



# Draft Official Plan for the Town of Petawawa

November 2023



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**PREPARED FOR:**

**Town of Petawawa**

1111 Victoria Street,  
Petawawa, ON, K8H 2E6  
T: 613.687.5536

**PREPARED BY:**

**WSP**

2611 Queensview Drive, Suite 300  
Ottawa, ON K2B 8K2  
T: 613.829.2800



By-law to be inserted after Council adoption.

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## LAND ACKNOWLEDGEMENT

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The Corporation of the Town of Petawawa respectfully acknowledges that the Town is located on the unceded, Unsurrendered Territory of the Anishinabe Algonquin Nation, whose presence and stewardship of the Kitchissippi (KIT-CHI-SIP-EE) and its tributaries, dates back to the time immemorial and will continue in perpetuity. We honour their long history of welcoming many Nations to this territory and we acknowledge our shared responsibilities to ensure health and wellbeing for all creation for generations to come.

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## SECTION 1 INTRODUCTION

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### 1.1 PROFILE OF PETAWAWA

The Town of Petawawa is located along the TransCanada Highway (Highway 17) at the confluence of the Ottawa and Petawawa Rivers. It is in the northeast part of Renfrew County, approximately 160 kilometres northwest of the City of Ottawa.

The settlement of Petawawa was influenced by trading routes along the Ottawa River and later along the Pembroke-Matawa Road (1854) followed by The Canadian Central Railway (1879) which was later absorbed by the Canadian Pacific Railway in 1881. The name “Petawawa” was officially recognized August 1, 1857, in a government advertisement in the Ottawa Tribune newspaper. It was originally spelled in a variety of ways but probably derived from the spelling “Petewahweh” which is believed to mean “a noise is heard far away” likely reference to the many rapids along the Petawawa River.

The greatest influence on the settlement pattern of Petawawa was the decision made in 1905 by the then Department of Militia and Defence to make the lands directly north of the Petawawa River the site of the military’s new artillery range.

Incorporated on July 1, 1997, the Town is an amalgamated municipality made up of the former Village of Petawawa and the former Town of Petawawa.

The Town has a population of 18,880 people, making it the largest Town in the County of Renfrew. Of this number approximately 12,000 live within the boundaries of the former Village and Town. The remaining 6,000 live on Garrison Petawawa within two residential communities known as the North and South Townsites.

The Town’s large land base of 164.7 square kilometres (Statistics Canada, 2021) is a diverse mixture of uses and natural features reflecting the Town’s rural and urban roots, and its location at the junction of two major rivers. The Town of Petawawa is also home to the Pembroke and Area Airport, a modern and fully equipped facility used by both private recreational aircrafts and corporate jets.

Garrison Petawawa and Canadian Nuclear Laboratories in Chalk River (CNL) are the Towns’ two largest employers. Garrison Petawawa has provided and will continue to provide a significant and steady foundation to the economic base of the Town of Petawawa. Even if employment at the base does not increase in the future the population of the Town will grow due to its attractiveness as a place of residence for people commuting to work in nearby communities. If employment at the base does grow the population of the Town will grow even more.

Either way Petawawa faces a future of steady and manageable economic and demographic growth, the kind of future communities throughout Canada perennially pursue. Other key employers in Petawawa include defence and government services, architectural services, engineering services, scientific research and development services, building services, elementary and secondary schools, restaurants, hospitals, grocery stores, nursing and residential care.

If, during the lifetime of this Official Plan, any federal lands do come under the municipal jurisdiction of the Town of Petawawa, Council will pass an Interim Control By-law under the

Planning Act to apply to those lands. This By-law will prohibit any development of the lands until a planning review is undertaken to determine the appropriate uses for the lands.

Historically, development has been directed to the Residential, Commercial, Suburban, Rural and Commercial Areas, as shown on Schedule A. These designations permit a range of residential housing types, commercial uses and industrial uses.

This Official Plan continues to focus development in these areas, specifically where there is an adequate and planned level of public infrastructure available.

## 1.2 OUR VISION

A diverse and dynamic community that is growing, and is recognized as a safe, vibrant, and innovative place to live, work, and play.

The Town of Petawawa will be a community that focuses on growing sustainably, promoting diversity, and building a resilient and attractive community within Renfrew County.

The Town's long-term economic growth will be strengthened and diversified featuring employment, innovative housing, and tourism sectors and leveraging the Town's natural heritage.

## 1.3 GOALS

It is the goal of this Plan to provide a guide for the orderly growth and development of the Town to the year 2051. The goal of this Plan is to:

- (a) Provide direction and establish policies which will be used by Council, municipal staff and other affected stakeholders when making decisions with respect to land use planning and growth in the Town while ensuring consistency with the Provincial Policy Statement and conformity with the County of Renfrew Official Plan.
- (b) Establish goals and policies that protect and enhance the quality of life and quality of place in the Town, while promoting a healthy, livable and a complete sustainable community, with a wise use of its natural resources, community services, infrastructure and a strong economy while also addressing climate change mitigation and adaptation.
- (c) Enhance the Town as a desirable place for living, working, and playing by creating a healthy, safe, resilient, attractive, and vibrant community and by ensuring that accessibility for all ages and abilities is created by addressing land use barriers.
- (d) Establish a land use pattern that ensures a basic compatibility between and among the Town's various land uses and that promotes compact and energy efficient land use patterns that optimizes the use of available infrastructure and public service facilities and which utilizes densities and development standards that are cost effective, environmentally sound, and embrace public health and safety.
- (e) Strengthen and diversify the Town's economic base that will generate an additional range of employment opportunities, provide a framework for home occupations and

- home industries, and recognize the established and accepted development guidelines and standards for both commercial and industrial developments.
- (f) Implement planning tools, such as secondary plans, neighbourhood specific plans, and community improvement plans to provide localized planning policies to help guide development and to address potential outcomes for growth.
  - (g) Establish a thriving and welcoming Main Street District as the centre of economic activity and as a gathering place for social and community activities that exhibits identity and character defining elements while ensuring safety and accommodation of different modes of travel.
  - (h) Maintain and enhance the quality of the natural, built, and human environments in the Town through efficient use of land and resources in a manner that conserves biodiversity and protects renewable and non-renewable resources and by ensuring that development occurs in a sustainable manner that considers the natural water systems, environmentally sensitive areas, and hazard lands within the Town.
  - (i) Prepare and be resilient of a changing climate by minimizing negative impacts to air quality and climate change and promote energy conservation.
  - (j) Promote urban design principles that enhance and preserve the character of the Town and the sense of a community within residential neighbourhoods as well as recognizing established and accepted development guidelines and standards for both commercial and industrial areas.
  - (k) Accommodate a full range of housing options and mix of residential types (including single-detached, additional residential units, multi-unit housing, tiny homes, affordable housing, and housing for seniors and to provide an adequate and continuous inventory of serviced land for the development of a full range of housing types and densities, and expand on policies to reflect the results and recommendations in the Housing Needs Assessment Report that is currently in progress.
  - (l) Establish a framework for public involvement, including Indigenous communities, in the implementation and review of the Official Plan's goals and policies.
  - (m) Provide for the necessary capital works programs, by identifying the present level of services available within the Town and identifying the need for expansion or extension of services required to facilitate future development.
  - (n) Expand and maintain a transportation network that is capable of providing for the safe, efficient, and accessible movement of people and goods.

## 1.4 BASIS OF THE PLAN

The Town of Petawawa Official Plan replaced the separate Official Plans of the former village of Petawawa (approved in 1984) and the former Town of Petawawa (approved in 1987). The review and update to the current Official Plan was completed in 2024.

The Official Plan of the Town of Petawawa was first adopted by Town Council on January 21, 2002, and approved by the County of Renfrew on January 28, 2004. It was subsequently

approved by the Ontario Municipal Board on July 15, 2004. The Town updated the Official Plan and it was approved in 2014. Under Section 26 of the Planning Act, the Official Plan must be updated every 10 years. This Official Plan update to the Plan will establish policies which serve as the changing characteristics and demographics of the Town, as well as a guide to growth and development within the Town. It also serves to bring the Official Plan into conformity with the Provincial Policy Statement, 2020, reflects the matters of provincial interest identified in the Planning Act, and conforms with the County of Renfrew Official Plan. No By-law will be passed for any purpose that does not conform to the policies of this Plan. The approved Plan will provide a basis for the Town's Zoning By-law update.

## 1.5 HOW TO USE THIS OFFICIAL PLAN

The Official Plan should be read as a whole to understand the comprehensive and integrative intent as a policy framework for priority-setting and decision making. More than one section or Schedule may apply to a particular area or matter.

The text of the Official Plan is set out in paragraphs of information and numbered and lettered policies. The policies embody the essentials of the Plan. The paragraphs of explanation are to provide further information to assist with interpretation of the policies and to help clarify the intent of the Plan.

Sections 1 to 25, including Schedules A, B, and C constitute the Official Plan. Interpretation of any boundary line on the Schedules of this Plan is intended to be flexible except where they meet with roads, transmission lines or other clearly defined physical features.

Where reference is made to other documents, such as federal or provincial Acts, legislation, or guidelines, it is understood that it is the latest approved version of the document being referenced, unless otherwise specified. It is recognized that provincial and federal ministries or bodies (e.g., agencies, boards and commissions) may change names from time to time. Where reference is made to a ministry or other body, it is understood that it is the ministry or body as it is known at the time of reading, that is being referenced.

This Official Plan applies to lands located within the corporate limits of the Town of Petawawa as shown on Schedule A.

The policies and directions contained herein are intended to guide Council and Town staff, the public, and private interests to ensure the form of development follows good planning. Implementation of the Plan will be carried out in accordance with the Implementation and Interpretation Section of this Plan.

This Official Plan has been prepared to guide future development to the year 2051.

## SECTION 2 GROWTH MANAGEMENT

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### 2.1 GROWTH MANAGEMENT

Growth Management is a fundamental policy element of an Official Plan. Understanding projected population and employment growth information assists in determining the land needed to accommodate growth, how much commercial space is needed to meet the needs of residents and visitors and provide necessary lands for the continued expansion of employment lands. Growth information is vital to establishing a logical growth framework that will ensure the creation of an efficient, complete and livable community.

The Town is designated as one of four Urban and Village Community Areas in the County of Renfrew Official Plan. The County Plan indicates that 27% of the County growth that occurs is to be allocated to the Town of Petawawa. As part of the Official Plan Review the Town obtained the services of MetroEconomics who explored growth expectations. Key findings from the document “Town of Petawawa: Population, Dwelling and Employment Prospects to 2051.”

1. The Town will accommodate growth with the understanding that:
  - (a) The total population of the Town of Petawawa will increase from 18,800 in 2021 to a possibility of 22,860 by the year 2051.
  - (b) Promoting a steady growth rate of 0.5% annually which will allow for growth to align with future infrastructure and community planning;
  - (c) Ensuring that the expected employment growth aligns with population growth by planning for at least 460 to 1,440 additional jobs by the year 2051; and
  - (d) Advocating that housing stock will continue to grow by approximately 2180 dwellings from a base of 6740 in 2021 to potentially 9,600 by 2051. The increase in units would be on average 95 per year.

The MetroEconomics assessment found that Garrison Petawawa had provided and will continue to provide a significant and steady foundation to the economic base of the Town of Petawawa. Even if employment at the base does not increase significantly in the future the population of the Town will grow due to its attractiveness as a place of residence for people commuting to work in nearby communities.

### 2.2 ADDITIONAL GROWTH POLICIES

1. The Town shall continue to promote the growth to where there are a full range of community and commercial facilities and services. It is the intent of the Town and this Official Plan to:
  - (a) Promote a logical, orderly, attractive and cost-effective development and land use pattern in the Town;
  - (b) Achieve a greater range of commercial services including, but not limited to, retail stores, hardware stores, grocery stores, and restaurants;
  - (c) Attract and support economic and tourism growth by exploring incentive programs including, but not limited to, CIP funding, Community Impressions Funding, and Business Retention and Expansion funding;

- (d) Respect and enhance the Town's sense of place by promoting well-designed built form and conserving features that help define character, including enhancing and implementing the Active Transportation Plan, developing a Waterfront Development Strategy, and promoting scenic areas along the Ottawa River and Petawawa River;
  - (e) Develop and enhance recreational facilities, cultural amenities, and opportunities for art;
  - (f) Contribute to a barrier-free environment for all residents; and
  - (g) Ensure that growth and development is balanced with the need to protect the Town's natural heritage and beauty.
2. Compatible residential, commercial and employment-generating uses shall be directed to appropriate locations within existing and planned areas with existing services and municipal water to minimize municipal costs.
  3. The Town shall accommodate new growth through practical and efficient land use management strategies that promote a compact pattern of development to promote, and address noted housing gaps identified in the Town of Petawawa Housing Need Assessment (2024) including the provision of:
    - (a) Purpose built rental accommodations;
    - (b) Housing for persons seeking on site supports to age-in-place; and
    - (c) A diverse range of housing options for households in a variety of sizes and types.

### **2.3 LAND NEED REQUIREMENTS**

1. Based on the residential growth projections the Town will be accommodating between 2,180-2,860 dwelling units between 2021-2051 requiring a land need of 81.7-139.2 gross hectares.
2. The Town will accommodate the projected number of dwelling units through efficient land use management and optimization of current services by seeking opportunities that:
  - (a) Support intensification in the form of semi or multi-unit dwellings including apartments and townhouse development.
3. Based on the employment growth projections, the Town will need to accommodate between 460 -1,440 jobs between 2021-2051. Sufficient lands are available to accommodate industrial employment growth. The current land supply to accommodate population-serving jobs is adequate.
4. The Town will accommodate employment growth by:
  - (a) Maintaining and increasing the industrial land supply to accommodate the anticipated number of industrial jobs;
  - (b) Monitoring the location and number of population-serving jobs during this planning horizon to assess current land and future land supply for population-serving growth;



- (c) Requiring grade related commercial uses for new residential development within the commercial land use designation to maintain the current land supply for population-serving jobs; and
- (d) Engaging regularly with Garrison Petawawa and the Chalk River Laboratories to monitor for potential future expansions to these main employers and to assess growth related requirements the Town may need to address.

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## **SECTION 3 GENERAL LAND USE POLICIES**

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The general policies for development in this Plan have been established in order that future development of the Town is planned in an orderly and systematic fashion. New development will follow the general land use policies guidelines outlined below. All other applicable sections of this Plan shall also apply.

### **3.1 ACCESSORY USES**

1. Council will:
  - (a) Permit a maximum of two (2) additional residential units on a lot containing a single-detached, semi-detached, townhouse dwelling or within a structure ancillary to a dwelling, for a maximum of three (3) residential units on a lot;
  - (b) Ensure that ARUs are to be self-contained with kitchen and bathroom facilities intended for the exclusive use of the unit;
  - (c) Permit ARUs where the principal dwelling unit is located in a designation that permits residential uses; and
  - (d) Ensure that ARUs comply with applicable laws and standards including, but not limited to, the Building Code, the Fire Code and property standards by-laws. The Zoning By-law may include minimum standards for ARUs including, but not limited to, dwelling unit area, minimum lot area, parking space requirements, and provision of water and servicing.

