

Town of Petawawa Final Draft Official Plan

Statutory Public Meeting
1111 Victoria Street
Town Hall, Council Chambers
March 25, 2024
6:30 PM



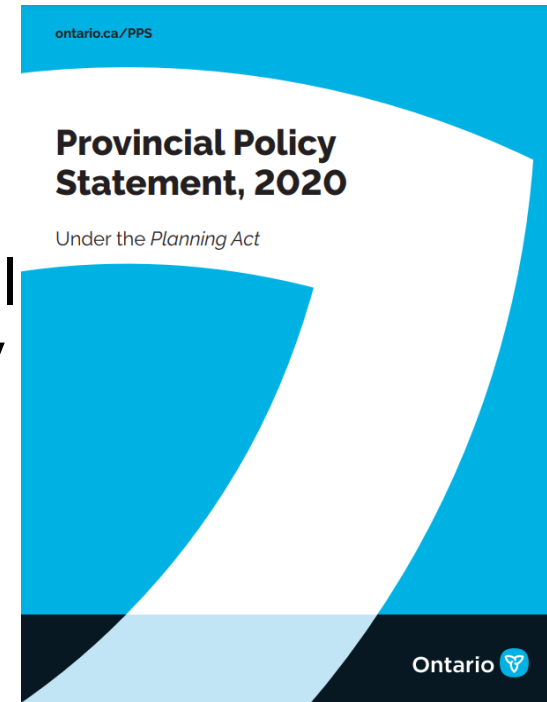
Presentation Overview

- Why are we updating the Official Plan?
- Project progress to date.
- Summary of key changes, including changes from Draft Official Plan (November 2023) to Final Draft Official Plan (March 1, 2024).



Why are we Updating the Official Plan?

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



Background Information

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



Engagement to Date

- Pre-consultation with County of Renfrew (January 19, 2023).
- Special Meeting of Council (March 4, 2023) to kick off the Official Plan Update.
- Stakeholders Meeting #1 (March 29, 2023).
- Council Briefing (June 19, 2023).
- Stakeholders' Sessions (June 20, 2023).
- Statutory Public Open House (January 31, 2024).



Summary of Key Proposed Changes

Final Draft Official Plan (March 1, 2024)

The Final Draft Official Plan (March 1, 2024) is available for review on the Town's website [here](#).



Final Draft Official Plan for the Town of Petawawa

March 1, 2024



Key Changes

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

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

Key Changes

Section 2 Growth Management of the Final Draft Official Plan (March 1, 2024).

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

Key Changes

Additional Residential Units (ARUs) (Section 3.1)

- The Draft Official Plan (November 2023) Accessory Uses Section has changed to the Additional Residential Units Section in the Final Draft Official Plan (March 1, 2024).
- Council will permit up to three (3) residential units on a fully serviced lot.
- Council will permit a maximum of two (2) residential units where there is partial servicing.
- Ensure that Additional Residential Units comply with applicable laws and standards, including the Building Code, Fire Code, and property standards/ Zoning By-laws.

Key Changes

Natural Gas Pipelines (Section 3.15)

- Changes were made to the Natural Gas Pipeline Section to conform with the County of Renfrew Official Plan.
- The Final Draft Official Plan (March 1, 2024) provides provisions for development adjacent to TransCanada Pipelines Limited (TCPL) natural gas pipelines.
 - Town shall require early consultation with TCPL for any development proposals within 200 meters of its pipelines.
 - Within 750 meters of a fence line of a TCPL compressor Station, consultation with TCPL is required for any development that required approval under the Planning Act.
 - Development within 750 meters of a TCPL compressor station shall not be permitted or approved unless it can be demonstrated that the applicant can mitigate any adverse impacts from land use incompatibility impacts.

Key Changes

Public Parks (Section 3.18)

- Changes were made to Public Parks Section to conform with the County of Renfrew Official Plan. The Final Draft Official Plan (March 1, 2024) provides parkland provisions.
 - The Town may, by by-law, require development or redevelopment applications for commercial or industrial development dedicate up to 2% for such lands as park or other public recreational purposes.
 - For residential plans of subdivision, condominium and consent applications, the Town may by by-law require as a condition of approval, 5% of such lands to be conveyed to the Town.
 - Valley lands or lands susceptible to flooding or deemed unsuitable for development will not be accepted as parkland dedication.
 - The Town may require cash-in-lieu as an alternative to the conveyance of parkland.

