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County of Renfrew Stewardship Forum

Presentation on the
County of Renfrew Official Plan
Five Year Review

November 30, 2015
County of Renfrew Planning Division

Presentation Outline

- Introduction/Context Setting
- Planning in Ontario
- Planning in Renfrew County and County of Renfrew Official Plan - Background
- County of Renfrew Official Plan - Five Year Review

Planning Definition

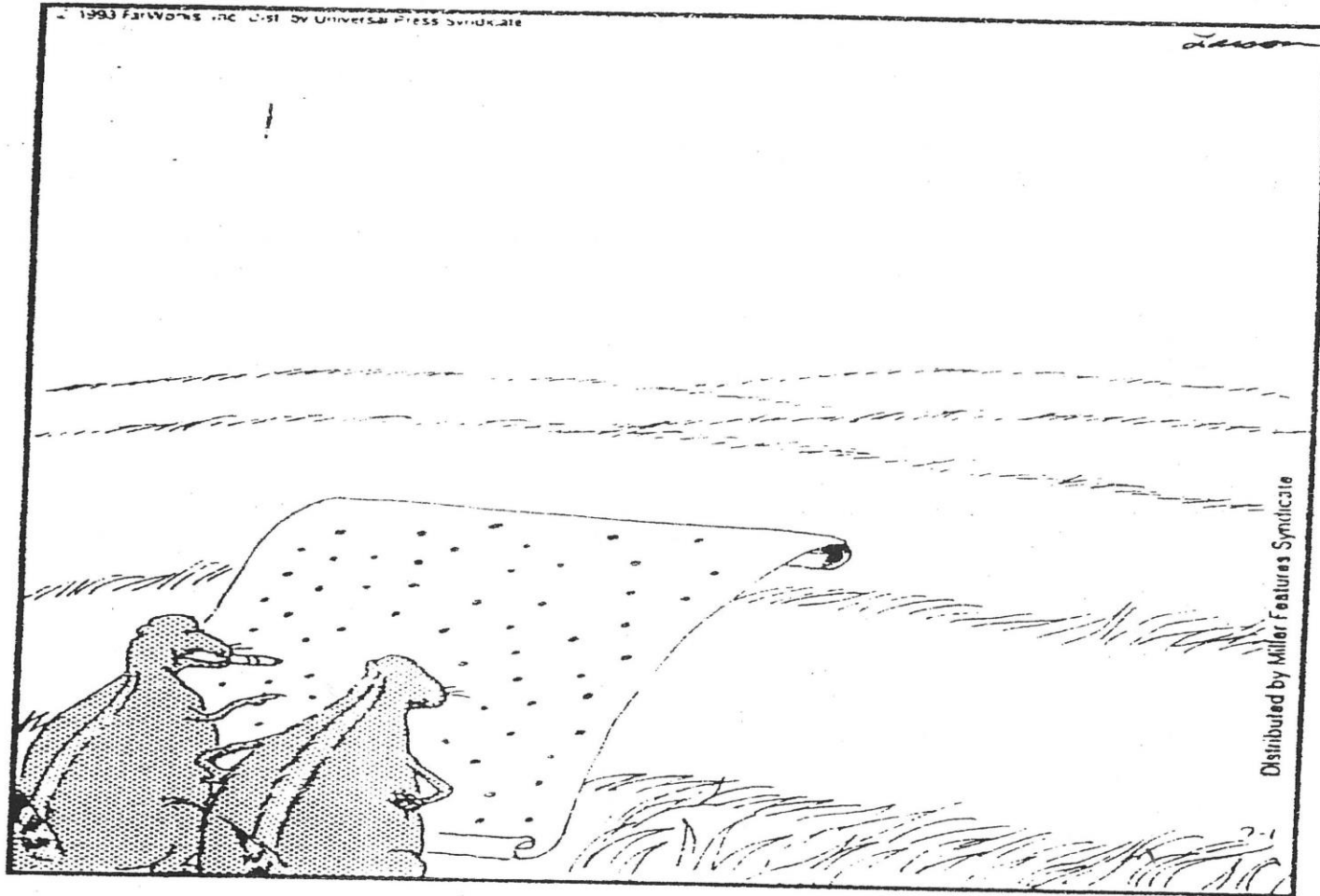
The orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities. The goal of land-use planning is to further the welfare of people and their communities by creating convenient, equitable, healthy, efficient, and attractive environments for present and future generations.