### **3.2 AFFORDABLE AND ATTAINABLE HOUSING**

Meeting the Town's housing needs means ensuring there are a variety of housing options, tenure and locations is available to support its demographic, affordability, and workforce needs. employment opportunities.

1. Affordable rental housing is defined as an affordable rent that is no greater than 80% of the average market rent; and
2. Affordable ownership housing is defined as an affordable price that is no greater than 80% of the average purchase price.
3. Attainable housing is considered housing that is at or near market price and is not considered 'affordable housing' by any existing definition.
4. Council will:
  - (a) Maintain at all times the ability to accommodate residential growth for a minimum of fifteen (15) years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;
  - (b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three (3)-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans;

- (c) Encourage an appropriate diverse mix of housing options for a variety of household sizes, including rental and ownership residential units, residential infilling, residential intensification, and densities designed to be affordable to moderate and lower income households;
- (d) Encourage all forms of residential intensification in parts of the Settlement Area Boundary that have sufficient existing or planned infrastructure to create a potential supply of new housing units;
- (e) Support affordable housing through the provision of ARUs, garden suites and tiny homes;
- (f) Ensure the Town of Petawawa Housing Needs Assessment, 2023, informs housing development decisions to meet community needs including affordability and provision of housing for all ages;
- (g) Encourage a mix and range of senior's housing including supports for those looking to age-in-place;
- (h) Establish cost-effective development standards for new residential development and redevelopment to reduce the cost of housing; and
- (i) Establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households, and which aligns with the Housing Needs Assessment, 2023, and the County of Renfrew housing and homelessness plans.

### **3.3 COMMUNITY GARDENS**

1. The Town supports community gardens, as potential sources of affordable, healthy, and locally grown food as well as providing recreational opportunities.
2. The Town shall encourage the continued establishment of community gardens by permitting community gardens in all land uses designations unless such lands are considered to have potential for hazards such as contamination or environmental sensitivity.
3. To fully understand the nature of small-scale raising of animals, such as hens and rabbits, the Town may develop policies and procedures, through a study, for raising animals on private property. The study will assess, but not limited to, location, lot sizes, safety, conditions, noise, odors, appropriate buffers to adjacent properties. Such policies and procedures may result in amendments to this Plan, the Zoning By-law, revisions to the Animal Control By-law 174-2001 and other Town by-laws.
4. Council in considering an amendment to the implementing zoning by-law to permit a commercial or a industrial use will have consideration for the following:
  - (a) The location of such a use shall ensure that the character of the adjacent residential area is not affected by obtrusive lighting, noise, odour, signs, parking and traffic;

- (b) Special measures such as increased yards and parking, landscaped buffer strip, etc., can be effectively provided to protect the amenities of the surrounding residential area; and
  - (c) Servicing concerns.
- 5. Where commercial, industrial and institutional uses are permitted the following standards will apply:
  - (a) All new buildings should be set back from adjacent road allowances a sufficient distance to permit automobile parking and maneuvering clear of any road allowance. Where appropriate, parking may also be provided at the rear of buildings;
  - (b) Adequate off-street automobile parking areas shall be provided; and
  - (c) Access points to such parking areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic.
- 6. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures and the Ministry of the Environment, Conservation and Parks guidelines, as amended.
- 7. Where avoidance is not possible in accordance with the policy above, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
  - (a) there is an identified need for the proposed use;
  - (b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
  - (c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
  - (d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
- 8. All residential development or other sensitive land uses located between 300 metres and 1000 metres of a rail yard will be required to undertake land use compatibility studies, to the satisfaction of the Municipality and the appropriate railway operator, to support the feasibility of development and, if feasible, shall undertake appropriate measures to mitigate any adverse effects that were identified.
- 9. All proposed residential or other sensitive use developments within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. All available options, including alternative site layouts and/or attenuation measures, will be

thoroughly investigated and implemented to ensure appropriate sound levels are achieved.

10. All proposed developments within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway operator and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

### **3.4 COMMUNITY HUBS**

1. The Town encourages the development of community hubs where appropriate in order to facilitate the co-location of public services and promote cost-effective service integration.

### **3.5 CROWN LAND**

Crown Land is land for which a patent has not been issued and its administration is managed by the Province.

1. Council will have regard for the land use management policies of the Province when considering proposals development and use on and/or adjacent to Crown Land.
2. The use of Crown Land will be in accordance with the management policies and plans of the Province. It is Council's desire that the Province consult with the Town and have regard for the policies of this Plan before carrying out, or authorizing any undertaking that will affect the Town.
3. Crown Land is designated as Rural on the Schedule A of this Plan. In the event Crown Land is sold to private interests, the Rural policies of this Plan shall apply to the subject lands.

### **3.6 CULTURAL HERITAGE**

Cultural heritage resources include buildings, structures, monuments, and installations that contribute to a property's cultural heritage value or interest. The Town recognizes the importance of cultural heritage resources. At the time of preparation of this Official Plan update, there are no Ontario Heritage Act designated properties within the Town. These policies may be applied in future.

1. The Town will:
  - (a) Ensure significant built heritage resources and significant cultural heritage landscapes shall be conserved;
  - (b) Utilize the provisions of the Ontario Heritage Act to conserve, protect and enhance resources of cultural heritage interest or value in the Town through the designation, by by-law, of individual properties, including structures, or heritage conservation districts;
  - (c) Require an applicant, where a development proposal or site alteration is proposed on lands that contain archaeological resources or is within an area considered to have archaeological potential undertake an Archaeological Assessment. The Archaeological Assessment shall be conducted by a licensed archaeologist licensed

as per the Ontario Heritage Act, and will be in compliance with guidelines set out by the Province;

- (d) Ensure found significant archaeological resources shall be conserved through avoidance and long-term protection, or through documentation and removal;
- (e) Alterations to known archaeological sites shall only be performed by licensed archaeologists; and
- (f) In cases, where development or site alteration is proposed that may impact a significant cultural heritage resource, or on a property adjacent to or fronting a protected heritage property, shall required an applicant to undertake a Heritage Impact Assessment (HIA). The HIA shall be conducted by a qualified professional with expertise in the conservation of cultural heritage resources to:
  - (i) Identify the positive and adverse impacts on the cultural heritage resource that may be expected to occur as a result of the proposed development;
  - (ii) Describe alternative development approaches, mitigation measures, and conservation methods that may be required to prevent, minimize or mitigate the adverse impacts;
  - (iii) Require, where a property has not previously been evaluated, a Cultural Heritage Evaluation Report to be completed prior to a HIA; and
  - (iv) Engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage resources.

### **3.7 CULTURAL HERITAGE RESOURCE DATA**

- 1. Council will:
  - (a) Enter into a Municipal-Provincial Heritage Data Sharing Agreements with the Province that will provide updated archaeological site mapping and a database to the Town; and
  - (b) Update any archaeological mapping and database as new archaeological sites are identified from land development and/or from the Provincial archaeological database.\*

### **3.8 ENERGY CONSERVATION**

- 1. Council will seek to reduce energy costs and to promote energy efficiency in new developments, including subdivisions, where feasible and including but not limited to development standards, urban and architectural designs that facilitates the use of solar energy, low impact development standards, prevailing winds, wind breaks and planted vegetation, topography, bicycling, walking areas and landscaping.

### **3.9 GARDEN SUITES**

- 1. The Town will:

- (a) Permit Garden Suites as defined in section 39.1(1) of the Planning Act which are one-unit detached residential structures containing bathroom and kitchen facilities that are ancillary to existing residential structures and that are designed to be portable and temporary. They provide an affordable housing option that supports changing demographics and allows for aging in place.
- (b) The following criteria will be used as the basis for permitting garden suites by passing a Temporary Use By-law for a period up to 20 years:
  - (i) The use is subordinate in scale and function to the main dwelling on the lot;
  - (i) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
  - (ii) The use is situated on an appropriately sized residential lot;
  - (iii) The use is compatible in design and scale with the built form of the main dwelling unit;
  - (iv) The orientation of the use will allow for optimum privacy for both the occupants of the garden suite and the main dwelling on the lot;
  - (v) Any other siting requirements related to matters such as servicing, parking and access requirements, and stormwater management can be satisfied; and
  - (vi) Council ~~may~~ will require a development agreement and/or security to ensure the future removal of the garden suite.

### 3.10 HOME OCCUPATIONS AND HOME INDUSTRIES

Home occupations and home industries provide opportunities for residents to develop and to create small scale businesses and full-time or part-time employment on their properties within the Town. Home occupations and home industries are not intended to be activities that are more appropriately located on lands that are specifically designated for commercial or industrial uses.

1. The following policies shall apply to home occupations:
  - (a) Home Occupations are permitted in all Zones subject to the requirements of the Zoning By-law,
  - (b) A home occupation shall not change the appearance of the dwelling as a residence. In additional, the use must be compatible with the surrounding uses and shall not generate significant traffic or include uses more appropriately located in non-residential areas;
  - (c) Adequate off-street parking shall be provided; and
  - (d) The implementing Zoning By-law shall contain specific regulations pertaining to the establishment and operation of home occupations.
2. The following policies shall apply to home industries:

- (a) Home industries shall be established and operated only in those land use designations where they are identified as a permitted use;
- (b) The establishment of small-scale industrial uses in an accessory building on the same lot as the proprietor shall be permitted provided that the use is compatible with surrounding uses;
- (c) Upon the discontinuance of the home industry the accessory building used for the home industry may not be used and or rented for a subsequent business where such proprietor is not the occupant of the primary dwelling unit on the subject lands;
- (d) The accessory building use to house the home industry may not be severed from the subject property; and
- (e) The implementing Zoning By-law shall contain specific regulations pertaining to the establishment and operation of the home industry.

### **3.11 INTENSIFICATION**

Intensification means the development of a property, site or area at a higher density than what currently exists. This can be achieved through redevelopment (including the reuse of brownfield and greyfield sites), development of vacant and/or underutilized lots within previously developed areas, infill development, and the expansion, conversion and/or adaptive re-use of existing buildings.

1. It is anticipated that, at a minimum, 10% of all new lots/units created over the life of this Plan will occur through residential intensification in portions of the Settlement Area Boundary where full municipal sewer and water services are already available.

### **3.12 LANDFILL USES**

1. New development proposed adjacent to open and closed landfill sites shall be in accordance with the Landfill Uses Policies as part of the Rural Area Designation.

### **3.13 LAND USE COMPATIBILITY**

Land use compatibility refers to development that, although it is not necessarily the same as existing development in the vicinity, nonetheless coexists with existing development without causing undue adverse impact on surrounding properties. Land use compatibility can be achieved in several ways including the provision of appropriate separation distances, setbacks, buffering features, transitions in building heights, and massing.

1. Council will:
  - (a) Ensure land use conflicts shall be avoided, or if avoidance is not possible, minimized. Potential adverse effects from odour, noise, and other contaminants, shall be mitigated in accordance with provincial guidelines, standards and procedures.
  - (b) Ensure the location of residential or other sensitive land uses and major facilities in proximity to one another will be avoided. If avoidance is not possible, sensitive land uses are only permitted if:



- (i) There is an identified need for the proposed use;
  - (ii) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
  - (iii) Adverse effects to the proposed sensitive land use are minimized and mitigated;
  - (iv) Potential impacts to industrial, manufacturing or other uses are minimized and mitigated;
  - (v) Request a land use compatibility study in accordance with provincial guidelines to properly determine incompatibility amongst land uses and to identify the required buffering, separation distances, and/or other mitigation measures to minimize potential adverse effects such as noise, odour, vibration, particulate and other contaminants; and,
  - (vi) Consider potential influence area requirements for industrial facilities as described in accordance with the policies in the Section 4.3 of this Plan.
2. Ensure the implementing Zoning By-law provides for separation distances between potentially incompatible uses. Separation distances will be based on the recommendations in the Province's Guideline, "Compatibility between Industrial Facilities."

### 3.14 MINERAL EXPLORATION

1. Surveys and preliminary explorations for minerals may be conducted within any designation except the Residential and Suburban designations. Intensive testing, which would include the erection of buildings and/or structures, will be considered through the application of the temporary use provisions of this Plan, provided only minimal disturbance and few temporary structures are involved.

### 3.15 MINIMUM DISTANCE SEPARATION

1. It is recognized that at the time of writing this Official Plan, there are few known livestock facilities in the Town, however additional livestock operations may be proposed in the future. The Minimum Distance Separation (MDS) requirements will be enforced in accordance with MDS I and MDS II Guidelines established by the Province. These requirements will apply to development applications under the Planning Act to separate sensitive land uses from livestock facilities. Closed cemeteries will be considered as Type A uses in accordance with the Province's guidelines as amended.
  - (a) Minimum Distance Separations Relating to Agriculture
    - (i) All new farm and non-farm development shall comply with the Minimum Distance Separation I and Minimum Distance Separation II requirements, as amended from time to time. The calculations are meant to reduce land use conflicts between farm and non-farm uses.
  - (b) Major Goods Movement and Transportation Facilities

Planning for land uses in the vicinity of the Airport, and other transportation facilities shall be undertaken so that their long term operation and economic role is

protected, and industrial uses and residential or other sensitive land uses are designed, buffered and/or separated from each other so as to minimize risk to public health and safety, and prevent or mitigate adverse effects.

- (c) Where planning approvals are required to facilitate residential or other sensitive uses in proximity to transportation facilities, proposals will be assessed to ensure applicable sound level limits, as set out in MECP's Environmental Noise Guideline NPC-300, can be achieved. Detailed noise studies, prepared by qualified acoustical consultants may be required to address all potential noise sources which impact the site. Where required, detailed noise studies will be completed in accordance with the requirements of MECP's Environmental Noise Guideline NPC-300 and will be subject to the review and approval of Council.

### **3.16 NATURAL GAS PIPELINE**

TransCanada Pipelines Limited (TCPL) operates natural gas pipelines within its right-of-way crossing the Town and is identified on Schedules A, B and C of this Plan. TCPL is regulated by the Canada Energy Regulator (CER), which, in addition to TCPL, has a number of requirements regulating development in proximity to its Pipelines, including approval for activities within 30 metres of the pipeline centreline. Any development adjacent to TCPL facilities shall comply with the following:

1. New development can result in increasing the population density in the area that may result in TCPL being required to replace its pipeline(s) to comply with CSA Code Z662. Therefore, the Town shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres of its pipelines.
2. TCPL's pipeline right-of-way may be used for passive open/green space or part of a linear park system.
3. Activities on or within 30 m of the pipeline centreline, such as excavation, blasting and any movement of heavy equipment must be approved in writing by TCPL.
4. No permanent building or structure, private road, parking space, or parking lot may be located within 7 m of the pipeline right of-way or within 12 metres of the centreline of the pipeline, whichever is greater. Accessory buildings or structures shall have a minimum setback of 3 metres from the limit of the right-of-way.
5. Reductions to the required setbacks from TCPL's pipeline and right-of-way will only be considered if it can be demonstrated, to TCPL's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.

