervals of not more than every ten years, following which the interval shall be five years. In considering the need for revisions, the Town shall also consider Section 26 of the Planning Act that requires that Official Plans to be revised as necessary to ensure that it:
 - i. Conforms with **Provincial plans** or does not conflict with them, as the case may be;
 - ii. Has regard to the matters of provincial interest listed in section 2 of the Planning Act;

- iii. Is consistent with policy statements issued under subsection 3 (1) of the Planning Act; and,
- iv. Contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

F3 Zoning By-Law

- a) When this Plan or any part thereof takes effect, the Zoning By-law shall be amended to conform with this Plan pursuant to Section 27(1) of the Planning Act.
- b) Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses that do not conform to the designations and provisions of this Plan.

F4 Site Plan Control

- a) Pursuant to Section 41 of the Planning Act, the Town designates all of the land within the Town as a Site Plan Control Area. Through a Site Plan Control By-law passed under Section 41 of the Planning Act, Council will identify specific types of development subject to and exempt from Site Plan Control.
- b) Uses specifically excluded from the Site Plan Control Area are single and semi detached dwellings and residential buildings containing three dwelling units or less. Notwithstanding the above, new single detached, semi detached and other residential buildings with three or less dwelling units that are proposed on lots that have been created by consent after the effective date of this Plan are subject to Site Plan Control.
- c) The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the intent of this Plan. Any required site plan agreement shall deal with the following, as appropriate:
 - i. Road widenings;
 - ii. Location of vehicular access points;
 - iii. Loading, parking and driveway locations;
 - iv. The surfacing of loading, parking and driveway areas;

- v. The location and design of walkways and walkway ramps,
 - vi. The location, massing and conceptual design of any buildings and structures;
 - vii. The location and type of lighting and landscaping;
 - viii. The location and type of garbage storage;
 - ix. The location and nature of easements;
 - x. The grade and elevation of the land;
 - xi. The type and location of storm, surface and wastewater disposal facilities;
 - xii. The location and type of snow removal facilities; and,
 - xiii. The location of any natural heritage features and hazardous lands.
- d) In accordance with the Planning Act, the owner of land may, as a condition of approval of plans, be required to enter into a Site Plan agreement and provide to the satisfaction and at no expense to the Town any or all of the matters listed in Section 41(7) of the Planning Act.
- e) Plans and drawing submitted for approval shall include all information and requirements as stated in Section 41(1) of the Planning Act.
- f) The Town may establish a Committee of Council to review and provide advice to Council with respect to site plan applications. Details relating to the Committee's role, purpose and authority will be established through the passing of a municipal by-law. Council may also delegate its approval authority, in whole or in part, to a member of staff.

F5 Community Improvement Plans

F5.1 Objectives

The Town will identify Community Improvement Project Areas in consideration of the following objectives:

- a) To encourage the efficient provision and maintenance of physical **infrastructure, public service facilities** to serve present and future needs on a local and regional scale;
- b) To promote opportunities for economic development and community investment-readiness and job creation;

- c) To provide opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- d) To assist in the provision of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the **regional market area**;
- e) To retain and provide for the expansion of existing businesses;
- f) To ensure the maintenance and renewal of older housing stock;
- g) To foster **redevelopment**, reuse and/or maintenance of existing **brownfield sites** and/or current industrial sites;
- h) To maintain and, where possible, enhance the vitality and viability of downtowns and mainstreets;
- i) To encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including **built heritage resources** and **cultural heritage landscapes**; and,
- j) To promote energy efficiency and sound environmental design.

F5.2 Implementation

- a) Town Council under the Planning Act may choose to designate Community Improvement Project Areas. Identifying a Community Improvement Project Area shall be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Project Area. Background studies shall first be completed and made available to the public outlining the need for the Community Improvement Project Area.
- b) Community Improvement Plans shall be submitted to the Ministry of Municipal Affairs and Housing for review and comment.

F6 Phasing Of Development

- a) It is the intent of this Plan to encourage the timely provision of **infrastructure** as urban **development** occurs. On this basis, the identification of **infrastructure** upgrades and service delivery requirements should be carried out as early in the planning process in new development areas.

- b) This long range planning should take the full build out of the Town into account and attempt to rationalize how long it will take for the area to be developed. External factors should also be considered, most notably the capacity of arterial roads located within, adjacent to and in the vicinity of the development area. In addition, population and employment forecasts should also be considered.
- c) Within individual Plans of Subdivision, the phasing of development will be considered to ensure that all necessary public service facilities are provided in a timely manner. In this regard, it is the expectation of the Town that some or all of the required parkland be provided prior to when 25% of the lots in the Plan of Subdivision have been developed.