Purpose of an Official Plan

- Sets out Council's policies on how land should be used and manages the physical changes to the built environment and the effects on the natural, social and economic environment.
- Approved under the Planning Act of Ontario.
- The policies must be consistent with the PPS.

The Far Side

by Gary Larson



Prairie dog developers

Milestones in Ontario Planning

1800s
Original surveys of townships, towns and villages by Crown surveyors

1846
Registry Act permitting the lodging of plans

1846
Baldwin Act

1853
Registered Plan 1 Village of Douglas

1867
British North America Act

1937
Planning and Development Act

1946
Planning Act

Milestones in Ontario Planning

- **1980s/early 1990s** – Province issued individual policy statements-Mineral Aggregate Resources, Flood Plain Planning, Wetlands, Land Use Planning for Housing (included implementation guidelines) and other policy guidelines e.g., Agricultural Code of Practice
- **September 6, 1990** – Election of an NDP Government under Bob Rae
- **June 6, 1991** – Province appoints the Commission on Planning and Development Reform in Ontario (the Sewell Commission)

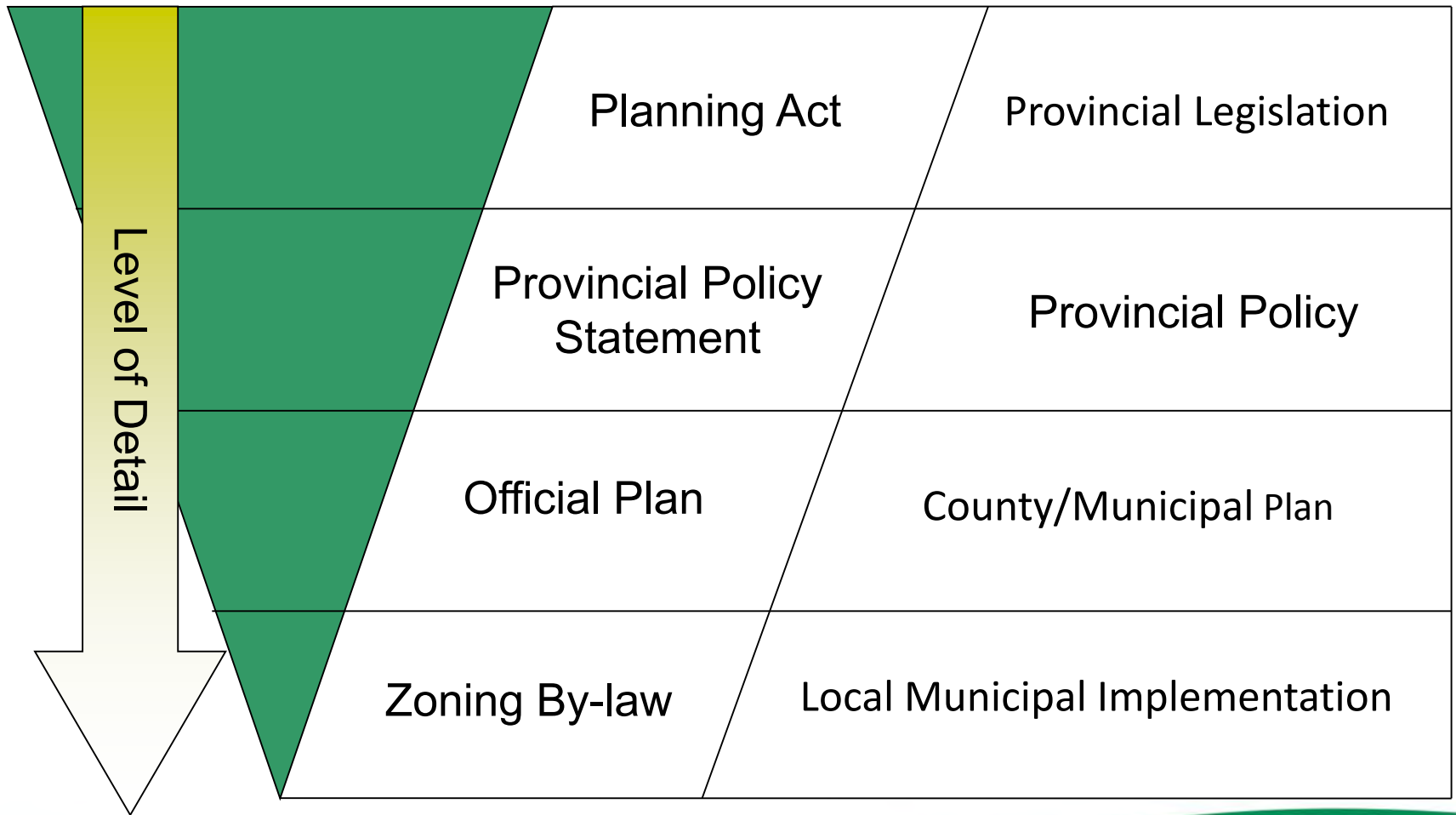
Milestones in Ontario Planning

- **June 1993** – Commission issues Final Report entitled New Planning for Ontario
- **May 18, 1994** – Release of Comprehensive Set of Provincial Policy Statements (CPPS) and Implementation Guidelines by Minister of Municipal Affairs and Housing
- **February 15, 1995** – CPPS approved by Lieutenant Governor in Council – “Shall be consistent with...”
- **March 28, 1995** – CPPS issued under section 3 of the *Planning Act*

Milestones in Ontario Planning

- **June 8, 1995** – Election of a Conservative Government under Mike Harris
- **May 22, 1996** – New PPS issued replacing CPPS and Implementation Guidelines– “Shall have regard to...”
- “Common sense revolution”, downloads, amalgamations, policy led not file review
- **October 2, 2003** – Election of a Liberal Government under Dalton McGuinty
- **March 1, 2005** – New PPS “shall be consistent with...”