### **3.17 NEIGHBOURHOOD SPECIFIC AREA AND SECONDARY PLANS**

A neighbourhood specific area is a specific area within the Town that could benefit from new investment opportunities, redevelopment, and improvement of connections. The policy framework for a Neighbourhood Specific Area may be implemented through a neighbourhood specific area plan or a secondary plan. The Town will:

1. Encourage neighbourhood specific area plans, which may be a Town or proponent-initiated exercise, where the Town determines an area is in need of revitalization. Each neighbourhood specific area is different in character and possess different potential for market opportunities.
2. Implement secondary plans for new large scale development to provide more detailed policies to guide growth. Secondary plans are used to introduce additional policy guidance than those included in this Plan (i.e., introducing additional density, heights, road network or context-specific policies).
3. Ensure both neighbourhood specific area plans or secondary plans provide additional policy direction that may introduce uses, including residential, institutional, retail, office, and light industrial that are not currently permitted. Moreover, each neighbourhood specific area or secondary plan area require their own unique strategy and framework for development depending on the character of the adjacent neighbourhood
4. Require engagement with the community and other interested parties in a collaborative and public process in the preparation of neighbourhood specific area plans and secondary plans.
2. The strategy and framework for a neighbourhood specific area are established through a neighbourhood specific area plan or, for larger sized areas, through a secondary plan. The neighbourhood specific area plan or secondary plan will guide the development of the area by:
  - (a) Ensuring the neighbourhood specific area plan and secondary plan policies are consistent with the policies of this Plan;
  - (b) Amending this Official Plan, including Schedules, and the Zoning By-law, if necessary.
  - (c) Considering existing conditions in the area such as land uses, built form, natural heritage, demographics, transportation, cultural resources, floodplains, infrastructure and servicing, etc.
  - (d) Identifying constraints and opportunities;
  - (e) Establishing goals, vision, design guidelines related to the character of the neighbourhood specific area or secondary plan area;
  - (f) Ensuring policies address phasing, servicing and road infrastructure, a mix of housing options and affordability, community facilities, schools, parks and open spaces, commercial and institutional uses to create a complete and sustainable community;
  - (g) Identifying and implementing a community improvement strategy for streets, sidewalks, and landscaping in the public realm;
  - (h) Identifying and monitoring the need for new community services if the Neighbourhood Specific Area will introduce new residents to the area;

- (i) Identifying and ensuring any cleanup of lands and buildings are achieved to protect the environment, if necessary; and
- (j) Identifying transportation policies that address improvements to the road network, if necessary, and implementing the Town's Active Transportation Plan, as amended.

### **3.18 NOISE ATTENUATION**

1. Land uses that generate significant levels of noise (e.g., highway, airport, quarry, certain industrial uses) can be incompatible with adjacent residential uses and some institutional uses. Prior to permitting development that may cause noise or be affected by noise from an existing source, the Town will require the proponent to supply a noise impact study.
2. The Town may consult the County of Renfrew in order to be satisfied that noise levels will not affect residential development or that noise attenuation measures can be implemented to reduce the noise impact.
3. The recommendations and noise attenuation measures contained in the noise impact study will be implemented through provisions in the subdivision agreement, site specific official plan amendment, site specific Zoning By-law amendment or site plan agreement.

### **3.19 PUBLIC AND INSTITUTIONAL**

1. Unless otherwise specifically provided in this Plan, any facility or activity directly related to the operations of the Town or County are permitted in all land use designations. Certain additional requirements for a given community or utility use may be applied through site plan control and/or Zoning By-law. Public and institutional uses include the following:
  - (a) new or enlarged parks;
  - (b) community centres;
  - (c) schools;
  - (d) places of worship; and
  - (e) new or expanded utility uses, including:
    - (f) electrical transmission;
    - (g) telephone, cable transmission, fibre optics or other communications; or
    - (h) gas distribution or transmission.

### **3.20 PUBLIC PARKS**

1. The Town will pass a Parkland and Conveyance by-law that outlines the parkland conveyance requirements and Cash-in-Lieu of parkland rates based on the Town's parkland needs identified in the Town's Recreation Master Plan (2024), as amended.
2. The Town will require as part of the development or redevelopment, land not more than, in the case of land proposed for development or redevelopment for commercial or industrial purposes, two (2) percent, and in all other cases five (5) percent of the land to be

conveyed to the Town municipality for park or other public recreational purposes. Land having environmental limitations may not be acceptable.

3. The Town may require the proponent to pay a cash amount equal to the value of the land in-lieu of the conveyance of land. The cash value of such lands will be determined by an appraisal authorized by the Town and will be determined no later than the day before the day of the issuance of the building permit as outlined in Section 42 of the Planning Act, for development or redevelopment applications or the approval of a draft plan of subdivision, as outlined in Section 51 of the Planning Act.
5. When considering the acceptance of parks and/or an equivalent amount of cash-in-lieu, the Town will consider:
  - (a) The adequacy of existing parks and the need for new parks and recreation facilities in the area;
  - (b) The quantity and quality of parkland involved;
  - (c) Whether it involves desirable waterfront locations which would provide public access to water;
  - (d) Whether the lot sizes and locations proposed are such that public parkland is inappropriate;
  - (e) Whether it is not-for-profit housing, affordable and attainable housing to be exempt from parkland conveyance requirements; and
  - (f) Any other relevant matters as may be required to evaluate the suitability as public parkland.
4. The Town will attempt to improve existing local park facilities by equipping them with swings, slides and other such amusements. Where there is a school, every effort shall be made to have a park and school in close proximity so that optimum use may be made of publicly owned land and facilities. Nevertheless, all local parks should be located, where possible, central to the area they serve.

### **3.21 PUBLIC WATERFRONT AREAS**

1. Waterfront areas along the Ottawa River, Petawawa River, and Black Bay are owned by the Town and will be retained in public ownership, as feasible, to facilitate long-term public access to these water bodies.

### **3.22 SENSITIVE AND SCENIC AREAS**

1. Council will only consider development that by reason of character, design or location, does not reduce the quality of the natural or man-made environment. Unique areas with environmental sensitivity or natural significance, including deer yards and spawning beds, require special attention. It shall be the policy of Council to have regard for these special resources when reviewing development proposals and to consult with the Province, the County of Renfrew and other agencies or individuals where proposals may affect these resources.

The Ottawa River is designated as a Heritage River by the Government of Canada, 2017, as a recognition of the river's significant cultural heritage value including its significance to Indigenous Peoples as an important trade and transportation route, its natural heritage as a habitat for birds and species at risk, and its continued economic value for the communities located along its shores.

2. Scenic Areas along the Petawawa and Ottawa Rivers:

- (a) The Town of Petawawa has an enviable natural setting at the junction of two major rivers. The lands along these rivers offer considerable scenic value to both residents and visitors to the Town. To protect this scenic value, all the lands along the Petawawa and Ottawa Rivers are described as scenic areas for the purposes of this Plan.
- (b) Development on these lands will proceed in accordance with the policies of this Plan and zoning provisions associated with the applicable land use. New development on these lands will be integrated with, or complementary to, the natural characteristics and features of the scenic areas.
- (c) The policies of this section shall be implemented during the review of applications for consents, plans of subdivision, amendments to the implementing Zoning By-law, and site plan agreements where site plan approval is required.

### 3.23 SHORT-TERM RENTAL ACCOMMODATION

A short-term rental accommodation is an increasingly popular option with the growth of home-sharing platforms. Short-term rental accommodation includes bed and breakfasts, cottage rentals, apartment rentals, single room, or an entire house. This is a type of rental lodging that is short-term and does not extend beyond 28 days.

1. The Town may conduct a study to determine the criteria, such as but not limited to, location, servicing, noise, odor, parking, land use compatibility registration and licencing, safety, property standards requirements, and land use designation, for permitting short-term rental accommodation. The results of this study may require amendments to this Plan and to the Zoning By-law.
2. Upon completion of the study described in section 3.23.1, short-term rental accommodation may be permitted in residential dwellings provided that:
  - (a) The use is accessory and secondary to the residential use with separate access;
  - (b) The home occupant is a person whose primary residence is the residential use;
  - (c) Servicing is available to operate the short-term rental accommodation;
  - (d) The use does not impact the character of the dwelling and is compatible with surrounding land uses;
  - (e) The use does not create or become a public nuisance with regard to noise, odour, traffic, or parking;
  - (f) Guest rooms are considered as temporary accommodations on a daily basis; and

- (g) The use complies with and is permitted in the Zoning By-law.
2. The Town may consider requiring registration of short-term rental accommodation using a licensing system to ensure the Town's public safety and property standards are met.

### **3.24 SITE DECOMMISSIONING AND CLEAN-UP**

1. The Town will ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse by compiling an inventory of sites, as they become known to the Town, where existing and past uses may have contributed to the presence of contaminants.
2. Where a change in the land use or application for development approval (e.g. building permit, rezoning, consent, subdivision or amendment to this Plan) is received for a contaminated site, or property adjacent to such a site, the Town shall not grant any final planning approvals until:
- (a) A Record of Site Condition signed by a qualified person is filed, if required, in accordance with the provisions of the Environmental Protection Act and Ontario Regulation 153/04, as amended; and
  - (b) The site is cleaned-up in accordance with the applicable provincial guidelines.

### **3.25 SUSTAINABILITY AND CLIMATE CHANGE**

The Town plays an important role in energy conservation, improved air quality, the reduction of greenhouse gas emissions that result in climate change and reducing the adverse effects of climate change.

1. The Town will seek to reduce energy costs and to promote energy efficiency in new developments, including subdivisions, where feasible and including but not limited to development standards, urban and architectural designs that facilitates the use of solar energy, low impact development standards, prevailing winds, wind breaks and planted vegetation, topography, bicycling, walking areas and landscaping.
2. Council will:
- (a) Promote a climate change lens for the Town's natural, built and human environments;
  - (b) Support and encourage alternative energy systems and renewable energy sources for both residential and non-residential developments;
  - (c) Encourage energy efficient land use patterns for new development in the Town;
  - (d) Where practical, promote the reduction in energy consumption for Town-owned, maintained, and operated facilities and equipment in a cost-effective manner;
  - (e) Promote mixed use development, compact urban form and complete communities that support the transition to climate-resilient communities;
  - (f) Consider opportunities for the adaptive reuse of existing buildings; ~~will be encouraged;~~

- (g) Support building designs and orientations that incorporate energy conservation features and maximize energy efficiency;
- (h) Increase opportunities, where feasible, for vegetation and green infrastructure. Green infrastructure may include green roofs and permeable surfaces; and
- (i) Protect, where feasible, the existing forest cover and increase the forest cover to improve carbon capture and help prevent soil erosion.

### 3.26 TINY HOMES AND MODULAR HOUSING

Tiny homes offer an opportunity to provide more affordable housing units due to their smaller unit size and potential flexibility in terms of siting/location. These units tend to target lower-income individuals looking for an affordable housing option. These dwelling options may also be used as an ARU on an existing property that could be used for a family member requiring supports while still living independently. The Town is committed to facilitating tiny homes as an alternative affordable dwelling, whether as a means of an ARU or as part of a development.

Modular Housing are housing units that are built off-site, then relocated to a desired location and can be a faster and more cost-efficient than typical construction methods. It is another alternative housing option that may provide affordable and attainable housing to the residents of Petawawa.

1. The Town will seek opportunities to encourage tiny home and modular housing development by:
  - (a) Conducting a review to determine development requirements, such as but not limited to, location, servicing, noise, parking, land use compatibility with adjacent uses, dwelling size, safety compliance with the Ontario Fire Code and Ontario Building Code, property standards requirements, and land use designation, for permitting tiny homes. The results of this review may require amendments to this Plan, the Zoning By-law and other Town bylaws;
  - (b) Considering the use of public lands;
  - (c) Exploring partnerships with tiny home builders or suppliers; and
  - (d) Raising public awareness that tiny homes and modular housing provide an alternative affordable housing option.
  - (e) Permit tiny homes defined as single unit detached dwellings under 500 square feet (46.5 square metres) that are permanent structures. Tiny homes can be a primary dwelling unit or an ARU on a property with an existing house. Tiny homes are intended for year-round use and do not include campers, recreational vehicles and other seasonal use structures. They provide an affordable housing option that supports changing demographics, allows for aging in place, and provides opportunities for more reasonably priced accommodation. The following policies apply to tiny homes:
    - (vii) Tiny homes are permitted as primary dwellings units or as ARUs ancillary to and on the same lot as single detached, semi-detached, and townhouse dwellings, provided that adequate servicing exists.



- (viii) Tiny homes are to comply with the requirements of Ontario Building Code and Fire Code, the Zoning By-law, and other municipal by-laws.
- (ix) Ensure that the tiny homes are compatible with nearby land uses and neighbourhood.

### 3.27 URBAN AGRICULTURE

1. The Town will ensure that urban agriculture can flourish on public and private property, where appropriate subject to the following: permitting community gardens, allotment gardens and rooftop gardens as an accessory use in the specified designations Residential, Suburban, Rural Residential, Commercial, Parks and Open Space.
2. To fully understand the nature of small-scale raising of animals, such as hens and rabbits, the Town may develop policies and procedures, through a study, for raising animals on private property. The study will assess, but not limited to, location, lot sizes, safety, conditions, noise, odors, appropriate buffers to adjacent properties. Such policies and procedures may result in amendments to this Plan, the Zoning By-law, revisions to the Animal Control By-law 174-2001 and other Town by-laws.
3. A study to be completed to determine where livestock (such as a limited number of chickens, goats and rabbits, may be permitted on private property within the Residential, Suburban, and Rural Residential designations; The study will assess the suitability of livestock as an accessory use in each designation; and will address location, safety and conditions (human and animal), suitability of property, noise and odors, appropriate buffers to adjacent property, accessibility, fencing and recommend, if deemed appropriate, a Zoning By-law amendment.

### 3.28 URBAN FOREST

The Town encourages the enhancement and protection of the urban forest for environmental and aesthetic reasons. It is the Town's objective to preserve and enhance the level and quality of tree cover within developed areas of the Town and to optimize the use of native species in order to develop a healthy urban forest.