Key Changes

Site Decommissioning and Clean-up (Section 3.20)

- Environmental Site Assessment provisions were added to the Site Decommissioning and Clean-up in the Final Draft Official Plan (March 1, 2024)

Key Changes

Tiny Homes and Modular Housing (Section 3.24)

- Tiny Homes are self-contained smaller sized residential units with private kitchen, bathroom facilities and sleeping areas.
 - The Final Draft Official Plan (March 1, 2024) permits tiny homes as primary dwelling units or ARUs.



Source: MMAH, 2019

Key Changes

Urban Agriculture (Section 3.25)

- The Draft Official Plan (November 2023) had a separate Community Garden Section and Urban Agriculture Section. In the Final Draft Official Plan (March 1, 2024), policies have been consolidated into the Urban Agriculture Section.
- The Final Draft Official Plan (March 1, 2024) proposes to permit community gardens and rooftop gardens in Residential, Suburban, Rural Residential, Commercial, Parks and Open Space designation.
 - The Town will study the suitability of permitting livestock as an accessory use and may develop policies and procedures for raising animals on private property.

Key Changes

Waste Disposal Sites (Section 3.27)

- The Landfill Sites Section in the Draft Official Plan (November 2023) has been replaced with the Waste Disposal Sites Section in the Final Draft Official Plan (March 1, 2024).
- The Draft Official Plan (November 2023) had relevant waste disposal site policies in both the General Land Use and Rural Section. They have now been consolidated into the Waste Disposal Sites Section.

Key Changes

Wildland Fire Hazard Areas (Section 3.30)

- The Final Draft Official Plan (March 1, 2024) Schedule C identifies areas at risk for wildland fire.
- The Draft Official Plan contains land use policies that apply to areas near wildland fire hazards, such as:
 - Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
 - Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Province.

Key Changes

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

The Final Draft Official Plan (March 1, 2024) has consolidated these land use designations into Section 4 'Land Use Designations within Settlement Area Boundary'.

Key Changes

Commercial Designation (Section 4.3)

- The Final Draft Official Plan (March 1, 2024) supports contiguous grade-related commercial uses along portions of Petawawa Boulevard and Civic Centre Road.
- Policies restricting development greater than 4 storeys have been removed.

Key Changes

Natural Heritage and Constraints (Section 12)

- The Final Draft Official Plan (March 1, 2024) includes a section on Natural Heritage and Constraints.
- Section 12.4 Adjacent Lands. The Provincial Planning Statement (PPS) defines adjacent lands as those lands contiguous to a specific natural heritage feature.
- Section 12.5 Areas of Natural and Scientific Interest (ANSI). The PPS defines ANSI as areas of land or water continuing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.
 - The Town contains the Petawawa Terrace Provincial Park ANSI, which is identified on Schedule B as Special Policy Area 6.

Key Changes

Secondary Plans and Neighbourhood Specific Areas (Section 14)

- The Draft Official Plan (November 2023) had policies in both the Section 3 General Land Use Policies, and Section 14 Secondary Plans and Neighbourhood Specific Area.
- The Final Draft Official Plan (March 1, 2024) consolidates Secondary Plans and Neighbourhood Specific Area policies into Section 14.
- Secondary Plans may only be initiated by the Town unless otherwise directed by Council and provide detailed policies to guide growth and development within defined areas of Town.
- Neighbourhood Specific Area policies are may be initiated by the Town or a proponent and apply to neighbourhood scale areas.

Key Changes

Transportation (Section 15)

- Classification of County Roads has been revised.
- References to the Trillium Trail have been removed.
- Policies regarding the Algonquin Trail have been revised to conform with the County of Renfrew Official Plan.
 - Consultation with the County of Renfrew is required for new lot creation and new development adjacent to County Trails. All structures should be located at least 7.5 meters from the limits of a County trail right-of-way. The creation of a new lot that would require access across a trail will generally not be supported by the County.