Hierarchy of Planning Documents



Planning Act

Purposes

- Promote sustainable economic development in a healthy natural environment
- Provide a land use planning system led by provincial policy
- Integrate matters of provincial interest in planning decisions
- Fair, open accessible, timely and efficient planning processes
- Co-operation and coordination among various interests
- Recognize the decision-making authority and accountability of municipal councils in planning

Provincial Interest in Planning

- The PPS provides policy direction on matters of provincial interest related to land use planning and development
- Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent” with the PPS
- This applies to the 5-year update – Council decision on any amendments to the Plan will have to be consistent with the PPS

PPS Headings

Building Strong Communities

- Efficient development and land use patterns, infrastructure, housing, employment, economic prosperity

Wise Use and Management of Resources

- Natural heritage (e.g., wetlands and ANSIs), agriculture, mineral aggregates, cultural heritage

Protecting Public Health and Safety

- Natural hazards (e.g., flood plains) and human made hazards (e.g., contaminated sites)

Provincial Interests

The council of a municipality, a local board, OMB, shall have regard to matters of provincial interest (s.2 of the *Planning Act*):

- Protection of ecological systems, natural areas, features, functions
- Protection of agricultural resources
- Conservation and management of resources
- Architectural, cultural, archaeological, scientific or historical interest
- Energy and water
- Communication, transportation, sewage, water and waste
- Development of safe and healthy communities

Provincial Interests (cont'd)

- Accessibility
- Education, health social, cultural and recreational facilities
- Full range of housing, including affordable housing
- Employment opportunities
- Financial and economic well being
- Co-ordination
- Resolution of conflicts
- Public health and safety
- Appropriate location of growth and development