F7 Asset Management

- a) Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of **infrastructure** assets. The objective is to maximize benefits, manage risk, and provide satisfactory levels of service to the public in a sustainable manner.
- b) Asset management requires a thorough understanding of the characteristics and condition of **infrastructure** assets, as well as the service levels expected from them. It also involves setting strategic priorities to optimize decision-making about when and how to proceed with investments. Finally, it requires the development of a financial plan, which is the most critical step in putting the plan into action.
- c) The Town of Arnprior shall continue to complete Asset Management Plans in accordance with this section of the Plan.

F8 Infrastructure And Public Service Facilities

- a) Before consideration is given to developing new **infrastructure** and **public service facilities**:
- b) The use of existing **infrastructure** and **public service facilities** should be optimized; and,
- c) Opportunities for adaptive re-use should be considered, wherever feasible.

- d) **Infrastructure** and **public service facilities** should be strategically located to support the effective and efficient delivery of emergency management services.
- e) Where new infrastructure is proposed to be dedicated to the town; the town may require a financial feasibility report. The report should demonstrate the maintenance and replacement cost of the infrastructure over the lifetime of the infrastructure and may be used by the Town for asset management purposes.

F9 Waste Management

- a) **Waste management systems** need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. The Town shall consider the implications of development and land use patterns on waste generation, management and diversion.
- b) **Waste management systems** shall be located and designed in accordance with provincial legislation and standards.

F10 Public Participation And Consultation

- a) It is a policy of this Plan that public participation be an integral component of any land use planning process. The Town shall be satisfied that:
- b) Adequate public notice in accordance with the Planning Act has been given;
- c) Enough information to enable a person to reasonably understand the nature of the proposal and its impacts is available prior to any public meeting;
- d) All public and agency comments have been assessed and analyzed by staff; and,
- e) Their decision will appropriately balance the overall public interest against the private interest expressed in the application.
- f) Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.

- g) The Town will consult with First Nations on applications that will have the potential to affect on aboriginal treaty rights and aboriginal interests.
- h) For the purposes of implementing Section 16(1)(b) of the Planning Act, the minimum requirements set out in the Planning Act and the related regulations are the measures and procedures to be relied upon by the Town for proposed amendments to the Official Plan or proposed revisions to the Official Plan, for proposed zoning by-laws and for proposed consents.

F11 Complete Applications

F11.1 Overview

- a) To ensure that the approval authority can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies are required.
- b) The Planning Act permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Official Plan and zoning by-law. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the Planning Act have elapsed.
- c) This section of the Official Plan is specifically intended to implement Sections 22(5) and 34(10.2) of the Planning Act. These Planning Act sections provide the basis for the inclusion of policies on complete applications in Official Plans.

F11.2 Minimum Submissions Requirements

The following are the minimum submissions requirements for Official Plan Amendment and zoning by-law amendment applications:

- a) The minimum submission requirements for an Official Plan Amendment in accordance with Section 22(4) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 543/06; and,

- b) The minimum submission requirements for a zoning application as set out in Section 34(10.1) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 545/06.

F11.3 Supplemental Submission Requirements

- a) This section lists the studies, plans or items required to support an application for Official Plan Amendment and re-zoning. The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section F11.4 of this Plan. Regard should also be had to Section F11.5 of this Plan, which provides some flexibility to the approval authority in the consideration of the types of studies, plans or items required to support an application.
- b) The following may be required to support a complete application for an Official Plan Amendment or an application for re-zoning:
 - i. Land Use Planning Report;
 - ii. Market Impact Study;
 - iii. Urban Design Report;
 - iv. Landscape Plan;
 - v. Environmental Impact Study;
 - vi. Environmental Site Assessment;
 - vii. Master Servicing Plan;
 - viii. Stormwater Management Report including a grading and drainage plan;
 - ix. Servicing Study;
 - x. Noise/Vibration Study;
 - xi. Hydrogeological Assessment;
 - xii. Traffic Impact Assessment;
 - xiii. Archaeological Assessment;
 - xiv. Conservation Plan;
 - xv. Heritage Impact Assessment;

- xvi. Land Use Compatibility Assessment;
- xvii. Sub **Watershed** Study;
- xviii. Financial Impact Assessment;
- xix. Water Resource Management Report;
- xx. Geotechnical and Slope Stability Study;
- xxi. Notice from the Risk Management Official pursuant to the Clean Water Act;
- xxii. Site Evaluation Report;
- xxiii. Public consultation strategy; and,
- xxiv. Any other studies required by the approval authority that are not reflected in the above list.