1. The Town will, through the review of site plans and subdivision plans, require proposed developments to be designed to:
  - (a) Maintain and preserve existing plant species where appropriate;
  - (b) Integrate development with natural features on or adjacent to the site; and
  - (c) Maximize additional tree plantings.
2. The Town may require a Tree Inventory Report to be submitted in support of a site plan and draft plan of subdivision application. The Tree Inventory Report should identify trees that are over 10 cm in diameter at breast height. The Tree Inventory Report should address the feasibility of retaining desired trees and protection measures required during site development and building construction.
3. The Town may implement a tree planting program (both on public property and through site plan review applications) to ensure trees are continuously planted to improve

streetscapes throughout the Town. In locating such trees, the Town will consider the following:

- (a) Future development and street widening/reconstruction plans for the street;
- (b) Sight lines and other safety related matters;
- (c) Location of services (sewer and water lines, gas and other buried services, overhead wires); and
- (d) Developing streetscape plans to provide guidance on the location, spacing and species of trees to be planted.

### **3.29 WATER SETBACK AND PROTECTION OF SHORELINE INTEGRITY**

1. Generally, all buildings and structures and associated private waste disposal systems shall have a minimum setback of 30 metres (or approximately 100 feet) from the high water mark of a waterbody. This requirement may be increased or in very limited situations decreased, depending on site conditions, if it is considered as infilling between two existing residential dwellings, the particular use proposed and the comments from the Province. In the case of existing lots, where the setback cannot be met, the setback shall be as remote from the high water mark as the lot will permit.
2. All new permits issued for private waste disposal systems which involve construction of tile beds will be conditional upon the use of a fill material known to have a good phosphorus retention capability and which meet the needs of the Ontario Building Code Act.
3. The property between the shoreline of the water body and the dwelling or private waste disposal system should be retained in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake. Council shall encourage the retention of the natural soil mantle and mature tree cover within 30 metres (or approximately 100 feet) of the shoreline of a watercourse. Boathouses along the waterfront shall be prohibited however, boat docks, boat launching facilities, and flood and erosion control devices shall be permitted.
4. Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from the lake sediments and the destruction of fish habitat. Any such dredging or filling shall require the prior approval of Council, the Province and the Federal Department of Fisheries and Oceans.

### **3.30 WAYSIDE PITS, WAYSIDE QUARRIES AND PORTABLE ASPHALT PLANTS**

A wayside pit and quarry mean 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.

A portable concrete plant means a small portable facility with equipment designed to produce concrete, and includes stockpiling and storage of bulk materials used in the process.

A portable asphalt plant means a small portable facility with equipment designed to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.

Portable asphalt plants and portable concrete plants are not of permanent construction, but are designed to be dismantled and moved to another location as required.

1. 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, rezoning 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. Compatibility will be determined based on provincial guidelines, standards and procedures.
2. The Town requests to be given adequate notice and an opportunity to provide comments regarding the opening of the plant.
3. Wayside pits and quarries, portable asphalt plants and portable concrete plants shall be removed from the site upon completion of the road project.
4. Wayside pits and quarries, portable asphalt plants and portable concrete plants shall be rehabilitated to their former use and condition at the end of a project and/or contract.

### **3.31 WILDLAND FIRE HAZARD AREAS**

1. Hazardous forest types for wildland fire are forest types assessed as being associated with a high or extreme risk of wildland fire, as shown on Schedule C. These areas are generally composed of forest fuel types including natural conifer forests and unmanaged conifer plantations.
2. Schedule C is provided for information purposes and is intended to assist in screening to identify areas at risk for wildland fire. Where updated and/or more detailed assessments are undertaken, Schedule C may be revised without requiring an amendment to this Plan. The following policies shall apply to areas near wildland fire hazards:
3. 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.
4. 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.
5. In the absence of detailed municipal assessments, proponents submitting a planning application shall undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands, to the extent possible. If development is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated.
6. Wildland fire mitigation measures which would result in development or site alteration shall not be permitted in significant wildlife habitat, unless it has been demonstrated that there

will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of the Wildlife Habitat Section of this Plan.

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## **SECTION 4 LAND USE DESIGNATION WITHIN SETTLEMENT AREA BOUNDARY**

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Within the planning horizon of this Plan, the Town will direct most of its residential and employment growth within the settlement area boundary delineated on Schedule A. The settlement area boundary is where the highest level of public services and utilities are presently available. The following land use designations are permitted within the settlement area boundary:

Residential  
Suburban  
Commercial  
Industrial  
Parks and Open Space  
Public and Institutional

All development within the settlement boundary area shall be connected to a municipal sewage and water system, where such services are available.

Detailed development standards and permitted uses in the following land use designations will be governed by the Town's Zoning By-law.

### **4.1 RESIDENTIAL**

#### **4.1.1 General Goal and Intent**

In the Residential designation, the predominant use of land shall be for residential purposes and may include single-detached dwellings, semi-detached dwellings, duplex dwellings, townhouses, low-rise apartments, and seniors' residences, which contribute to the Town's goal of promoting a full range of housing options.

The Residential designation as shown in Schedule A applies to residential development on full municipal water and sewer services. This designation provides for a range of housing types and densities. It is the intent of this Plan to direct residential development to this designation.

#### **4.1.2 Objectives**

- (a) To provide lands for residential development on full municipal services.
- (b) To encourage an appropriate balance of housing options that are consistent with the current and future needs of the market as described in the Housing Needs Assessment, 2023.
- (c) To provide land for uses supporting residential areas such as parks, senior citizens housing and local commercial uses.
- (d) To permit affordable and attainable housing options such as ADUs, garden suites, and townhouse dwellings.

- (e) To provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.
- (f) To promote cost effective development standards regarding energy and water efficiency and conservation, and the efficient use of land, resources, infrastructure and public service facilities.
- (g) To encourage a sufficient supply of housing that is affordable, attainable and accessible to all residents.
- (h) To promote new housing opportunities which are attainable, affordable and accessible compatible with surrounding land uses.

#### 4.1.3 Policies

1. The Residential designation shall permit a full range of housing types and affordability including alternative housing types as described in the Housing Needs Assessment, 2023, single detached dwellings, semi-detached dwellings, townhouses, apartments, tiny homes, and ARUs. In addition, uses supporting the functioning of a residential area will be permitted. These uses include parks, senior citizens housing, schools, churches, medical uses, government offices and local commercial uses (i.e., convenience store). Some of these uses may be further distinguished in the implementing Zoning By-law. Additional policies related to Parks and Open Space are found in Section 10 of this Plan.
2. On-site and off-site infrastructure improvements (e.g., pumping stations, force mains) may be required in order to develop lands within the Residential designation. The proponent of the development would be expected to assume the costs of these improvements. Cost sharing arrangements between landowners and/or proponents for these improvements may be required. An application for a plan of subdivision shall be accompanied by a stormwater management plan.
3. New residential development proposals consisting of more than 10 lots will be encouraged to mix housing forms and densities.
4. A residential building containing more than 10 units is designated as a site plan control area. In reviewing a site plan for approval, the Town shall be satisfied that on-site amenities such as landscaping, open spaces, parking and buffering are provided and designed to enhance the development of the site and to ensure its compatibility with surrounding uses. Where a rezoning is also required, the Town shall be satisfied that the site is suitable, that services are available, and that the use is compatible or can be made compatible with adjacent development.
5. Mobile homes shall only be permitted on lands zoned as a Mobile Home Park in the Zoning By-law. Council intends to recognize the existing mobile home park and allow its continuation.
6. Proposals to expand the existing mobile home park located within Lot 18, Concession VIII of the former Village of Petawawa, will be considered only in accordance with the following policies:
  - (a) The mobile home park will continue to be owned and managed as a single entity by the mobile home park operator;

- (b) Sites shall only be rented or leased;
  - (c) Ownership and responsibility for the maintenance of internal roads, servicing systems, buildings, adequate fire protection, snow clearance, etc., shall rest with the management of the mobile home park;
  - (d) Mobile homes within a mobile home park shall have frontage on internal roads built to a width and standard approved by the Town, internal roadways shall be a minimum of fifteen (15) metres in width; Adequate tenant and visitor parking shall be provided with a minimum of one tenant and one visitor space for every mobile home site;
  - (e) A minimum of 5% of the gross area of a mobile home park shall be provided in a consolidated form for recreation purposes;
  - (f) Suitable landscaping shall be provided in the park in addition to the appropriate landscape buffering around the park; the landscape buffering shall not be considered as part of the required 5% recreational area;
  - (g) The gross density of the mobile home park shall be a maximum of 14 units per gross hectare;
  - (h) Site plan approval from the Town will be required before further development of the mobile home park. The site plan shall contain any or all of the matters set out in Section 41 of the Planning Act;
  - (i) The mobile home park must be maintained in good condition through the implementation of Property Maintenance Standards in this Plan;
  - (j) The site supporting the expansion or enlargement of the mobile home park is rezoned; and
  - (k) It is Council's intention, prior to the enactment of the implementing Zoning By-law, to negotiate with the proponent the following:
    - (x) A guarantee that the operation of the mobile home park will continue to be conducted in accordance with the latest and highest standards of the Canadian Manufactured Housing Institute, the Canadian Standards Association and any other governing or regulating agency concerned with the establishment or conduct of mobile home parks; and
    - (xi) That development in general takes place in accordance with the approved site plan, and if deemed desirable, that the posting of a performance bond or other security, form part of the development agreement.
7. Reference should be made to the applicable General Policies found in Section 3 of this Plan.
8. The policies of this section should be read in conjunction with Special Policy Areas of this Plan.
9. The policies of this section should be read in conjunction with Sewage and Water Systems.

#### 4.1.4 Exceptions

1. Residential – Exception One Part of Lot 18, Concession 6 and 7, in the former Town of Petawawa
2. Notwithstanding any other policies of this Plan, for the lands designated as Residential – Exception One and located within Part of Lot 18, Concession 6 and 7, in the former Town of Petawawa, development on full municipal services shall only be permitted when there is sufficient downstream capacity in the sanitary sewer collection system to accommodate new development. Until that time the only permitted uses shall be existing uses, passive recreation uses, open space and forestry.
3. The creation of new lots on the subject lands on private services may be permitted in accordance with the Land Division policies and any other relevant policies of this Plan, provided such new lots do not preclude the future development of the lands on full services.
4. A concept plan showing the future development of the lands in relation to the proposed new lots will be required as part of any new applications for consent.
5. The subject lands will be placed in a Residential-holding Zone in the implementing Zoning By-law. The condition for the removal of the holding symbol shall be confirmation by the Town of Petawawa that there is sufficient capacity in the downstream sanitary sewer collection system to accommodate new residential development. Any lot created on private services would require a full rezoning from the Residential-holding Zone to a Rural Zone.

## 4.2 SUBURBAN

### 4.2.1 General Goal and Intent

The Suburban designation applies to residential development serviced by municipal water and private septic systems on lands located along the Petawawa Boulevard corridor, and along part of Doran Road. The goal of this Plan is to continue development through plan of subdivision. The Suburban designation is shown on Schedule A.

The development in this designation has occurred almost exclusively by plan of subdivision. The earliest subdivisions, built in the 1950s, were developed on private wells and septic systems. Then, in the early 1990s, a municipal water line (extending out from the City of Pembroke Water Treatment Plant) was installed providing municipal water to these older subdivisions from the City of Pembroke Water Treatment Plant. The water is now supplied by the Town's Water Treatment Plant located on Garrison Petawawa. The lot size and configuration of new subdivisions built after the installation of the water line were designed on the basis of the availability of municipal water.

1. Notwithstanding existing residential development on municipal water and private septic systems, infilling is permitted in accordance with the consent process described in Land Division Policies Section of this Plan.
2. A new plan of subdivision is permitted on partial services that represents the infilling and rounding out of existing development, provided the development is within the reserve



water system capacity and site conditions are suitable to the long-term provision of such services.

#### **4.2.2 Objectives**

- (a) To recognize existing residential development on municipal water and private septic systems;
- (b) To make available lands for residential development utilizing one service;
- (c) To provide the residents of the area with conveniently located recreational and community facilities;
- (d) To ensure new development occurs with minimal environmental impact; and
- (e) To ensure that new development does not require undue extension of the municipal water line.

#### **4.2.3 Policies**

1. Uses permitted in the Suburban designation include low density residential uses (i.e., single detached and semi-detached), parks and community facilities.
2. Development will be encouraged by registered plan of subdivision rather than by individual consents.
3. Lands which have direct access and frontage onto Petawawa Boulevard may be developed for uses permitted in the Commercial designation. Such development will require a site plan that addresses buffering to protect nearby residential uses from obtrusive lighting, noise, odour, signs, parking, traffic and outside storage. These commercial uses shall only be permitted by an amendment to the Zoning By-law.
4. The Town will examine the financial viability of cost sharing with applicants to bring full services into the Suburban Designation, subject to the recommendations from the Master Servicing Plan (2024) as amended. It is not Council's intention to extend sewer services into the Suburban designation.
5. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

### **4.3 COMMERCIAL**

#### **4.3.1 General Goal and Intent**

It is the general goal of the Commercial designation policies to provide a full range of commercial uses to support day-to-day needs of the community. It is also the intent of the Commercial policies to support the commercial needs of the travelling public and tourists. The Commercial policies are also intended to support other uses that are compatible with commercial uses, such as medium density residential uses, and compatible institutional uses. The intent of the Commercial policies is to designate lands for commercial growth and development in the Town and to encourage, through site plan control, landscaping and design

guidelines, the development and redevelopment of these commercial properties in ways that enhance the visual attractiveness of the area.

#### 4.3.2 Objectives

- (a) To provide sufficient land for commercial development in order to provide goods and services to Town residents, to provide jobs for local residents and to diversify and strengthen the Town's tax base.
- (b) To enhance the visual attractiveness of new development and redevelopment of land through site plan control, landscaping and good design.
- (c) To avoid the need for unnecessary and uneconomical expansion of infrastructure and public services.
- (d) To support and encourage the regeneration of older or vacant commercial areas that are no longer viable.
- (e) To promote sustainable tourism and cultural attractions to enhance the Town's sense of place and quality of life for its visitors and residents.
- (f) To support the Main Street District initiative, and to support and revitalize Mainstreets.
- (g) To encourage street related commercial at the base of larger residential developments which promotes safe pedestrian access, and provision of parking.

#### 4.3.3 Policies

It is the general intent of the Commercial designation is to provide a full range of commercial uses.