Key Changes

Implementation and Interpretation (Section 20)

- The Final Draft Official Plan (March 1, 2024) contains provisions for Public Consultation.
 - Section 20.10.2 Alternatives to public consultation, beyond the minimum requirements of the Planning Act, may be considered for major and/ or controversial planning applications.
 - Section 20.11 New Pre-Consultation and Complete Application provisions.
 - Section 20.14 Provisions for a tariff of fees for the provision of planning applications.

Key Changes

Site Plan Control (Section 20.3)

- The entire Town of Petawawa is designated as a site plan control area and site plan approval shall be required for all new non-residential development and residential development of eleven (11) or more units in accordance with the Planning Act.
- Site plan approval shall also be required for residential development of ten (10) units or less if the subject lands are included in a “prescribed area”, as defined and in accordance with the Planning Act and its Regulations.

Key Changes

Environmental Impact Study (EIS) (Section 22)

- The Final Draft Official Plan (March 1, 2024) Environmental Impact Study Section contains new policies to conform with the County of Renew Official Plan.
 - The Town may potentially waive the requirement for an EIS in certain circumstances.

Schedules (Maps)

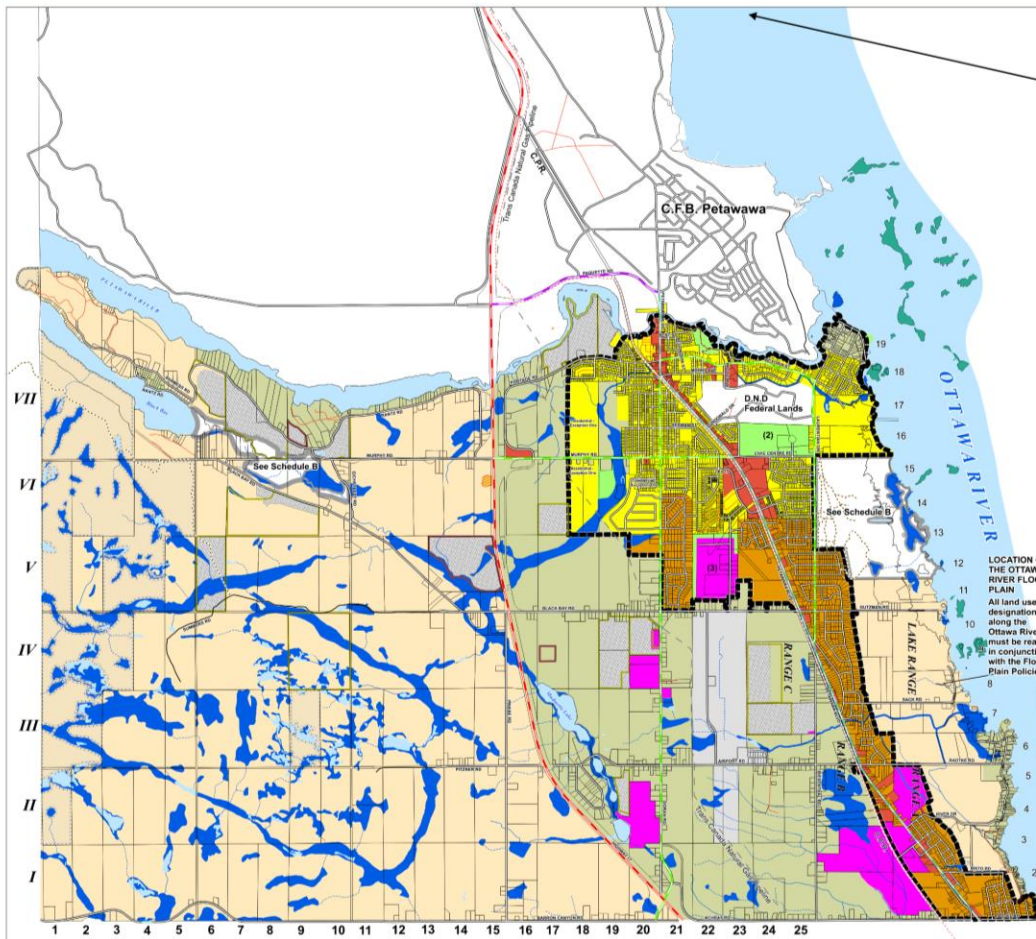
- The Final Draft Official Plan (March 1, 2024) includes Land Use Schedules, as follows:
 - Schedule A – Land Use;
 - Schedule B – Natural Heritage Features; and
 - Schedule C – Wildland Fire and Hazards.