F11.4 Pre-Consultation

- a) Prior to the submission of an application for Official Plan Amendment, Zoning By-Law Amendment or Plan of Subdivision/Condominium, applicants are required to meet with the approval authority and relevant agencies to determine what studies, plans and items are required to support an application in accordance with this Section of the Official Plan.
- b) The details of the pre-consultation process are spelled out in a by-law passed pursuant to Sections 22(3.1) and 34(10.0.1) of the Planning Act. The intent of the pre-consultation process is to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approval(s) required.

F11.5 Flexibility

While it is the intent of this Plan to require the studies, plans and items listed above in support of the applications listed above, this section should not be interpreted as being all-inclusive. On this basis, the specific requirements for a particular application may be modified depending on the scale of the proposal, its location, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.

F11.6 Quality of Supporting Studies, Plans or Items

Qualified professionals retained by and at the expense of the proponent shall carry out all studies required by the approval authority in accordance with this section. The approval authority may require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the approval authority at the proponent's expense. Alternatively, a qualified professional retained by the approval authority at the expense of the proponent may carry out studies.

F12 Monitoring

- a) The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the vision, principles and policies of this Plan. Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the Official Plan.
- b) As required, the Town may also prepare quarterly and annual briefings or status reports. To assist with monitoring and plan review, the Town will maintain an information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the Town.

F13 Interpretation

F13.1 General

This Plan is a statement of policy. It is intended as a guide to Council, however, some flexibility in interpretation may be permitted provided that the general intent is maintained.

In accordance with the Planning Act, in the event of a conflict between the County Official Plan and the Town Official Plan, the County Official Plan prevails to the extent of the conflict.

F13.2 Interpretation of Land Use Designation Boundaries

- a) It is recognized that the boundaries of the Environmental Protection Area designation may be imprecise and subject to change, without the need for an Amendment to this Plan.
- b) The boundaries of all other land use designations generally follow parcel boundaries. Minor changes to the boundaries in this case may be considered provided the overall intent of this Plan is maintained.

F13.3 Legislation

Where this Plan makes reference to a Provincial Act, an Ontario Regulation, or the Provincial Policy Statement such reference shall include any subsequent amendments or replacements.

F13.4 Accessory Uses

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

F13.5 Permitted Uses

The implementing zoning by-law is not required to permit all of the uses permitted by the Official Plan, unless doing so would conflict with a policy in the Provincial Policy Statement.

F13.6 Minimum Standards

The policies of this Plan represent minimum standards. This Plan does not prevent the Town from going beyond the minimum standards established by the Plan when considering development applications or the preparation of area specific studies, unless doing so would conflict with a policy in the Plan.

F13.7 Definitions

A number of terms in this Plan are defined if they are shown in bold. All of these terms are found in the Provincial Policy Statement (only ones that are relevant to the Town have been included) and they are reproduced in this section.

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of **flooding hazards, erosion hazards** and/or **other water-related hazards**.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) For the purposes of Section E.2.2.5b) of this Plan, those lands contiguous to existing or **planned corridors** and transportation facilities where **development** would have a

negative impact on the corridor or facility. The extent of the **adjacent lands** may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

- b) For the purposes of Section D1.10.1 of this Plan, those lands contiguous to a specific natural heritage feature or area where it is likely that **development** or **site alteration** would have a **negative impact** on the feature or area. The extent of the **adjacent lands** may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) For the purposes of Section D3.3 b) of this Plan, those lands contiguous to a **protected heritage property** or as otherwise defined in the municipal Official Plan.

Adverse effects: as defined in the Environmental Protection Act, means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) Injury or damage to property or plant or animal life;
- c) Harm or material discomfort to any person;
- d) An adverse effect on the health of any person;
- e) Impairment of the safety of any person;
- f) Rendering any property or plant or animal life unfit for human use;
- g) Loss of enjoyment of normal use of property; and,
- h) Interference with normal conduct of business.

Affordable: means

- a) In the case of ownership housing, the least expensive of:
 - 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for **low and moderate income households**; or
 - 2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the

regional market area;

- b) In the case of rental housing, the least expensive of:
1. A unit for which the rent does not exceed 30 percent of gross annual household income for **low and moderate income households**; or
 2. A unit for which the rent is at or below the average market rent of a unit in the **regional market area**.