County of Renfrew Milestones in Planning

- **1971** – County of Renfrew Land Division Committee established
- **1975** – Creation of the Planning Department
- **1978** – First local Comprehensive Zoning By-law passed in Renfrew County
- **1979** – First local Official Plan approved in Renfrew County
- **1988** – 26 local Official Plans and Zoning By-laws

County of Renfrew Milestones in Planning

- **March 26, 1997** – County staff approval of straightforward consents; disputed files to LDC
- **June 2, 1997** – County delegated plan of subdivision/plan of condominium approval
- **June 16, 2003** – First County of Renfrew Official Plan approved by Ministry of Municipal Affairs and Housing

Coverage of County Plan

- 10 (soon to be 12) local municipalities use the County OP as their own OP and 4 are designated urban community under the County Plan (general policies) and have their own OP
- The 12 are: Admaston/Bromley, Bonnechere Valley, Brudenell, Lyndoch and Raglan, Greater Madawaska, Head, Clara and Maria, Horton, Killaloe, Hagarty and Richards, Madawaska Valley, North Algona Wilberforce, Whitewater Region (Laurentian Hills, McNab/Braeside)
- The 4 Urban Communities are: Arnprior, Deep River, Petawawa, Renfrew

Features of County Official Plan

- Incorporates specific policies for municipalities as requested
- Rural designation permits wide range of uses subject to rezonings and reduces need for OPAs
- Village Community designation for former villages permits wide range of uses subject to rezonings; 4 pages of policies replaces 40 page OPs

Benefits of County Official Plan

- Good economic development tool – favourable Rural and village community policies; consistent policy regime over large geographic area
- Allows County approval of local OPs and OPAs
- Streamlines policies e.g., village community policies for Cobden and Barry's Bay
- Eligibility for Gas Tax – County OP qualifies as sustainable community plan

5-Year Review - Section 26(1) of the *Planning Act*

Council shall revise the Official Plan every 5 years to ensure that it:

- Has regard to provincial interests listed in section 2 of the *Planning Act* (e.g. protecting ecological systems, conservation of mineral aggregate resources, appropriate locations of growth and development)
- Is consistent with the PPS

Outline of Phases and Next Steps

- **Phase 1 – Survey of local municipalities and consultation with MMAH**
- **Phase 2 – Special Council Meeting – May 29, 2012**
- **Phase 3 – Preparation of draft revised OP**
- **Phase 4 – Circulate draft revised OP to MMAH**
- **Phase 5 – Committee/County Council review and acceptance of revised draft OP**
- Phase 6 – Local municipal review of revised draft OP
- Phase 7 – Preparation of final draft
- Phase 8 – Public review of final draft
- Phase 9 – Adoption of OPA and submission to MMAH
- POST APPROVAL – Local Zoning By-laws to be updated (3 Yrs)

Format of the County of Renfrew Official Plan

- Introduction – Purpose and Objective of the Plan
- **General Development Policies**
 - Housing
 - Buffering and Land Use Compatibility
 - Cultural Heritage
 - Contaminated Sites
 - Natural Heritage
 - Environmental Impact Study
 - Secondary Residential Units
- **Land Use Designations**
 - Rural
 - Agriculture
 - Mineral Aggregate
 - Waste Disposal

Format of the County of Renfrew Official Plan

- **Land Division Policies**
 - Severances
 - Plans of Subdivision/Condominium

- **Implementation**
 - Site Plan Control
 - Minor Variances
 - Zoning By-laws

Format of the County of Renfrew Official Plan

• Maps

Schedule 'A'

- Shows main land use designations – Rural, Agriculture, Environmental Protection, Mineral Aggregate etc.