Key Changes to Schedule A



Official Plan of the Town of Petawawa Final Draft Schedule A - Land Use

Final Draft: March 1, 2024



- ### Legend
- | | |
|--------------------------------------|----------------------|
| Settlement Area Boundary | Provincial Highways |
| Residential | Major Arterial Roads |
| Suburban | Minor Arterial Roads |
| Rural Residential | Collector Roads |
| Rural | Local Roads |
| Commercial | Seasonal Roads |
| Industrial | Private Roads |
| Mineral Aggregate Resources | |
| Airport | |
| Environmental Protection Area | |
| Parks and Open Space | |
| Island Residential | |
| Crown Land | |
| Property Parcels | |
| Aggregate Site Authorized - Inactive | |
| Aggregate Site Authorized - Active | |
| Ottawa River Flood Plain | |
| Permanent, Stream/River | |
| Trans Canada Natural Gas Pipeline | |
| Intermittent, Stream/River | |
| Algonquin Trail | |
| Trail | |
| Inactive Waste Disposal Site | |
- ### Special Policy Areas
- (1) Petawawa River and Black Bay (see Schedule B)
 - (2) Petawawa Civic Centre
 - (3) Petawawa Industrial/Business Park and Buffer
 - (4) Petawawa Deer Yard (see Schedule B)
 - (5) Black Bay Provincially Significant Wetland (see Schedule B)
 - (6) Petawawa Terrace Provincial Park Area and Natural and Scientific Interest (ANSI) (see Schedule B)

Scale 1: 18,000

 Produced by WSP
 Sources: County of Renfrew, Ontario Ministry of Natural Resources and Land Information Ontario. © King's Printer for Ontario, 2022.

Key Changes to Schedule A



Some properties on Petawawa Boulevard, north of Civic Centre Road, designated Residential in Draft OP (Nov 2023). Re-designated Commercial in Final Draft OP (March 1, 2024).

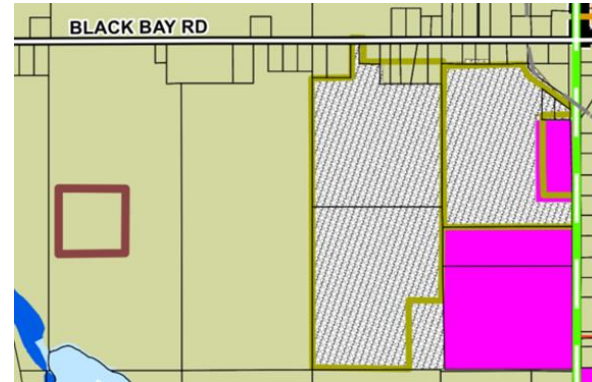


Property located Murphy Rd and Portage Road designated Rural Residential in Draft OP (Nov 2023). Re-designated Commercial in Final Draft OP (March 1, 2024).