Airports: means all Ontario **airports**, including designated lands for future **airports**, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that **significantly** reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain **archaeological resources**. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. **Built heritage resources** are generally located

on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: means the identification, protection, management and use of **built heritage resources, cultural heritage landscapes** and **archaeological resources** in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative **development** approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. A National Historic Site or District designation, or a UNESCO World Heritage Site).

Designated and available: means lands designated in the Official Plan for urban residential use. For municipalities where more detailed Official Plan policies (e.g. Secondary plans) are required before **development** applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be **designated and available** for the purposes of this definition.

Designated growth areas: means lands within **settlement areas** designated in an official plan for growth over the long-term planning horizon provided in Section B13 of this Plan but which have not yet been fully developed. **Designated growth areas** include lands which are **designated and available** for residential growth in accordance with Section B9.1 a) of this Plan, as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as **vulnerable**, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain **infrastructure** authorized under an environmental assessment process; or
- b) Works subject to the Drainage Act.

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and **large inland lakes**, as identified by provincial standards, as amended from time to time. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is listed or categorized as an “**Endangered Species**” on the Ontario Ministry of Natural Resources’ official Species at Risk list, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The **erosion hazard** limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of **floodproofing** measures and/or protection works, and/or erosion.

Fish: means **fish**, which as defined in the Fisheries Act, includes **fish**, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which **fish** depend directly or indirectly in order to carry out their life processes.

Flood fringe: for **river, stream and small inland lake systems**, means the outer portion of the **flood plain** between the **floodway** and the

flooding hazard limit. Depths and velocities of flooding are generally less severe in the **flood fringe** than those experienced in the **floodway**.

Flood plain: for **river, stream and small inland lake systems**, means the area, usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

- a) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific **watershed** and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over **watersheds** in the general area;
- b) The one hundred year flood; and,
- c) A flood which is greater than 1. Or 2. Which was actually experienced in a particular **watershed** or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; except where the use of the **one hundred year flood** or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific **watershed** (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate **flooding hazards, wave uprush** and **other water-related hazards** along the shorelines of the Great Lakes - St. Lawrence River System and **large inland lakes**, and **flooding hazards** along **river, stream and small inland lake systems**.

Floodway: for **river, stream and small inland lake systems**, means the portion of the **flood plain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the **floodway** is the entire contiguous **flood plain**.

Where the **two zone concept** is applied, the **floodway** is the contiguous inner portion of the **flood plain**, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or

velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the **two zone concept** applies, the outer portion of the **flood plain** is called the **flood fringe**.

Freight-supportive: in regard to land use patterns, means **transportation systems** and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and **transportation systems**. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objective.

Green infrastructure: means natural and human-made elements that provide **ecological** and **hydrological functions** and processes. **Green infrastructure** can include components such as **natural heritage features** and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means

- a) With respect to a species listed on the Species at Risk in Ontario List as an **endangered** or **threatened species** for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or
- b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or **threatened species**, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and,
- c) Places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hazardous forest types: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of **large inland lakes**, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the **flooding hazard, erosion hazard** or **dynamic beach hazard** limits. Along **river, stream and small inland lake systems**, this means the land, including that covered by water, to the furthest landward limit of the **flooding hazard** or **erosion hazard** limits.

Hazardous sites: means property or lands that could be unsafe for **development** and **site alteration** due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means the principal features or elements that contribute to a **protected heritage property's** cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for **development**. **Infrastructure** includes: sewage and water systems, septage treatment systems, stormwater management systems, **waste management systems**, electricity generation facilities, electricity transmission and distribution systems,

communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of Section D5.6a) of this Plan, means land uses where there is a threat to the safe evacuation of **vulnerable** populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of **floodproofing** measures or protection works, or erosion.

Intensification: means the **development** of a property, site or area at a higher density than currently exists through:

- a) **Redevelopment**, including the reuse of brownfield sites;
- b) The **development** of vacant and/or underutilized lots within previously developed areas;
- c) Infill **development**; and,
- d) The expansion or conversion of existing buildings.

Low and moderate income households: means a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the **regional market area**; or b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the **regional market area**.

Major facilities: means facilities which may require separation from **sensitive land uses**, including but not limited to **airports**, transportation **infrastructure** and corridors, **rail facilities**, **marine facilities**, sewage treatment facilities, **waste management systems**, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, **airports**, **rail facilities**, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are **freight-supportive** may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future **marine facilities**.

Mine hazard: means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources.