Schedule 'B'

1. **Natural Heritage** – PSWs, ANSIs, significant valleylands and woodlands
2. **Resource Area** - active and inactive aggregate sites, sand and gravel deposits, copper and zinc, etc.
3. **Hazards Map** - slip clay sites, abandoned mines, active and inactive waste disposal sites
4. **Infrastructure Map** – Provincial Highway, County and Municipal roads, pipeline, active/non-active railway

Draft New Policies

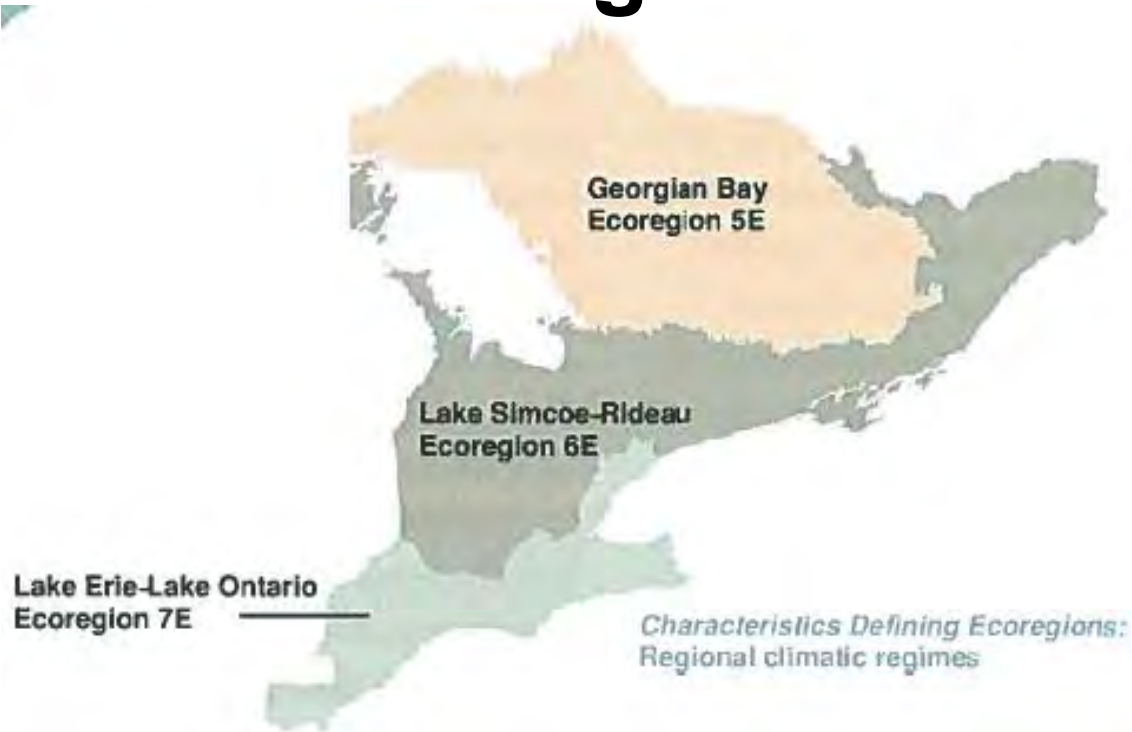
2.2 (8) Natural Heritage

- Incorporates broad general principles protecting and enhancing natural heritage areas
- These principles include themes of biodiversity and connectivity
- Review of development proposals within and adjacent to sensitive areas

2.2 (8) (e) and (f) Significant Woodlands and Significant Valleylands

- Policies for protection of significant woodlands and valleylands covered by eco-region 6E-16
- Proposed development under the *Planning Act* that occurs within or adjacent (120 metres) may require an Environmental Impact Study