1. The primary uses permitted within the Commercial designation are all types of commercial uses including retail stores, restaurants, offices, clinics, hotels and motels, highway commercial, marine commercial, shopping centre commercial, neighbourhood commercial, motor vehicle gas bars, and other general business uses appropriate to a commercial area. Industrial uses will not be permitted. Zoning on individual sites need not allow the full range of permitted uses.
2. The following additional uses shall be permitted in the Commercial designation provided they do not interfere with, or detract from the commercial uses:
  - (a) Public and institutional uses under the jurisdiction of the Town, local board, or other level of government;
  - (b) Residential development and redevelopment of lands that include street related commercial, or commercial uses as a portion of the site, and where it can be demonstrated through a secondary plan, site plan and additional studies the following attributes to the satisfaction of the Town:
    - (i) ratio of other uses to commercial uses, with the predominant use being commercial;

- (ii) to support contiguous grade-related commercial along portions of Petawawa Boulevard and Civic Centre Road
  - (iii) siting of residential and commercial uses and internal pedestrian access and road network;
  - (iv) parking access and servicing;
  - (v) location of stormwater management facilities, if necessary;
  - (vi) landscaped areas, vegetated strips and buffer areas; and
  - (vii) land use compatibility with adjacent uses.
3. The following design criteria will be used to evaluate proposals for development and redevelopment in the commercial area:
- (a) New buildings and additions to existing buildings will be encouraged to follow design and site plan guidelines, as may be adopted by Council.
  - (b) Landscaping will be required along the public roads adjacent to the site and vegetation landscaping may be integrated with parking areas.
  - (c) Buffering shall be provided where a commercial use abuts, or is close to, a residential property. The buffer may be a natural or structural barrier (e.g., fence) and shall be maintained by the owner to the satisfaction of Council.
  - (d) Outdoor storage areas are fenced or screened from adjacent residential uses and from the public street.
  - (e) A minimum number of access points are required to site. Shared access points with adjacent uses will be encouraged.
  - (f) Adequate off-street parking and loading facilities shall be provided.
  - (g) Loading facilities are located to minimize the effect of noise and fumes on adjacent residential properties and situated, if possible, in a yard that does not abut a residential property.
4. In order to improve the attractiveness of properties in the Commercial designation, Council will consider passing a sign by-law under the Municipal Act to regulate the number, type, size, location, construction and maintenance of signs.
5. The Town encourages applicants and landowners to adopt high design standards for development and redevelopment of commercial properties.
6. Apartments not higher than four storeys may be permitted provided they are serviced by municipal water and sewer and zoned accordingly.
7. The Town may require a report that demonstrates the proposed development supports continuous commercial uses at street level to encourage pedestrian activity and accessibility. The report will:

- (a) Describe the ratio of residential uses to commercial uses, safe parking and access, and servicing associated with the proposed development. The Town will require a site plan and additional studies, if necessary, showing the positioning, parking, pedestrian access, stormwater management plans, landscaping and design, and compatibility with adjacent uses.
  - (b) The development or redevelopment of lands within the Commercial designation shall require a site plan and a storm water management plan acceptable to the Town. Site plan control will be used to achieve a consistent approach to the positioning of buildings, parking and landscaping, and to ensure compatibility with adjacent residential uses and to enhance the overall visual quality of the property.
8. The following design criteria will be used to evaluate and approve site plans:
- (a) New buildings and additions to existing buildings will be encouraged to follow design and site plan guidelines, as may be adopted by Council.
  - (b) Landscaping will be required along the public roads adjacent to the site and vegetation landscaping may be integrated with parking areas.
  - (c) Buffering shall be provided where a commercial use abuts, or is close to, a residential property. The buffer may be a natural or structural barrier (e.g., fence) and shall be maintained by the owner to the satisfaction of Council.
  - (d) Outdoor storage areas are fenced or screened from adjacent residential uses and from the public street.
  - (e) The number of access points is restricted to the minimum required for the site. Shared access points with adjacent uses will be encouraged.
  - (f) Adequate off-street parking and loading facilities shall be provided.
  - (g) Loading facilities are located to minimize the effect of noise and fumes on adjacent residential properties and situated, if possible, in a yard that does not abut a residential property.
9. In order to improve the attractiveness of properties in the Commercial designation, Council will consider passing a sign by-law under the Municipal Act to regulate the number, type, size, location, construction and maintenance of signs.
10. The Town encourages proponents to adopt high design standards for development and redevelopment of commercial properties.
11. Point Road Plaza Shopping Centre:
- (a) Any building additions to the Point Road Plaza Shopping Centre, or any new buildings on the site, shall require a secondary plan and site plan, as the Town deems necessary. The placement of any new buildings shall be encouraged along Wolfe Avenue.
  - (b) Reference should be made to the applicable General Policies found in Section 3 and the Site Plan Control Policies of this Plan.

#### 4.3.4 Exceptions

Commercial – Exception One Part of Lot 20, Concession 6, in the Town of Petawawa:

6. Notwithstanding any other policies of this Plan to the contrary, for the lands designated Commercial – Exception One and located within Part of Lot 20, Concession 6, a school bus storage use and accessory repair facility shall be an additional permitted use which shall be reflected in the implementing Zoning By-law.

### 4.4 INDUSTRIAL DESIGNATION

#### 4.4.1 General Goal and Intent

The Industrial designation is intended to recognize existing industries and designate areas for new industrial development. in the Town's Industrial Park/Business Park. The goal of this Plan for the Industrial designation is to provide all types of industrial uses, providing adjacent road access and municipal services and maintaining separation distances between industrial facilities and sensitive land uses such as residences, schools, day nurseries, educational and health facilities and other similar uses.

#### 4.4.2 Objectives

- (a) To provide suitable locations for industrial uses. Employment uses include light and heavy industrial, manufacturing, warehousing office development, and people related employment.
- (b) To ensure appropriate measures are in place to minimize land use incompatibilities between industrial uses and sensitive land uses (e.g., residential uses).
- (c) To recognize existing industrial development and to provide policies for the establishment of additional industrial development in the Town. Industrial Park/Business Park.

#### 4.4.3 Policies

1. The primary uses permitted in the Industrial designation are all types of industries and industrial services whose operations may include manufacturing, fabricating, processing, assembly, packaging, warehousing, construction, storage, builder's yards, lumber operation, truck terminals, municipal garage, repair garages of heavy equipment and trucks, wholesaling, recycling, and transportation and communication facilities.
4. In addition, certain other accessory uses may be permitted. These include commercial or other uses accessory to an industrial use, or uses deemed suitable in an industrial area such as offices. ~~Commercial uses may also be permitted.~~
2. In determining potential impacts, studies may be required in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-Series guidelines and supporting studies may be required to demonstrate the level of impact on the sensitive land uses and identifying appropriate mitigation measures.
3. The potential influence areas (i.e., areas within which adverse effects may be experienced) for industrial facilities which would trigger a study in accordance with the MECP D-Series Guidelines are as follows:

Class I (small scale):	70 metres
Class II (medium scale):	300 metres
Class III (large scale):	1000 metres

4. The minimum separation distances between industrial facilities and sensitive land uses are as follows:

Class I (small scale):	20 metres
Class II (medium scale):	70 metres
Class III (large scale):	300 metres
5. In determining what constitutes a Class I, II, or III industrial facility reference should be made to the MECP D-Series Guidelines. Under no circumstances can a separation distance be less than the listed separation distances for a Class I, II, or III industrial use.
6. The actual influence area (overall range within which an adverse effect would be or is experienced) for a particular facility is site specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects. In the absence of specific substantiating information (normally obtained through technical studies) which identifies an actual influence area, the potential influence areas set out in the MECP D-1 Guidelines, "Land Use and Compatibility" shall be used.
7. To ensure compatibility between sewage treatment facilities and sensitive land uses the following general separation distances shall apply for:
  - (a) sewage treatment facilities which produce 500 m<sup>3</sup>/day: 100 metres;
  - (b) sewage treatment facilities which produce 501 m<sup>3</sup>/day to 25,000m<sup>3</sup>/day: 150 metres;
  - (c) sewage treatment facilities with a capacity greater than 25,000 m<sup>3</sup>/day will be dealt with on an individual basis. A separation distance of greater than 150 metres may be required; and
  - (d) waste stabilization ponds: 100 to 400 metres.
8. All industrial properties shall be well-maintained so that an unsightly appearance is not visible from adjacent properties or public roads.
9. Adequate off-street parking and loading facilities must be provided by individual industrial uses.
10. A proposed industrial use located adjacent to the airport will not be permitted if it will adversely affect the atmospheric conditions for flying.
11. Consents for conveyance may be granted for:
  - (a) Industrial and commercial development which conforms to the policies of this section; and

- (b) Lot enlargement purposes.
12. Intensive industries will be located as far as practical from areas zoned residential. Clean and light industries, or those with little or no air pollution or noise potential, will be selected to border residential areas where these two land use designations abut one another. Buffering will also be used to avoid conflicts between different land uses.
  13. Extracting, mining or quarrying shall not be permitted in the industrial designation.
  14. Council shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures, including land use separation, shall be provided between incompatible land uses in accordance with the guidelines of the Province. Distances will vary depending on the nature of the industrial facility and the intervening land uses. Generally, the greater the scale and intensity of the industry, the greater the separation distance required will be.
  15. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## **4.5 PUBLIC AND INSTITUTIONAL USES**

### **4.5.1 General Goal and Intent**

Public uses may include health, educational, institutional, administrative, cultural and recreational, Government offices, public utilities and related uses and activities. Such uses are public in nature and are owned and/or operated by a public authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the Town.

### **4.5.2 Objective**

- (a) To ensure public and institutional services are provided and accessible to all residents of the Town.

### **4.5.3 Policies**

1. Public uses shall be permitted within all land use designations under the Plan subject to the following:
  - (a) The site design and the design of the buildings and structures must be compatible with the surrounding area and the proposed use will not detract from the primary function of the area;
  - (b) Buildings and structures will be subject to the Environmental Protection policies; and
  - (c) Off-street parking shall be provided.
2. Public parks shall not be used for private commercial tourism and recreational purposes.
3. The colocation of public service facilities and services in community hubs are encouraged to promote cost effectiveness and facilitate service integration.

## SECTION 5 RURAL

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### 5.1 GENERAL GOAL AND INTENT

The goal of this Plan for Rural designation is to permit a range of rural uses, appropriately serviced, which include low density residential development, rural-related commercial and industrial uses, reforestation, on-farm diversified uses, agriculture, forestry, and recreational uses and institutional uses.

### 5.2 OBJECTIVES

- (a) To preserve the rural character and landscape of the rural area;
- (b) To provide lands which are appropriate for a range of land uses;
- (c) To prohibit further ribbon development along public roads;
- (d) To maintain the economic and social stability in the Town by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses and land capability when reviewing development proposals; and
- (e) To consider the impact of new development on forest resources.

### 5.3 POLICIES

1. Uses permitted within the Rural designation include forestry, low density residential development, seasonal residences, agricultural uses, rural commercial uses, institutional, recreation, and rural industrial uses. All these permitted uses are subject to the location and development criteria specified in the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines, 2016, and this section of the Official Plan.
2. All institutional uses, commercial uses, rural related commercial uses and rural industrial uses shall be permitted only by an amendment to the Zoning By-law.
3. It is Council's intention that low density residential development in the Rural designation occur by severance on private services.
4. Recreational or open space uses (such as golf courses, ski trails) which require a location in the Rural area due to topographic or other unique physical features may be permitted, provided the following criteria are met:
  - (a) the type and scale of developments is justified based on the demand for the development and the amount of suitable land available for the proposed type of development in built-up areas within the Town;
  - (b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed and are acceptable;
  - (c) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated;
  - (d) the long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable;



- (e) the land is the land receives an amendment to the Zoning By-law;
  - (f) the rezoning application shall be accompanied by a site plan depicting all buildings, structures (both existing and proposed), works and facilities (including the sewage system), landscaping and buffering proposed for the subject lands, adjacent land uses, location of campsites and beaches as well as all natural features, including all watercourses, slopes, etc.;
  - (g) the relevant policies of Section 3 General Land Use of this Plan are adhered to;
  - (h) Development shall not affect fish and wildlife habitat through dredging or filling activities, the removal of vegetation, or the construction and use of facilities; and
  - (i) Development shall not affect fisheries habitat through changes in water quality.
5. Commercial and industrial uses are permitted in the Rural designation. The following policies shall apply when considering the suitability of a site for commercial or employment uses:
- (a) New commercial and industrial uses or expansions of existing uses into a non-commercial zone shall occur by Zoning By-law amendment. In reviewing an amendment to the Zoning By-law, Council shall consider proximity to residential development, land use compatibility and alternative locations for the proposed use, such as the Town's industrial park;
  - (b) Commercial and industrial uses in the Rural designation are designated as Site Plan Control as described in Section 21.8 of this plan ;
  - (c) Commercial and industrial uses shall be governed by the relevant General Land Use Policies in Section 3 of this Plan; and
  - (d) Institutional uses are designated as Site Plan Control Areas and shall be governed by the relevant General Policies for Development of this Plan.
6. All new farm and non-farm development, including consents and on-farm diversified uses, shall comply with the applicable Minimum Distance Separation (MDS) Formula I or II.
7. Recreational, tourism and other economic opportunities should be promoted.
8. Consents for uses permitted in the Rural designation shall be governed by the consent process described in Land Division Policies Section of this Plan. Consents may be granted for agricultural purposes provided the proposed operation is a viable agricultural operation either by itself or in conjunction with other lands owned and the use will conform to the Minimum Distance Separation.
9. Existing residential development on existing private roadways shall be recognized in the implementing Zoning By-law. New residential development, permanent or seasonal, on private roads shall be prohibited except on existing lots of record, subject to the following policies:
- (a) the private road was in existence at the time of the adoption of this Official Plan, and is adequately maintained;

- (b) no extension is required to the existing private road; and
- (c) the lot owner shall be responsible for maintaining the private road, or the appropriate part thereof in conjunction with other lot owners using the private road.

Reference should be made to the applicable General Policies found in Section 3 of this Plan.

10. The use of lands within the Rural Area for landfill operations shall be permitted under specific zoning.
11. No development shall be permitted within 30 meters of the approved limit of a landfill site, and no residential development shall be permitted within 500 meters of the approved limit of a landfill site.
12. Applications for planning approvals to facilitate development within 500 meters of the approved limit of an active or inactive/closed landfill site shall be accompanied by technical studies, prepared according to Ministry of Environment, Conservation and Parks (MECP) Guidelines. Technical studies shall determine the influence area of the site, from which appropriate development setbacks can be determined. Technical studies shall demonstrate that there will be no adverse effects, risks to health and safety, or negative impacts on the proposed development due to its proximity to the landfill site. Technical studies shall also address the impact of the proposed development on future expansion of the landfill site. Any technical studies submitted to satisfy the requirements of this policy shall be completed to the satisfaction of Council in consultation with MECP.

In accordance with the provisions of the Environmental Protection Act, no use shall be made of land which has been used for the disposal of waste for a period of 25 years from the year in which the land ceased to be so used unless the approval of the MECP has been given.