Metallic minerals means those **minerals** from which metals (e.g. Copper, nickel, gold) are derived.

Non-metallic minerals means those **minerals** that are of value for intrinsic properties of the **minerals** themselves and not as a source of metal. They are generally synonymous with industrial **minerals** (e.g. Asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate resource conservation: means

- a) The recovery and recycling of manufactured materials derived from mineral aggregates (e.g. Glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and,
- b) The wise use of mineral aggregates including utilization or extraction of on-site **mineral aggregate resources** prior to **development** occurring.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral **development** potential that have not been permanently rehabilitated to another use.

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of **natural heritage features and areas**, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include **natural heritage features and areas**, federal and provincial parks and conservation reserves, other **natural heritage features**, lands that have been restored or have the potential to be restored to a natural state, areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue. The Province has a recommended approach for identifying **natural heritage systems**, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) In regard to Section D2.1 b) of this Plan, degradation to the **quality and quantity of water, sensitive surface water features and sensitive ground water features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities;
- b) In regard to **fish habitat**, any permanent alteration to, or destruction of **fish habitat**, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and,
- c) In regard to other **natural heritage features and areas**, degradation that threatens the health and integrity of the natural features or **ecological functions** for which an area is identified due to single, multiple or successive **development** or **site alteration** activities.

Oil, gas and salt hazards: means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

One hundred year flood: for **river, stream and small inland lake systems**, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means for **large inland lakes**, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the **one hundred year flood level** is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than **flooding hazards** and **wave uprush** which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) Municipal sewage services or private communal sewage services and individual on-site water services; or
- b) Municipal water services or private communal water services and individual on-site sewage services.

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through **provincial plans**, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection of **planned corridors** may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,

- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Private communal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by **flooding hazards, erosion hazards** and **other water-related hazards**, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) In regard to Policy 1.6.11.2 of the PPS (2014), legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;
- b) In regard to Section D1.2 c) of this Plan, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including **fish** and **fish habitat**), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and,
- c) In regard to Section D1.2 d) of this Plan, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a **provincial plan** within the meaning of section 1 of the *Planning Act*.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, **recreation**, police and fire protection, health and educational programs, and cultural services. **Public service facilities** do not include **infrastructure**.

Quality and quantity of water: is measured by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future **rail facilities**.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including **brownfield sites**.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the **regional market area**. However, where a **regional market area** extends **significantly** beyond these boundaries, then the **regional market area** may be based on the larger market area. Where **regional market areas** are very large and sparsely populated, a smaller area, if defined in an Official Plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a **renewable energy source**.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved **development**.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved **development**.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means **intensification** of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) **Redevelopment**, including the **redevelopment** of brownfield sites;
- b) The **development** of vacant or underutilized lots within previously developed areas;
- c) Infill development;
- d) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- e) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Sensitive: in regard to **surface water features** and **ground water features**, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility. **Sensitive land uses** may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural **settlement areas** within municipalities (such as cities, towns, villages and hamlets) that are:

- a) Built up areas where development is concentrated and which have a mix of land uses; and,
- b) Lands which have been designated in an Official Plan for development over the long-term planning horizon provided for in Section B13 of this Plan.

Sewage and water services: includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant: means

- a) In regard to **wetlands, significant wetlands** and **areas of natural and scientific interest**, an area identified as provincially **significant** by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) In regard to **woodlands**, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c) In regard to other features and areas in Section D1.2b) of this Plan, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**;
- d) In regard to **mineral potential**, an area identified as provincially **significant** through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially **Significant Mineral Potential Index**; and,
- e) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in

sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some **significant** resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **special needs** housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the **significant** social and economic hardships to the community that would result from strict adherence to provincial policies concerning **development**. The criteria and procedures for approval are established by the Province.

A **Special Policy Area** is not intended to allow for new or intensified **development** and **site alteration**, if a community has feasible opportunities for **development** outside the **flood plain**.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is listed or categorized as a "**Threatened Species**" on the Ontario Ministry of Natural Resources' official Species at Risk list, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means **development** that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use **development** that has a high level of employment and residential densities. Approaches may be

recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the **transportation system** by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, **rail facilities**, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, **airports**, **marine facilities**, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to **flood plain** management where the **flood plain** is differentiated in two parts: the **floodway** and the **flood fringe**.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of **wave uprush** is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either

hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be **wetlands** for the purposes of this definition.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific **wildlife habitats** of concern may include areas where species concentrate at a **vulnerable** point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor **recreational** opportunities, and the sustainable harvest of a wide range of woodland products. **Woodlands** include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. **Woodlands** may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."