Ecoregion 6E



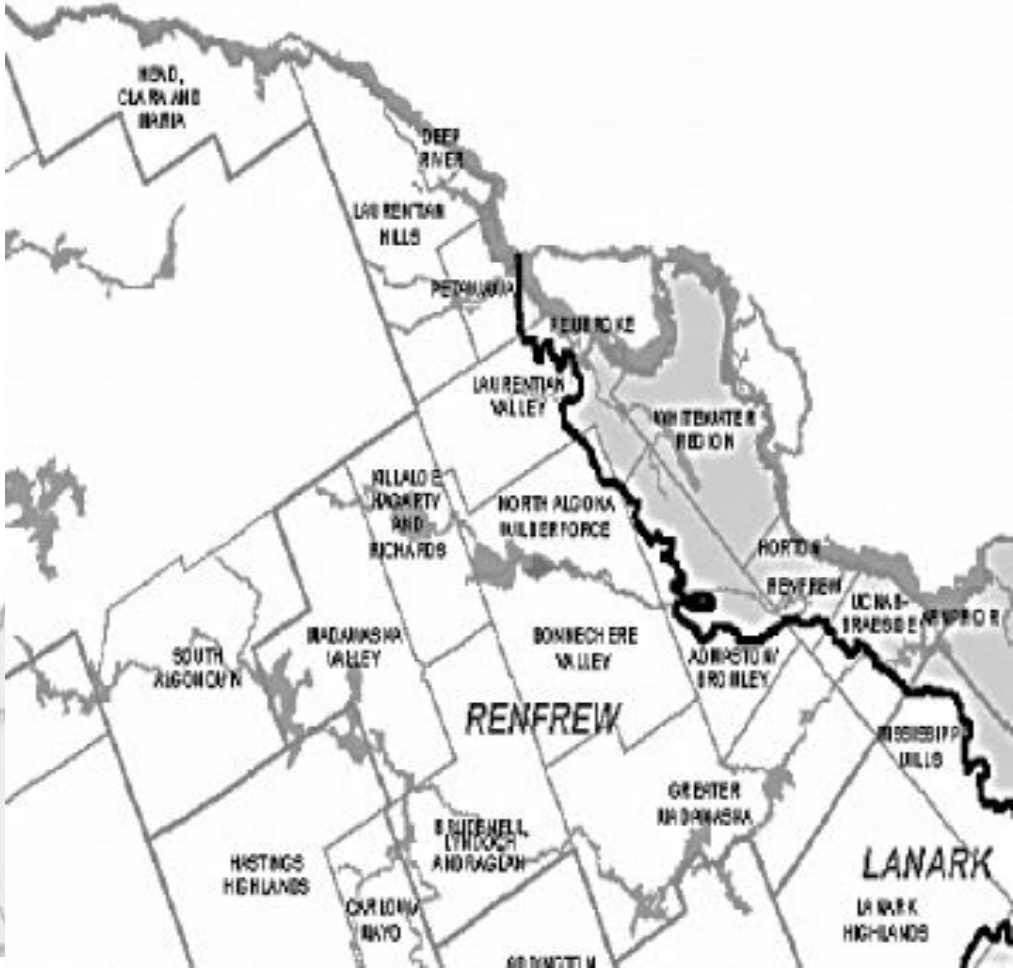
- MNRF defines ecological units based on bedrock, climate, physiography (soils, slope) and vegetation

Ecoregion 6E (cont'd)

2005 PPS



2014 PPS



Ecoregion 6E (cont'd)



Draft New Policies

2.2 (9) (c) Hazards – Wildland Fire

- Development may be permitted in areas identified on Schedule 'B' Map 3 Hazards Map where risk is mitigated in accordance with Ministry of Natural Resources and Forestry guidelines

2.2 (11) (a) and (b) Water Setback and Protection of Shoreline Integrity

- Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. (Existing Policy)
- New lots created through severance or plan of subdivision must be sufficient size to accommodate proposed use without decrease to 30 metres water setback
- Large development proposals (more than 5 lots, resort/condominium development) must submit a site evaluation report addressing:
 - Water quality protection
 - Surface water run-off
 - Impact and loadings of phosphorous from septic systems
 - Soil and vegetation type
 - Stormwater management

Draft New Policies

2.2 (12) Servicing Policies

- A hydrogeological evaluation may be required to be submitted in support of planning applications to confirm suitable potable source of water for both quality and quantity
- Evaluation shall include a nitrate impact system, i.e., site is suitable for installation of a septic system

5.3 (4) (e) Rural

- New residential waterfront development shall not negatively impact upon significant natural heritage features (existing policy)
- Municipalities may use site plan control, site specific zoning, development agreements, restrictive covenants or combinations thereof to protect these features