## SECTION 6 RURAL RESIDENTIAL

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### 6.1 GENERAL GOAL AND INTENT

The Rural Residential designation applies to low density residential development on private wells and septic systems, if appropriate. It is Council's intention to concentrate the majority of future residential growth within the Settlement Area Boundary. Growth within the Rural Residential designation should be limited.

### 6.2 OBJECTIVES

- (a) To recognize existing rural residential development and provide lands for further rural residential development; and
- (b) To protect rural residential from incompatible land uses.

### 6.3 POLICIES

1. Uses permitted in the Rural Residential designation are restricted to low density residential development, seasonal residences and recreation uses. Existing non-residential uses will also be permitted. Institutional uses such as cemeteries, places of worship, and schools are permitted.
2. All residential plans of subdivision shall only be permitted by an amendment to the Zoning By-law.
3. In determining the location and suitability of any proposed residential plan of subdivision, the following conditions are to be met:
  - (a) The development must generally not be within one kilometre of areas designated as Suburban;
  - (b) In order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover or scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;
  - (c) Applicants will be encouraged to use creative lot patterns in their subdivision proposals rather than conventional layouts. Applicants are encouraged to consult with the Town prior to applying for a subdivision so that the location, size and lot layout are acceptable to the Town;
  - (d) The retention of mature tree cover is encouraged;
  - (e) The servicing policies of Section 18 shall be considered;
  - (f) The location of the subdivision should be such that it does not result in the undue extension of any municipal services;
  - (g) The maximum density of development and minimum lot sizes should be determined by a hydrogeological impact assessment and terrain analysis completed for the site; and

- (h) The quantity and quality of groundwater to be determined by a hydrogeological study prepared by a qualified consultant.
4. Section 10.3.4 regarding recreational or open space uses shall apply.
  5. Sections 3 of the General Land Use policies and Sections 10.3.1, 10.3.2, 10.3.4 and 10.3.5 of the Rural designation shall apply. These sections cover institutional uses, the MDS formulae, consents, and private road development.
  6. Reference should be made to the applicable General Land Use Policies found in Section 3 of this Plan.
  7. The policies of this section should be read in conjunction with the Sewage and Water Systems Sections and Land Division Section.

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## **SECTION 7 ENVIRONMENTAL PROTECTION**

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### **7.1 GENERAL GOAL AND INTENT**

Council recognizes the existence of diverse and important natural heritage features within the Town, and promotes the need for wise management and protection. The Environmental Protection Area may consist of natural heritage features including significant habitat of endangered and threatened species, significant wildlife habitat, significant wetlands, and significant Areas of Natural and Scientific Interest (ANSIs).

The Environmental Protection Area policies are intended to protect the natural water systems, natural heritage features, and hazard lands in the Town and to control development in locations where there is a potential threat to life, property damage or damage to the natural environment if developed upon. Environmental Protection Area's are shown on Schedule A.

### **7.2 OBJECTIVES**

- (a) To identify and protect natural water systems, natural heritage features, and hazard lands in the town; and
- (b) To control development in the Environmental Protection Areas where there is a potential threat to life, property damage natural water systems and hazard lands in the Town.
- (c) To control development in locations where there is a potential threat to life, property damage or damage to the natural heritage features if developed upon.
- (d) To preserve the natural amenities offered by the natural water systems and natural heritage features in the Town as defined in the General Goal and Intent section of this designation.
- (e) The diversity of natural features in an area, and the natural connections between them, should be maintained and improved where possible.
- (f) To preserve the quality of life by recognizing the importance of natural heritage features in the community.

### **7.3 POLICIES**

1. Uses permitted in or adjacent to lands designated as Environmental Protection Area are to be non-intrusive uses, such as conservation, provided that such land uses maintain or enhance the natural features of the area.
2. Development or site alteration on lands designated as Environmental Protection Area, shall not be permitted unless it has been demonstrated, through the completion of an Environmental Impact Statement (EIS), that there will be no negative impacts on the natural heritage features or their ecological functions.
3. No development or site alteration shall be permitted within significant portions of the habitat of endangered or threatened species.
4. Development or site alteration proposed on lands adjacent to lands designated Environmental Protection Area which includes significant habitat of endangered and

threatened species, shall not be permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through the completion of an Environmental Impact Statement, that there will be no negative impacts on the natural features or their ecological functions. For the purposes of this Section of the Plan, the term “adjacent” shall be defined as: lands within 120 metres of significant wetlands, significant wildlife habitat, significant habitat of endangered and threatened species, and significant life science ANSIs. Adjacent shall be defined as within 50 metres of all significant earth science ANSIs. A greater or lesser distance for adjacent lands may be defined based on site-specific and species-specific factors.

5. The uses permitted on lands within the Environmental Protection Area designation as shown on Schedule A shall be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, non-intensive agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings. Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to problems of erosion, flooding, pollution or the deterioration of the environment. Uses involving disturbance of the soil, vegetation or stream banks, or uses which require the construction of buildings greater than 9.0 square metres (or approximately 100 square feet), shall not be permitted. Buildings shall not be permitted in flood plains, or other hazard lands unless in compliance with the floodplain policies or other relevant policies of this Plan.
6. The placement or removal of fill whether originating on site or elsewhere shall not be permitted, except where such fill is intended for flood or erosion control, duly approved by Council and the County of Renfrew.
7. Council may consider a rezoning without the need for an Official Plan Amendment and subject to an EIS, to allow uses and development permitted in the abutting designation after taking into account:
  - (a) the adjacent land use designations;
  - (b) the nature, extent and potential impact of any physical hazard. An applicant may be required to provide any information that Council, in consultation with the County, considers necessary to determine that a physical hazard does not exist or will not have an impact on the proposed development (e.g. engineering study, environmental impact study, geotechnical study or site elevation plan by an Ontario Land Surveyor). Council may require an independent review of the studies by a qualified individual(s) chosen by the Town and at the expense of the applicant;
  - (c) the impact on the water systems, including water quality and fish and wildlife habitat, and significant areas of natural and scientific interest;
  - (d) the proposed methods by which the above impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
  - (e) that all of the following can be achieved;
  - (f) the hazards can be safely addressed, and the development and site alteration are carried out in accordance with established standards and procedures;

- (g) new hazards are not created, and existing hazards are not aggravated;
  - (h) no adverse environmental impacts will result;
  - (i) vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies; and
  - (j) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment, or storage of hazardous substances.
8. Council may recognize non-conforming uses and allow for their continuation. Any expansion of a non-conforming use may be permitted subject to the flood plain policies and other relevant policies of this Plan.
  9. It is Council's intention that any dredging, filling or alteration of the shoreline or any watercourse or waterbody shall not be permitted without the approval of Council in consultation with the Province, Ontario Power Generation and the Federal Department of Fisheries and Oceans.
  10. Council intends to assist the Province in notifying the public that Ministerial approval is required for any diversion, channelization, construction of impoundments or any other modification of watercourses in accordance with The Lakes and Rivers Improvement Act and the Public Lands Act. Any development below the high water mark as identified by an Ontario Land Surveyor may require the approval from both the Province and the Federal Department of Fisheries.
  11. Where development is proposed adjacent to a watercourse, Council intends to protect the fisheries environment by restricting disturbance to the soil mantle and the removal of the bank vegetation. A 15 metre setback area from the watercourse should be maintained in its natural state. Council intends to consult with the County of Renfrew in this regard and shall consider the use of site plan control and development agreements to regulate development. Reference should be made to Section 3 General Land Use policies of this Plan.
  12. In the absence of more detailed contour mapping, the boundaries of the Environmental Protection designation, as shown on the Schedule A, will be used as guides for the preparation of Zoning By-law provisions. When more detailed mapping becomes available, the Town will amend this Plan and the implementing Zoning By-law as required.
  13. Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Land Division Policies Section of this Plan.
  14. Reference should be made to the applicable General Land Use Policies found in Section 3 General Land Use policies of this Plan.

## SECTION 8 OTTAWA RIVER FLOOD PLAIN

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### 8.1 GENERAL GOAL AND INTENT

This designation refers to the Ottawa River Flood Plain. Flood plain means the area adjoining a watercourse, usually lowlands, which has been or may be covered by flood water. The Ottawa River Flood Plain policies are intended to regulate development in the flood plain of the Ottawa River. A two zone concept is used to regulate development in the Ottawa River flood plain whereby certain areas of the flood plain are considered to be less hazardous than others such that development could potentially safely occur. The flood fringe defines that portion of the flood plain where development may be permitted, subject to appropriate flood proofing. The floodway defines that portion of the flood plain where development is prohibited, except for boat docking or launching facilities.

### 8.2 OBJECTIVES

- (a) To regulate development in the flood plain of the Ottawa River; and
- (b) To direct development away from locations where there is a potential threat to life, property damage, or damage to the natural and aquatic environments, if developed.

### 8.3 POLICIES

1. The location of the Ottawa River Flood Plain is delineated on Schedule A. All land use designations along the Ottawa River must be read in conjunction with these policies.
2. Through the collaborative efforts of the federal and provincial governments and the Town, Flood Damage Reduction Program (FDRP) maps delineating the flood plain of the Ottawa River were completed for the former municipalities in the early 1990's. The FDRP mapping depicts the regulatory flood elevation (i.e., 1:100 year flood event), the location of regulatory flood line and, where appropriate, the floodway boundary.
3. The floodway is the inner portion of the floodplain where flood depths and velocities are generally higher than those experienced in the flood fringe and are considered to be such that they pose a potential threat to life or property.
4. The flood fringe is the outer portion of the floodplain, between the floodway and the limit of the regulatory flood line. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway. Generally, new development should be located outside of the regulatory floodplain.
5. Floodway Policies:
  - (a) Within the floodway, as delineated by the FDRP maps, no buildings and structures nor the placing or removal of fill or any land originating on the site or elsewhere shall be permitted except where such buildings, structures or fill are intended for flood or erosion control or are normally associated with watercourse protection works or bank stabilization projects as approved by the Province.
  - (b) Recognition will be given to existing buildings within the floodway. Minor extensions to existing buildings of no greater than 20% of the original floor area may be permitted by amendment to the Zoning By-law subject to the submission of a survey



and building elevations plan which clearly demonstrates that any openings in the building will be above the flood elevation and also demonstrates that the addition will not raise the flood level. Such additions will be flood proofed to the regulatory flood level.

- (c) Lands subject to the floodway policies shall be zoned in the implementing Zoning By-law as subject to floodway requirements.

6. Flood Fringe Policies:

- (a) Generally, development may occur within the flood fringe as provided for in the underlying land use designation subject to the following criteria. Essential emergency services and the disposal, manufacture, treatment or storage of hazardous substances are not to be located within the flood fringe. The following criteria shall be addressed for all development proposals within the flood fringe:
  - (i) Uses permitted within the flood fringe shall be flood-proofed to the established standards and procedures;
  - (ii) Upstream and downstream areas shall not be adversely affected by development within the flood fringe;
  - (iii) New development shall possess safe ingress/egress such that vehicular and pedestrian movement is not prevented during flood events; and
  - (iv) Lands subject to the flood fringe policies shall be zoned in the implementing Zoning By-law as subject to flood-proofing requirements. The details of such requirements shall be set out in the implementing Zoning By-law.
- (b) No buildings or structures, with the exception of boat docking or launching facilities, shall be located on lands below the floodway elevation of the Ottawa River. The elevation of the floodway shall be calculated prior to the importation of fill.
- (c) All habitable buildings and structures located in the flood fringe of the Ottawa River shall be flood proofed to the flood plain design elevation.
  - (i) With the exception of boat docks, no building permits shall be issued for new development, including additions or enlargements, unless located above the floodway elevation of the Ottawa River and flood proofed to the flood plain design elevation to the satisfaction of Council in consultation with the Province. All flood proofing methods shall be consistent with acceptable engineering techniques and resource management practices. All flood proofing requiring more than one metre of fill shall be certified by a qualified engineer. All applications for building permits must be accompanied by survey information prepared by an Ontario Land Surveyor at the owner's expense, identifying the flood plain design elevation.

7. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## **SECTION 9 PARKS AND OPEN SPACE**

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### **9.1 GENERAL GOAL AND INTENT**

The areas designated Parks and Open Space comprise major parks, natural areas and recreational trail systems. Smaller parks in approved plans of subdivision are included in other designations (most notably the Residential and Suburban designation), but the policies of this section may be used to provide guidance to the use of these smaller parks.

The Town's of Petawawa completed a new Parks and Recreation Master Plan (2024), as amended, for Town-owned properties which is a roadmap for the delivery of parks and recreation programs and facilities. The vision for parks and recreation in the Master Plan states that "Petawawa is a healthy, vibrant community that promotes a high quality of life through the provision of recreational opportunities for residents of all ages."

In addition to the Town-owned developed parkland and open space, the Master Plan noted that there is an abundance of parkland available to Town residents that includes the lands associated with Garrison Petawawa's Dundonald Hall, and Twin River Golf Club, Black Bear Beach and Campground, and Petawawa Terrace Provincial Park.

The Master Plan concluded that in combination with these lands the amount of green space available to Town residents is well above the average Canadian community (which ranges between 2.8 and 4.0 hectares per 1000 population).

The land use planning components of the Master Plan dealing with active transportation and trails, forest management and new neighbourhood parks have been incorporated into this and other sections of the Official Plan.

### **9.2 OBJECTIVES**

- (a) To identify and protect significant open space areas.
- (b) To ensure that the parks and open space areas add to the quality of life of all residents of the Town.
- (c) To promote improvements to the parks and open space areas of Petawawa.
- (d) To implement the relevant recommendations of the 2024 Parks and Recreation Master Plan dealing with active transportation and trails, forest management and new neighbourhood parks.

### **9.3 POLICIES**

1. Permitted uses in the Parks and Open Space designation include parks, sports fields, beaches, playgrounds, picnic areas, open space and trail systems.
2. No buildings or structures shall be permitted in the Parks or Open Space areas unless erected for purposes incidental and accessory to recreation purposes or those erected for a primary public use. Regardless of purpose, no building shall be erected on lands subject to flooding, steep sloping or having a high water table.
3. Where there is a school, every effort shall be made to have a park and school in close proximity so optimum use may be made of publicly owned land and facilities.