APPENDIX 1 List of Natural Heritage Areas

1 - Bell Park Rare plants grow at Bell Park at the mouth of the Madawaska River. These plants likely also once existed at other locations along the now-developed Ottawa River shore. There are very few sites in the province where these exist.

2 - Natural Area and Natural Corridor Wetland and woodland that are extensions of Bell Park habitat and create a natural corridor leading towards the Nopiming Game Preserve.

3 - Madawaska River Shoreline and Natural Corridor This linear area is actually several units that, when combined, create a natural corridor from the Ottawa River to "Lake Madawaska" (The Arnprior head pond). This is a valuable stretch of habitat that also has great scenic value. A section includes the wooded bluff that links the cemetery and Robert Simpson Park.

4 - Natural Area Wet woodland adjacent to Madawaska shoreline.

5 - Natural Area Mature woodland adjacent to Arnprior Generating Station and dam.

6 - Natural Area and Natural Corridor Wet woodland that reaches into proposed industrial and residential land. Provides habitat for turtles, frogs and other wetland species. Corridor links habitat with Madawaska River. The natural springs of the area may be the only cold water springs left in the town.

7 - Shoreline Natural Corridor Mature wooded area along the Ottawa River, creates a link between Robert Simpson Park and the Grove. Undeveloped shoreline a rare feature along the river.

8 - Natural Area Wet creek habitat provides valuable extension and diversity to Grove habitats.

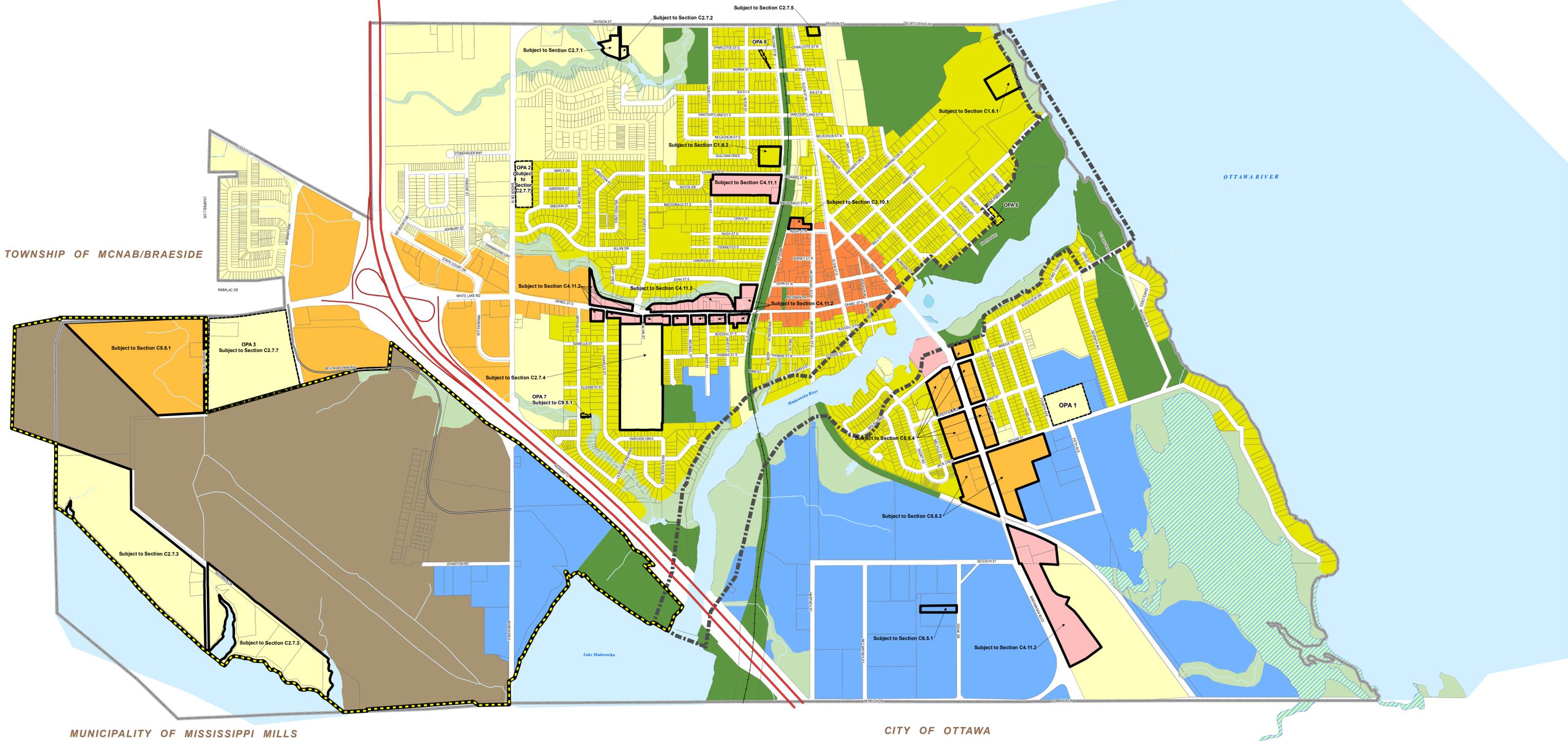
9 - Natural Corridors Creek valleys that wind through neighbourhoods are already protected to some extent, but need recognition as valuable habitat corridors and linear natural areas.