Draft New Policies

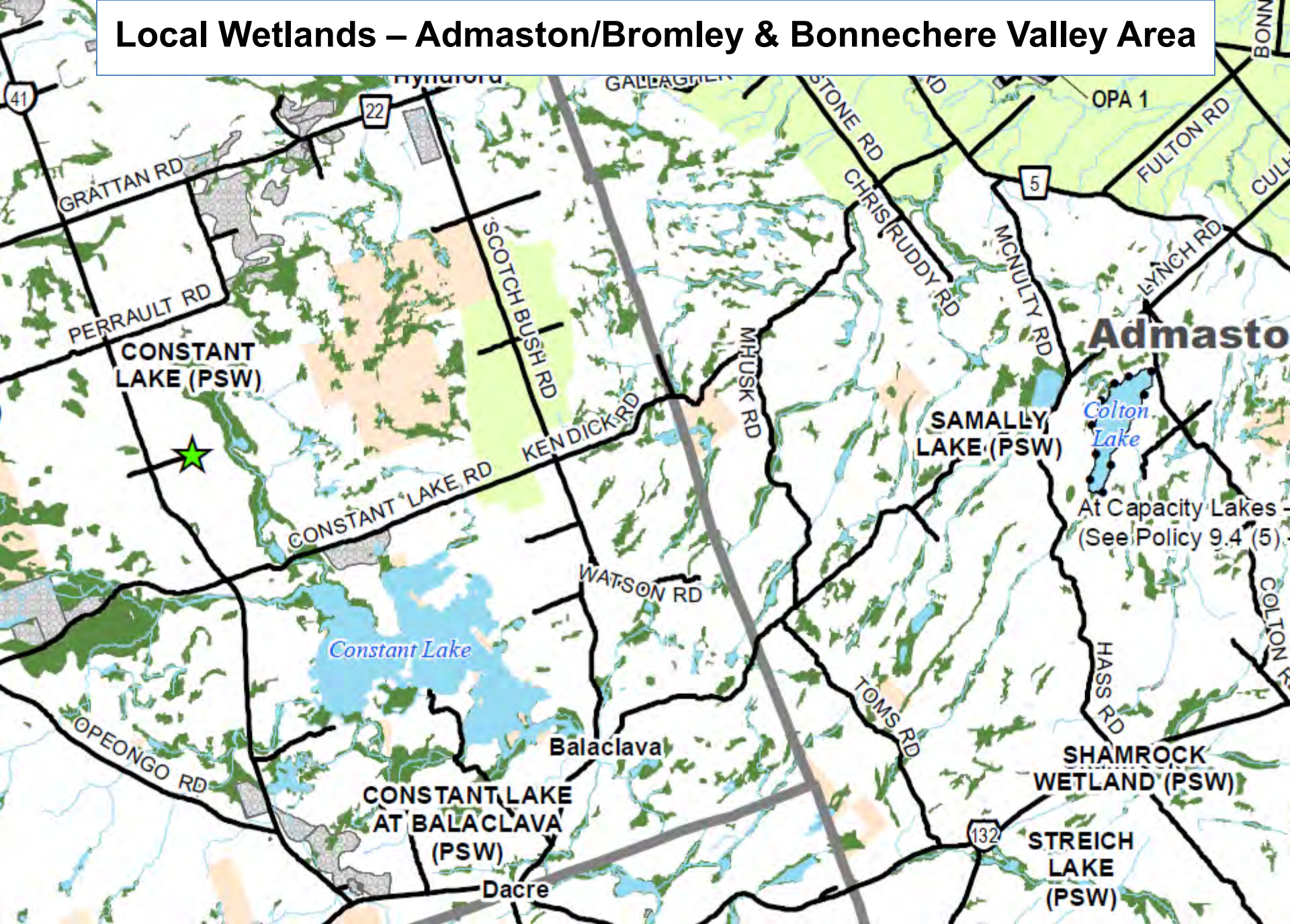
8.3 (5) Environmental Protection – Local Wetlands

- Local wetlands have been shown on the map Schedule ‘A’ – no development in local wetlands