4. Where any lands designated Parks and Open Space are under private ownership, this Plan is not intended to indicate that this land will necessarily remain as Open Space indefinitely, nor shall it mean to imply that Open Space areas are free and open to the general public or will be purchased by the Town of Petawawa. If proposals to develop any such lands that are in private ownership are made and the Town does not wish to purchase such lands in order to maintain the Open Space, then an application for the redesignation of such land for other purposes will be given due consideration by the Town of Petawawa.
5. The Town will strive to develop new parks in future residential areas within an approximately 400 metres walking distance from residents.
6. Dry stormwater management ponds may be considered for public use in new residential plans of subdivision and may be considered for such uses as volleyball courts and running tracks, but shall not be included as part of the parkland dedication requirement.
7. One area of Town identified in the Parks and Recreation Master Plan that is noticeably without developed parkland is the Schwanz Road neighbourhood. A recommended neighbourhood park location for this area would be on land between Petawawa Boulevard and Schwanz Road. Council may consider acquiring lands in this area for a park.
8. It is the intent of this Plan to make Petawawa a more accessible community by addressing in planning decisions (e.g., Zoning By-law amendments, plans of subdivision, site plans) such matters as accessibility, density, access to amenities, connectivity/linkages between land uses, provision of sidewalks in new residential plans of subdivision, aesthetics and safety along walking routes.
9. The Town will work towards an expanded non-motorized trail system as indicated in the Active Transportation Plan (YEAR) throughout the Town that:
  - (a) connects the Town to the Garrison Petawawa trails with a pedestrian Bridge across the Petawawa River. Possible locations are near Petawawa Point (crossing over the Delta Island) or at West Street;
  - (b) utilizes hydro corridors;
  - (c) connects Petawawa Point Beach to Petawawa Point Lookout;
  - (d) links Petawawa with the Town of Laurentian Valley and other nearby municipalities;
  - (e) connects Petawawa Point to Petawawa Terrace Provincial Park; and
  - (f) provides for pedestrian links and trails as part of future residential development.
10. The Town will aim to preserve, develop, maintain and expand waterfront green space along the Petawawa and Ottawa Rivers.
11. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## **SECTION 10 ISLAND RESIDENTIAL**

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### **10.1 GENERAL GOAL AND INTENT**

This designation applies to approximately 40 islands in the Ottawa River located within the municipal jurisdiction of the Town. Most of the islands are privately owned, but some are owned by the Crown, and one is owned by the Department of National Defence. Many of these islands are located off Petawawa Point and range in size from 0.1 acres (Louise Island) to 11 acres (Pink Island). Most of the islands are accessed from the public boat launch at Petawawa Point.

The Island Designation is shown on Schedule A of this Plan. It is the intent of this Plan to provide policies for permitted uses, lot creation, protection of the environment and flood proofing.

### **10.2 OBJECTIVES**

- (a) To ensure that any development of the islands takes place in an environmentally sound manner with proper regard given to such related issues as septic system installation and the flood proofing of new buildings.

### **10.3 POLICIES**

1. Uses permitted in the Island Residential designation shall be restricted to seasonal residences, accessory uses, and accessory sleep cabins.
2. Consents to create new lots shall be prohibited. Only one cottage per lot shall be permitted.
3. The Ottawa River Islands are identified as site plan control areas. The development of the islands shall require a site plan. The site plan will be used to implement the recommendations of any engineering studies required in support of the development, for the siting of buildings, structures and septic systems, for the retention of a natural vegetative buffer within the water setback (see section 18(19) of the General Policies for Development), and for any other matters deemed advisable by Council.
4. A geotechnical study shall be required for new development on Islands to ensure that the flood proofing of development is in accordance with the flood proofing policies of Ottawa River Flood Plain designation. The floodway elevation on the Islands shall be established by an Ontario Land Surveyor or similarly qualified person by transferring the information from the most conveniently located geodetic benchmark. The locations of the benchmarks are shown on the national topographic mapping.
5. The development of islands for new cottages or sleep cabins shall involve as little disturbance to the natural tree cover as possible.
6. One accessory sleep cabin for each seasonal residence shall be permitted but shall be restricted in floor area, shall require approval for a septic system and shall not be permitted to have a kitchen.
7. The policies contained in Special Policy Area 14(1) shall also apply to new development on the Islands.
8. Reference should be made to Section 3 General Land Use policies found in this Plan.

## **SECTION 11 MINERAL AGGREGATE RESOURCES**

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### **11.1 GENERAL GOAL AND INTENT**

Mineral aggregate resources consist of unconsolidated and consolidated materials, such as sand and gravel, which provide the major raw materials for road building and construction. The Town of Petawawa contains aggregate deposits of high quality of both local and regional significance. Most of the Town's higher quality aggregate supply is located west of Highway 17 along Rantz Road.

The goal of this Plan is to ensure that major aggregate deposits remain available for existing and future use and to minimize the impacts of extractive operations on adjacent uses and the natural heritage features.

The Town of Petawawa has been designated under the Ontario Aggregate Resources Act. The Act controls and licenses all aggregate extraction operations in the Town and requires progressive rehabilitation and final rehabilitation of all licensed pits and quarries.

### **11.2 OBJECTIVES**

- (a) To protect known, significant deposits of aggregates, including existing pits and quarries, for future extraction.
- (b) To prevent any change in land use that could conflict with legally existing pits and quarries.
- (c) To ensure all pits and quarries operate so that disturbance to the environment and natural heritage features are minimized and limited to the site, social disruption is minimized and rehabilitation to an acceptable after-use is achieved.
- (d) To coordinate the review of any Official Plan and/or Zoning By-law Amendments with the Province for new or expanding pits and quarries.
- (e) To protect ground and surface water from the negative impacts of aggregate extraction activities.

### **11.3 POLICIES**

1. Uses permitted within the Mineral Aggregate Resources designation are pits and quarries along with associated manufacturing uses (e.g., crushing, screening and concrete plants). Other uses which do not preclude the future use of these lands for mineral aggregate resource extraction purposes such as forestry, non-intensive farming, conservation and outdoor recreation, will also be permitted. Except as noted below, only portable asphalt plants shall be permitted in the Town, and only in accordance with the policies in Section 3.37. The only exception is that the two existing permanent asphalt plants located within Lot 17, 18 and 19, Concession VIII, and Lot 7, Concession VII, geographic Town of Petawawa, are permitted.
2. Council will consider amending the Official Plan to a Mineral Aggregate Resources designation to permit extraction in areas not designated Mineral Aggregate, but which are determined to be suitable for aggregate extraction.
3. Existing licensed extractive operations, as well as other existing permitted extractive operations that are not licensed, shall be recognized in the implementing Zoning By-law.

Areas designated Mineral Aggregate Resources which are not currently used for pits and quarries, or associated manufacturing uses shall be placed in a non-development type of zone in the implementing Zoning By-law. The expansion or opening of a new pit, quarry or associated manufacturing use on lands placed in the non-development zone will require an amendment to the Zoning By-law with full public notice and opportunities for appeal.

4. Wayside pits and wayside quarries are exempt from this provision and are governed by the provisions included in the General Policies Section of this Plan.
5. In considering an amendment to the Zoning By-law, Council shall examine the following matters:
  - (a) Degree of exposure of the operation to the public;
  - (b) The haulage routes and the resultant traffic density;
  - (c) The progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands;
  - (d) The water table, existing and proposed drainage facilities, and setbacks from watercourses;
  - (e) Effects on adjacent land uses, nearby communities, and environmentally sensitive areas;
  - (f) Hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
  - (g) Any other matters which Council deems advisable.
6. Many of these matters are also addressed under the licensing requirements of the Aggregate Resources Act. In order to avoid duplication of effort, the Town will work closely with the Province and encourage applicants to submit to the Town a site plan and other required reports which also meet the application requirements under the Aggregate Resources Act.
7. The Town may adopt a by-law under the Municipal Act, to regulate certain matters with respect to pits and quarries (for example, hours of operation) which are not covered by the Aggregate Resources Act.
8. Certain deposits within the Mineral Aggregate Resource designation have higher aggregate potential than others. Notwithstanding the provisions of policy (1) above, Council the Town may consider rezoning without the need for an Official Plan Amendment, to allow uses and development permitted under an abutting designation, provided justification for such rezoning is clearly demonstrated and the need for an appropriate alternative land use is documented.
9. In considering a Zoning By-law amendment, Council shall consult with the County of Renfrew and the Province, and shall take into account the following:
  - (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;

- (b) the necessity of the land use change in comparison to the necessity of the mineral aggregate resource;
  - (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;
  - (d) the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate resource potential as possible;
  - (e) the consideration given to the option of sequential land use in which the mineral aggregate resource is removed prior to development of land for the proposed use; and
  - (f) the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area.
10. The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate Resource designations, and to protect existing pits and quarries from the encroachment of other incompatible land uses.
11. Influence areas, within which studies may be required to assess impacts, are generally identified as being: 300 metres from a pit to determine noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and 500 metres from quarries to determine the impact of noise, dust and groundwater interference.
12. In accordance with this concept, it will be the policy of Council to discourage incompatible land uses in areas surrounding Mineral Aggregate Resource areas by careful review of any severance application, rezoning application or other development proposal in consultation with the Province and by including separation distances in the implementing Bylaw. Council recognizes the potential for existence of an area of adverse environmental influence associated with a pit or quarry. The Town shall request that the proponent provide studies to demonstrate whether distance separation between a pit or quarry and sensitive land use is necessary, and establish dimensions of any needed separation area; and provide for implementation of the study results in consultation with provincial ministries. Land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation and the Town may request the proponent to provide a study in this regard.
13. All pit and quarry use must satisfy the requirements of the Province with respect to pumping and de-watering, water supply, wastewater, solid and liquid waste disposal and all emissions to the atmosphere including noise and vibration.
14. For those areas designated Mineral Aggregate Resources located within Special Policy Area 14(4), the Petawawa Deer Yard, extraction and progressive rehabilitation shall occur so as to minimize the disturbance to the deer habitat.
15. Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.
16. Reference should be made to the Section 3 General Land Use policies of this Plan.

## **SECTION 12 NATURAL HERITAGE AND CONSTRAINTS**

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Natural heritage is an interconnected system of natural heritage features and areas, linked by natural corridors, which support the natural processes necessary to maintain biological and geological diversity, natural functions, indigenous species, and ecosystems.

### **12.1 GOAL AND INTENT**

The diversity and connectivity of the natural heritage features and areas and the long-term ecological function and biodiversity of the Town's natural heritage systems shall be maintained, restored, or improved, including recognizing linkages between and among natural heritage features and areas and surface and groundwater features.

### **12.2 OBJECTIVES**

- (a) To ensure natural heritage features and areas, linked by natural corridors are maintained and where possible enhanced.
- (b) To define the natural heritage and development constraints.
- (c) To ensure potential development or site alteration that may impact on natural heritage features described in the Section, that the appropriate agency is asked to comment.
- (d) To continue to update this Plan as new information becomes available.

The location of the natural and development constraints discussed in this Section of the Official Plan are illustrated on Schedule B, unless noted otherwise in the policies. Areas or sites having a natural or cultural heritage resource are also subject to the underlying land use designation.

When potential development or site alteration may have an impact on, or be impacted by, one of the natural heritage features and areas described in this Section, the Town may refer to the appropriate agency for comment. For example, proposals near known nesting sites will be referred to the Ministry of Natural Resources and Forestry (MNRF).

### **12.3 ABANDONED MINE HAZARDS**

1. The Provincial Planning Statement (PPS) defines mine hazards as any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not be rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. The Ministry of Mines maintains the Abandoned Mines Inventory System (AMIS) which contains information relating to known and recorded mine sites.
2. To date, no known or recorded AMIS sites have been identified within the Town of Petawawa. If AMIS sites are identified in the future, these sites will be considered to be hazardous areas.
3. The Town shall require that applicants for any proposed development on or within 1 km of an abandoned mine hazard to consult with the Ministry of Mines regarding the nature of



the hazard, and to undertake any remediation measures as legislated under the Mining Act.

4. Where an abandoned mine hazard exists, the Town shall require applicants with proposed development on, abutting or adjacent to the lands affected by mine hazards to be supported by a study that:
  - (a) Identifies potential safety threat;
  - (b) Demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard; and
  - (c) Establishes measures to address and mitigate known or suspected hazards.
5. Development on, abutting or adjacent to lands affected by mine hazards or former mineral mining operations shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed, to the satisfaction of the Town and the Province.
6. Where rehabilitation requirements are known and are feasible, known mine hazards and adjacent lands may be zoned with a Holding Zone. In these instances, rehabilitation of the site in accordance with the requirements of the Mining Act shall be required prior to the removal of the holding symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.

#### 12.4 ADJACENT LANDS

The PPS defines adjacent lands as those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have on the feature or area. The extent of adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. For the purposes of this Plan, adjacent lands are determined to include all lands within the specific distance of the boundary of natural heritage features and areas as set out in the following table:

<b>Natural Heritage Area or Feature</b>	<b>Extent of Adjacent Lands</b>
Provincially Significant Wetland	120 metres
Significant Wildlife Habitat	120 metres
Fish Habitat	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Life Science	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Earth Science	50 metres

1. No development or site alteration shall be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Statement (EIS) prepared in accordance with the applicable policies of this Plan, that there will be no negative impact on the natural features or their ecological function.

## 12.5 AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

The Provincial Policy Statement defines Areas of Natural and Scientific Interest (ANSI) as 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.

Life Science ANSIs represent significant segments of specific types of forests, valleys, prairies, savannahs, alvars and wetlands found in Ontario, and their native plants and animals and supporting environments. They also contain relatively undisturbed vegetation and landforms, and their associated species and communities. Earth Science ANSIs represent significant examples of bedrock, fossils and landforms found in Ontario, including ongoing geological processes.

The Town contains the Petawawa Terrace Provincial Park ANSI, which is shown on Schedule B and is described in Section 14.7.

The following policies apply to ANSIs:

1. The identification of ANSIs and candidate ANSIs shall be determined in consultation with the MNRF and MENDM.
2. Development and site alteration may be permitted within ANSIs or on adjacent lands provided it does not negatively impact on the natural features or ecological functions for which the area has been identified.
3. Where development or site alteration is proposed within 120 metres of the boundary of an ANSI, the proponent shall prepare an Environmental Impact Statement (EIS) that demonstrates, to the satisfaction of the Town, that there will be no negative impacts on the ANSI or on its ecological function. Where warranted by species and site-specific factors, development or alteration that is proposed further 120 metres from significant portions of the ANSI may also require an EIS.

## 12.6 ENDANGERED AND THREATENED SPECIES

1. The Endangered Species Act, 2007 (ESA) prohibits the killing, harming, harassment, capture, or taking of a species at risk, and the damaging or destroying of their habitat. The habitat of endangered species and threatened species is not illustrated on the Schedules of this Plan, as habitat is dynamic, and species and habitat information are limited or not published. The species that occupy the habitat of endangered species and threatened species are listed or categorized on the Province's official Species at Risk in Ontario list, as updated and amended from time to time. The Province administers the ESA to protect and conserve Species at Risk and their habitat. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitat. The Ministry of Environment, Conservation and Parks (MECP) is the lead agency responsible for approving the delineation of habitat of endangered species and threatened species and administering the provisions for the ESA.
2. A list of Species at Risk (SAR) known to have observations and occurrences in the area is available through the MECP. If at any time, SAR as listed under the ESA is encountered, work must stop immediately and the MECP must be contacted.