10 - Nopiming Game Preserve - Natural Area Environmental protection zoning already protects a large segment of the Nopiming. However, the wetland and significant natural habitat extends beyond that zoned area.

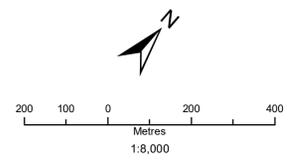
11 - Gillies Grove The Grove is recognized for its ecological value.

Schedule "A" Town of Arnprior Official Plan Land Use

TOWNSHIP OF MCNAB/BRAESIDE



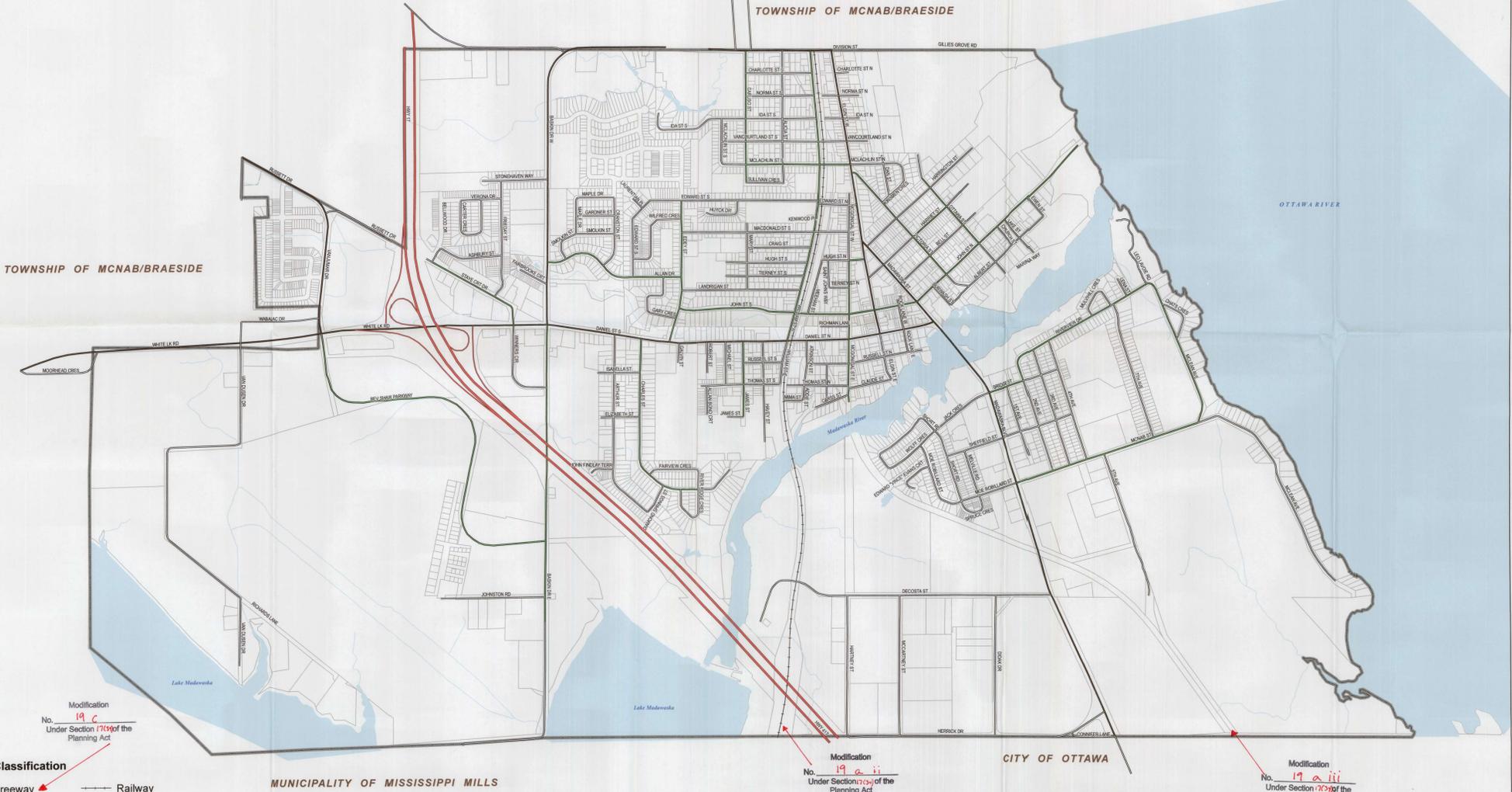
- RAILWAY
- Highway 417
- MUNICIPAL BOUNDARY
- WATERFRONT DEVELOPMENT STUDY AREA
- AIRPORT STUDY AREA
- DOWNTOWN AREA
- MIXED USE RESIDENTIAL / COMMERCIAL AREA
- MIXED USE COMMERCIAL / EMPLOYMENT AREA
- ESTABLISHED RESIDENTIAL AREA
- LOW / MEDIUM DENSITY RESIDENTIAL AREA
- EMPLOYMENT AREA
- AIRPORT AREA
- PARKS AND OPEN SPACE AREA
- ENVIRONMENTAL PROTECTION AREA
- ENVIRONMENTAL PROTECTION AREA - WETLANDS