9.0 At Capacity Lakes

- **9.2 (2)** To protect lakes determined to be “at capacity” by local municipalities
- **9.3 (2) (a)** No development on “at capacity” lakes unless it can be demonstrated there will be no impacts on lake water quality
 - Must be supported by a report prepared by a qualified professional that demonstrates the lake and related hydrologic functions will be protected, improved or restored
 - Mitigative measures and/or alternative development approaches may be required

Local Wetlands – Admaston/Bromley & Bonnechere Valley Area



At Capacity Lakes -
(See Policy 9.4 (5))

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Draft New Policies

9.3 (3) (g), (h) and (i) Moderately At Capacity Lakes

- Minimum lot area shall be one acre
- An application for a new lot must be supported by a report prepared by a qualified professional that demonstrates the lake and related hydrologic functions will be protected, improved or restored
- Mitigative measures and/or alternative development approaches may be required
- Any large development proposal – 5 or more lots or resort/commercial development – shall be accompanied by a site evaluation report

14.3 (11)(c) Land Division Policies

- Scoped hydrogeological evaluation may be required to assess the potential risk to groundwater
- An on-site drilled well may be required to ensure adequate quantity and quality of water

Draft New Policies

16.12 Stormwater Management

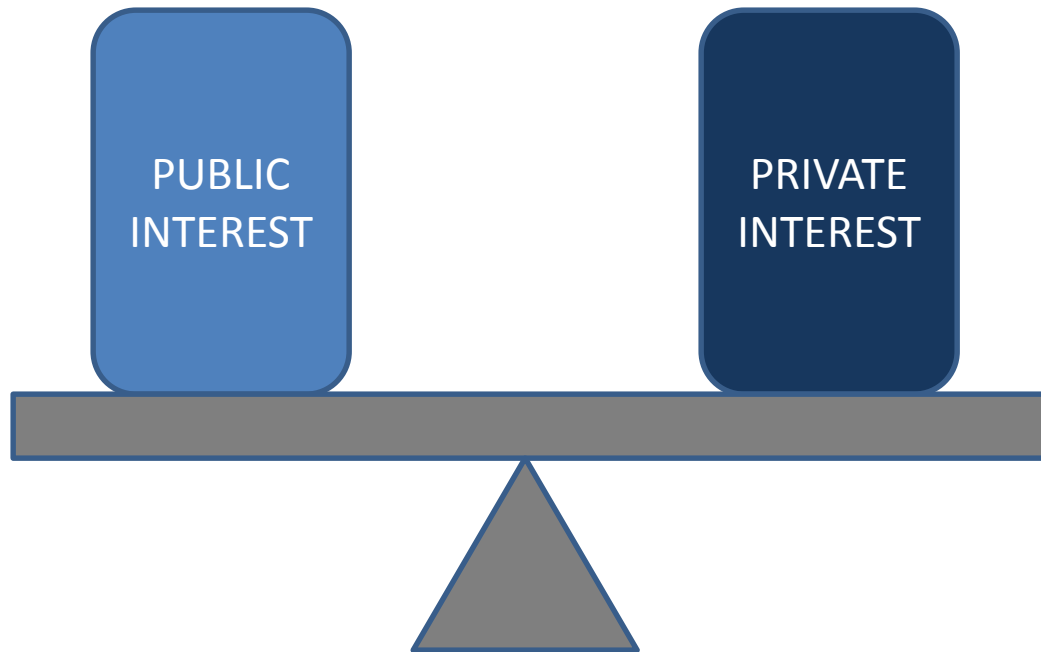
- Stormwater management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious areas
- Planning for stormwater management to include,
 - Minimize or prevent increases in contaminant loads
 - Minimize changes in water balance and erosion
 - Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development
- Municipalities to require, where appropriate, use of stormwater management facilities downstream of new developments to mitigate impacts on stormwater quantity and quality
- Municipalities still promote naturalized stormwater management facilities

Draft New Policies

16.16 Preconsultation and Complete Application

- Studies to be submitted with application to be deemed complete may include: Environmental/Biological survey, Environmental Impact Study, Stormwater Management Plan, etc
- Depends on scale and location of development

Balancing Act



Thank You