Key Changes to Schedule A

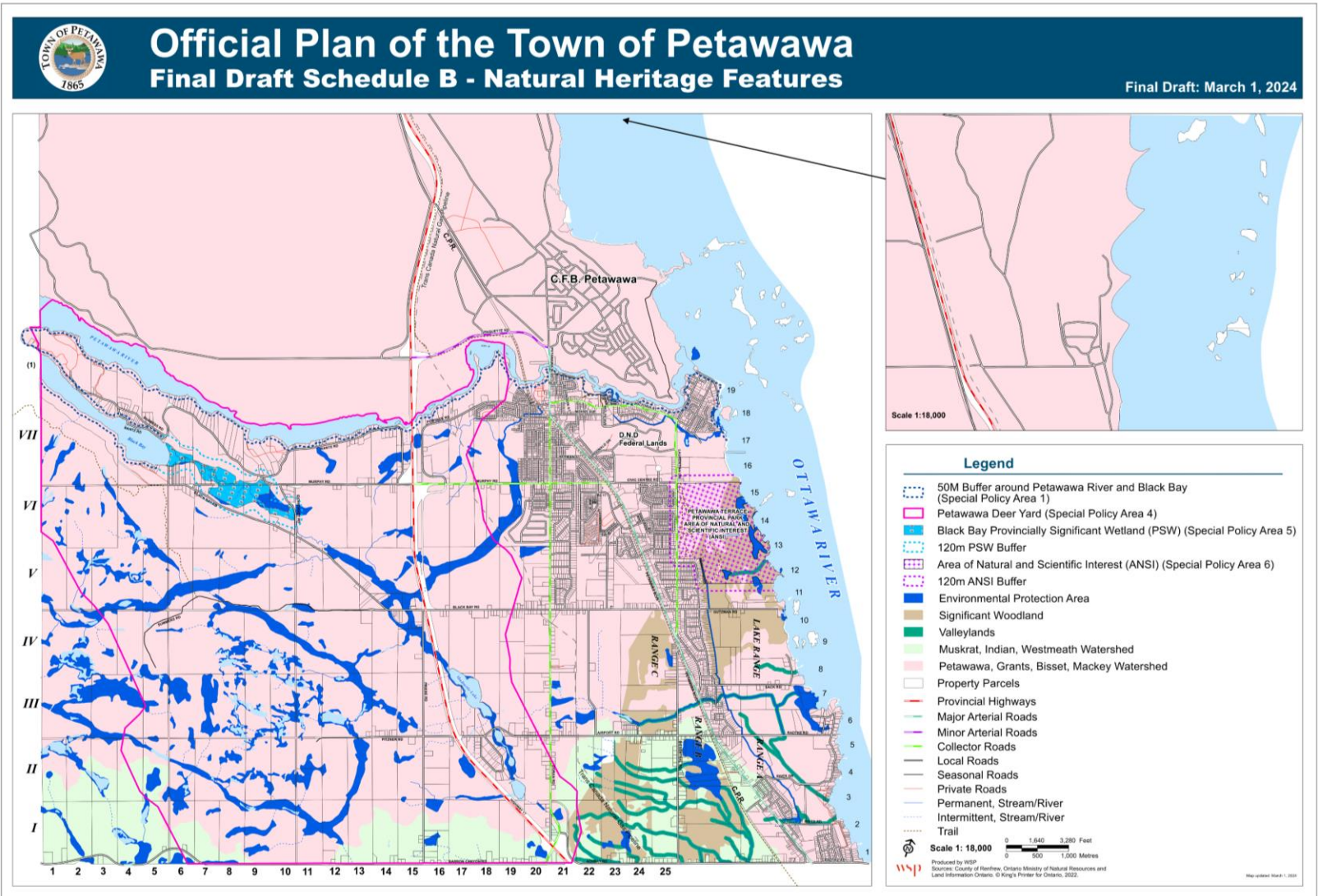


A property on Petawawa Blvd is proposed to be severed. In the Draft OP (Nov 2023), the property was designated Suburban. In the Final Draft OP (March 1, 2024), existing office has been re-designated commercial, while the housing unit maintains the Suburban designation.



Some properties south of Black Bay Road were redesignated from Rural Residential to Industrial, Mineral Aggregate Resources to Rural, and Mineral Aggregate Resources to Industrial.