Consolidation Date
 OPA 1 - November 12, 2020
 OPA 2 - September 28, 2020
 OPA 3 - December 13, 2021
 OPA 5 - April 11, 2022
 OPA 7 - November 14, 2023
 OPA 8 - January 5, 2024

Produced by:
 Steve Aldred
 Meridian Planning Consultants
 Sources:
 Base Data: OMNR & County of Renfrew
 Projection: UTM NAD83 Zone 18
 This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The County of Renfrew shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
 June 19, 2017 © 2017, Queen's Printer for Ontario

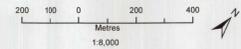
Schedule "B" Town of Arnprior Official Plan Transportation



- Modification No. 19 c Under Section 17(4) of the Planning Act
- Street Classification**
- Freeway
 - Arterial
 - Collector
 - Local
 - Ramp
 - Railway
 - Water
- Modification No. 19 a i Under Section 17(5) of the Planning Act

Modification No. 19 a ii Under Section 17(5) of the Planning Act

Modification No. 17 a iii Under Section 17(5) of the Planning Act



MERIDIAN PLANNING

Produced by Meridian Planning Consultants
Base Data: OMNH & County of Renfrew
Projection: UTM NAD83 Zone 18
This map is illustrative only. Do not rely on it as being a precise indicator of roads, locations of features, or as a guide to navigation. The County of Renfrew shall not be held in any way for the case of, or reliance upon, the map or any information on this map.
January 4, 2017
© 2017, Queen's Printer for Ontario

Schedule 'C'
Town of Arnprior Official Plan
Natural Hazards and Heritage Areas

TOWNSHIP OF MCNAB/BRAESIDE

TOWNSHIP OF MCNAB/BRAESIDE

MUNICIPALITY OF MISSISSIPPI MILLS

CITY OF OTTAWA

Ottawa River

Lake Madawaska

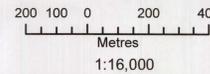
Modification
 No. 19 b iv
 Under Section 17(4) of the
 Planning Act

Modification
 No. 19 c
 Under Section 17(3) of the
 Planning Act

Modification
 No. 19 b ii
 Under Section 17(2) of the
 Planning Act

- Highway 17
- County Road
- Municipal Maintained Road
- - - Municipal Maintained Seasonal Road
- - - Private Road
- Natural Areas
 (* Refer to Appendix 1 for a list
 of Natural Heritage Areas)

- Constraint Area
- Wooded Area
- Significant Woodland
- Water
- Nopoming Provincial Wetland
- Spawning Area
- Deer Wintering Area



MERIDIAN
 PLANNING

Produced by:
 Steve Aldred
 Meridian Planning Consultants

Sources:
 Base Data: OMNR & County of Renfrew
 Projection: UTM NAD83 Zone 18

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The County of Renfrew shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

January 4, 2017

© 2017, Queen's Printer for Ontario