Key Changes to Schedule B

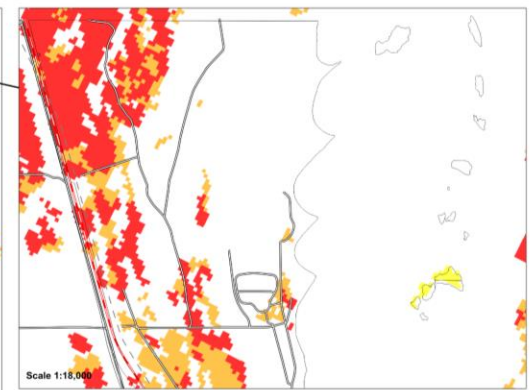
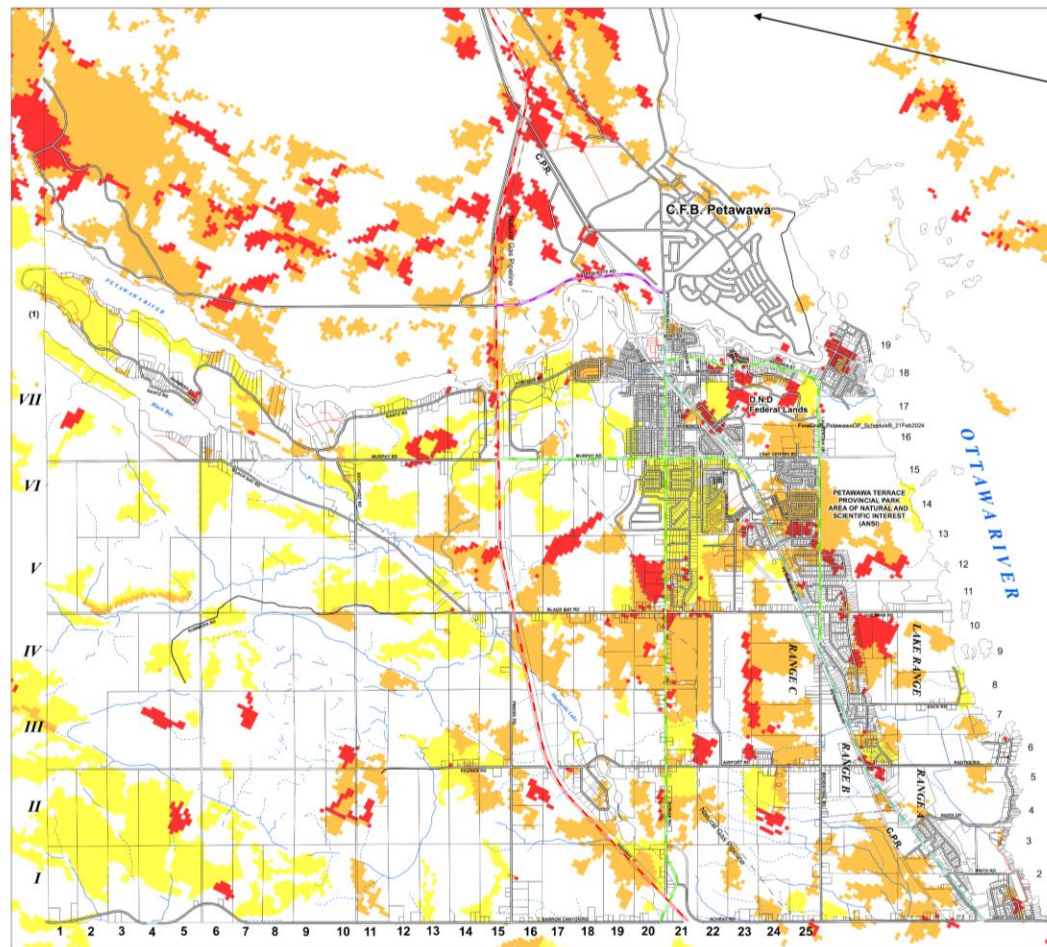


Key Changes to Schedule C



Official Plan of the Town of Petawawa Final Draft Schedule C - Wildland Fire and Hazards

Final Draft: March 1, 2024



Legend

Potential Hazardous Fuel Types for Wildland Fires

- Extreme
- High
- Pine - Needs Evaluation
- Property Parcels
- Provincial Highways
- Major Arterial Roads
- Minor Arterial Roads
- Collector Roads
- Local Roads
- Seasonal Roads
- Private Roads
- Permanent, Stream/River
- - - Intermittent, Stream/River



Thank you

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

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