3. The presence of, or high potential for, Species at Risk (extirpated, endangered, threatened or special concern species) on a site shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with MECP district staff.
4. It is the responsibility of the proponent to ensure that any development or activity does not contravene the ESA. All development and site alteration must be planned and considered in accordance with the provisions of the ESA. A preliminary Ecological Site Assessment may be required to be carried out during the planning of proposed development and site alterations to determine whether a listed species or its habitat may be present before carrying out an activity that may contravene the ESA. In accordance with the the MNR's 2010 Natural Heritage Reference Manual, an Ecological Site Assessment can include review of one or more of the following:
  - (a) Information about known occurrences within the recommended screening distance of at least 1 kilometre;
  - (b) Information provided by the MECP to municipalities (e.g., screening information, species lists, range maps);
  - (c) In the absence of or in addition to such MECP information, guidance from the local MECP district office;
  - (d) Official Plan mapping;
  - (e) Existing local knowledge (e.g., that of municipal staff) of the area and the species likely to occur, given their ranges and habitat needs; and
  - (f) Preliminary field investigations (if needed to confirm the presence of species).
5. If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species is not present on the proposed development site, no action is required. Proponents should submit the information to the Town.
6. If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species may be present on the proposed development site, the proponent shall provide the Town with an Environmental Impact Study (EIS), prepared in accordance with the Environmental Impact Study Section policies of this Plan, to demonstrate that there will be no negative impacts on the habitat of endangered and threatened species or its ecological function. The EIS must be completed by a qualified professional to address potential impacts on the habitat of endangered and threatened species. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any adverse effects on these species. While current best management practices may help to mitigate the impacts resulting from an activity on the land, additional actions may be required to address specific impacts on a species at a particular site or location and will be determined on a case-by-case basis.
7. If impacts to an endangered species or threatened species cannot be avoided, a permit or agreement under the ESA should be obtained before the activity proceeds. The proponent

should work directly with MECP district staff to develop agreements or permits when required.

8. The Town of Petawawa supports the management of fisheries, with important economic, social and environmental benefits. Under the Fisheries Act, fish habitat is defined as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The Department of Fisheries and Oceans Canada (DFO) has a mandate to protect and preserve fish habitat on Crown and private lands under the Fisheries Act, and the MNR has a lead role in supporting planning authorities in carrying out their responsibilities.

## 12.7 NATURAL HERITAGE FEATURES

1. Natural Heritage features are shown on Schedule B. The Town in consultation with the County of Renfrew, identified a number of specific natural heritage features in the Town.
2. It shall be the policy of Council that, as the Province and the County of Renfrew identifies, from time-to-time, will include additional information on significant natural heritage features in this Plan and such features shall be shown on the Schedule B to the Official Plan by way of an amendment to the Plan.

## 12.8 WETLANDS

1. Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands assist in flood control by controlling and storing surface water, trap sediment to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources. The Town recognizes the importance of protecting wetlands and their critical ecological and hydrological functions.
2. The Province evaluates the biological, social, hydrological and special features of wetlands to determine their relative significance in Ontario and designates certain areas as Provincially Significant Wetlands.
3. A wetland evaluation must be performed before any planning approvals are processed for wetlands that have characteristics or components of a significant wetland, including significant species or functions.
4. Any proposed development and site alteration on or adjacent to a wetland shall require the preparation of an Environmental Impact Statement prepared by a qualified environmental professional and in accordance with the Environmental Impact Statement Section of this Plan, to demonstrate that there will be no negative impact on the natural feature and its ecological function.
5. The Town recognizes that Provincially Significant Wetlands (PSWs) must be protected and conserved. The Black Bay Provincially Significant Wetland is located in Petawawa. The Special Policy Area Section of this Plan provides further direction for the Black Bay Provincially Significant Wetland.
6. Development and site alteration shall not be permitted within a PSW unless it is demonstrated, through the preparation of an Environmental Impact Statement (EIS) by a

qualified professional and in accordance with the Environmental Impact Statement Section of this Plan, that there will be no negative impact on the natural feature or its ecological function.

7. Where development or site alteration is proposed within 120 metres adjacent to the boundaries of a PSW, the proponent shall provide the Town with an EIS, prepared by a qualified professional and in accordance with the Environmental Impact Statement section of this Plan, which demonstrates that there will be no negative impact on the natural feature or its ecological function. Where warranted by site and species-specific factors, development or site alteration proposals further than 120 metres from significant portions of a PSW may also require the preparation of an EIS.
8. Any change or interference within or adjacent to a PSW may require a permit from the MNRF.

## 12.9 WILDLIFE HABITAT

The Town recognizes that all of the undeveloped land in the Town may be suitable habitat for a variety of wildlife species. The PPS defines a wildlife habitat area as an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. The Town Petawawa Deer Yard is one such habitat for the deer. Additional policies related to the Town of Petawawa Deer Yard are in the Special Policy Area Section of this Plan.

1. Wildlife habitats may include one or more of the following characteristics:
  - (a) Seasonal concentrations of animals, such as deer wintering habitat;
  - (b) Rare vegetation communities and specialized habitats for wildlife;
  - (c) Habitats of species of “special concern” and other wildlife habitats, such as provincially rare plants, reptiles, amphibians, and birds, as well as nests of raptors such as osprey; and
  - (d) Animal movement corridors.
2. Lands identified as wildlife habitat are important components of natural heritage systems in the Town and must be protected from incompatible development and site alteration.
3. A wildlife habitat evaluation must be performed by a qualified environmental professional before any planning approvals are processed for areas that have characteristics or components of a wildlife habitat. Proponents may be required to prepare an Environmental Impact Statement (EIS), in accordance with the Environmental Impact Statement section of this Plan, which demonstrates that there will be no negative impacts on the natural feature or its ecological function.
4. Any evaluated wildlife habitat that is deemed to be significant will be granted the protections afforded in this Section without the need for an amendment to this Plan.

## SECTION 13 SPECIAL POLICY AREAS

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### 13.1 GENERAL GOAL AND INTENT

The Special Policy Areas refer to specific areas of the Town as shown on Schedule A. These areas have their own special policies that build on the goals and objectives and policies of their own respective underlying designations (i.e., Residential, Rural, etc.), except for the Black Bay Provincially Significant Wetland and the Petawawa Terrace Provincial Park Area of Natural and Scientific Interest (ANSI) policies in Special Policy Area (5) and (6) which are stand alone policies.

The numbers below correspond to the Special Policy Area numbers shown on Schedule A.

### 13.2 PETAWAWA RIVER AND BLACK BAY

1. Special Policy Area (1) encompasses a 50 metre buffer strip along the Petawawa River and around Black Bay. The area is measured from the normal water's edge back to a distance of 50 metres, which is a line that follows the average top of the slope. This 50 metre buffer is not a building setback policy, nor is it intended to prohibit development. Rather, this setback takes in areas that possess a high potential for various constraints to development that must be addressed prior to development proceeding. These constraints are flood plains and highly erodible soils.
2. Not every property within the 50 metre buffer area will exhibit one or more of these constraints. Where one or more of these constraints are determined to be present on a given property, development will be required to meet the General Policies for Development of this section outlined below.
3. The policies of Special Policy Area (1) must be read in conjunction with the applicable underlying designations.
4. General Goal and Intent:
  - (a) The intent of Special Policy Area (1) is to permit development while at the same time taking into consideration the following issues along this 50 metre buffer:
    - (i) Protection of the water system;
    - (ii) Protection against erosion along the Petawawa River;
    - (iii) Protection against flooding; and
    - (iv) Protection of life and property.
  - (b) The goal of this Special Policy Area is to ensure that development is appropriately designed (e.g., floodproofed) so that it does not pose a threat to life or property.
5. Application:
  - (a) For those properties exhibiting one or more of the constraints identified above, the policies of this section apply to new buildings, structures and private sewage disposal systems, as well as any additions to the foregoing; to replacements to a private sewage disposal system; and, to proposals for the creation of new lots either by consent or plan of subdivision.

- (b) Existing buildings, structures and sewage disposal systems are not affected by the policies of this section.
6. General Policies for Development:
- (a) Development is permitted on lands with Special Policy Area (1) in accordance with the following conditions:
- (i) that the proposed development is permitted by the underlying designation on Schedule A; and
  - (i) that the proposed development does not pose a threat to life or property and there are no negative impacts on the natural heritage features and water system.
7. Implementation:
- (a) The policies of this section will be implemented in the following ways:
- (i) Building Permits and Septic System Permits:

Prior to the issuance of a building permit for a new building or structure, or an addition to an existing building or structure, and/or prior to the issuance of a septic system permit for a new private sewage disposal system, a replacement system, or an expansion to an existing private sewage disposal system, to the satisfaction of Town's Chief Building Official or another designated official. The Town may consult with the County of Renfrew and/or the Province for this purpose. In addition, the applicant may be required to provide any information necessary to establish compliance with ~~subsection 14.6.a(v)~~ of this section.
  - (i) In the case of highly erodible soils, a geotechnical study may be required to ensure that the proposed development does not pose a threat to life or property.
  - (ii) In the case of flooding, the information sought may be the identification of the 1:100 year flood elevation to ensure that the proposed development is not subject to flooding. Flood proofing measures consistent with acceptable engineering techniques and resource management practices may be required. All flood proofing requiring more than 1 metre of fill shall be certified by a qualified engineer.
  - (iii) Buildings and structures not requiring a building permit are exempt from the above policy.
8. Consents and Subdivisions:
- (a) Prior to the creation of a new lot or lots through the consent or plan of subdivision process, the County of Renfrew (as the approval authority for consents and plans of subdivision) and the Town of Petawawa should be satisfied that subsection (iii)(b) of this section is being met. The Province may be consulted for this purpose. In addition, the applicant may be required to provide any information necessary to establish compliance of this section.

### 13.3 PETAWAWA CIVIC CENTRE

Special Policy Area (2) is made up of the Petawawa Civic Centre, the Town's main indoor recreation venue. The indoor facilities include a single pad arena, library, main hall and meeting rooms. Petawawa Civic Centre Park acts as the organized sports hub for the residents of Petawawa and includes, a miniature golf course, a community garden plot, a BMX pump track/skills park, a remote control car area, smash-up derby course and a playground.

### 13.4 PETAWAWA INDUSTRIAL/BUSINESS PARK AND BUFFER AREA

1. Special Policy Area (3) is made up of the Petawawa Industrial/Business Park (the Park) and surrounding 50 metre (164 feet) wide Buffer Area. The underlying designation of the Buffer Area is the Parks and Open Space designation. The Industrial Park/Business Park is serviced with municipal water.
2. The Town will continue to subdivide and sell lands in the Park on a case by case basis as development proposals are put forward. Industries are permitted that are small scale, operate during the daytime, and involve infrequent emissions of noise, odour or dust. The movement of products and/or heavy trucks during daytime hours is permitted. Outdoor storage of materials is also permitted.
3. Compatible business offices and commercial uses are also permitted in the Park. The implementing Zoning By-law may provide for various zones in the Park with the zones being distinguished on the basis of the uses permitted. Specific uses that will not be permitted in the Park are fuel storage tanks, landfills or dumpsites, sawmills (but not planing mills), asphalt manufacturing plants and concrete manufacturing plants.
4. Except as noted above, the policies of the Section 4.3 Industrial designation will apply to the Industrial Park/Business Park.
  - (a) A 50 metre wide buffer area between the Industrial Park/Business Park and the abutting subdivisions has been designated Parks and Open Space in order to provide a buffer between industrial and residential uses. The existing tree cover in this buffer area shall be maintained. No development will be permitted in the buffer area and, accordingly, it will be placed in an appropriate zoning category in the implementing Zoning By-law.

### 13.5 PETAWAWA DEER YARD

1. Special Policy Area (4) is the Petawawa Deer Yard (Deer Yard) which contains significant environmental features and functions that support an important deer habitat. Within this area identified on Schedule A, applications for plans of subdivision, multiple-unit residential development (being three or more units), or non-residential uses shall demonstrate that the development will not have, or will be able to mitigate, any adverse impact or significant features and functions in the area. This will be achieved through the completion of an Environmental Impact Statement. Residential severances are exempt from this requirement.
2. The boundaries of the Petawawa Deer Yard are general in nature. The policies of the Rural designation apply, with exception of the policies noted above.



### **13.6 BLACK BAY PROVINCIAL SIGNIFICANT WETLAND**

1. Special Policy Area (5) is the only provincially significant wetland known as the Black Bay Wetland. The wetland is an essential component of the Town's ecosystem and helps contribute to the high quality of life enjoyed by Town residents. Wetlands control and store surface water to assist in flood control, act as sediment traps to improve water quality, and provide habitat for a wide variety of plant and animal species. The limits of the wetland are shown on the Schedule B.
2. Development and site alteration shall not be permitted within the Black Bay Wetland.
3. Development and site alteration may be permitted on adjacent lands if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in an area and the natural connections between them should be maintained and improved where possible.
4. Adjacent lands are defined as lands within 120 metres of the boundaries of significant wetlands. This distance may be modified based upon the findings of a site-specific impact assessment.
5. Council shall require an Environmental Impact Study (EIS) regarding new development adjacent to significant wetlands and its possible impacts.
6. The Province may undertake wetland evaluations from time to time in the Town of Petawawa. Where an evaluated wetland has been determined to be Provincially Significant, the Official Plan will be amended accordingly. Modification to a Provincially Significant Wetland boundary requires the approval of the Province.

### **13.7 PETAWAWA TERRACE PROVINCIAL PARK AREA OF NATURAL AND SCIENTIFIC INTEREST (ANSI)**

ANSIs are areas of land and water containing natural landscapes or features which have been identified as having values related to protection, appreciation, scientific study or education. These areas have been identified, mapped and ranked by the Province.

1. Special Policy Area (6) is the Petawawa Terrace Provincial Park ANSI shown on Schedule B to the Official Plan is a life science ANSI comprising a terraced landform and marine sands associated with the former Champlain Sea. The ANSI is located on lands owned by the Province and the policies of this Plan do not apply. The use of the lands will be in accordance with the management policies and plans of the Province.
2. Adjacent to the ANSI is a 120 metre buffer on private lands. Applications for new lots within this buffer area must be accompanied by an Environmental Impact Study (EIS) prepared in accordance with Environmental Impact Study Section of this Plan.

## **SECTION 14 SECONDARY PLANS AND NEIGHBOURHOOD SPECIFIC AREA POLICIES**

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### **14.1 GENERAL GOAL AND INTENT**

Secondary Plans provide more detailed policies to guide growth and development within defined areas of the Town. Secondary Plans are used to introduce land use policies in specific areas or neighbourhoods that are more specific than those included in the Official Plan (i.e., introducing additional density, heights, or context-specific policies in certain areas of a municipality).

Neighbourhood Specific Area policies are similar to Secondary Plans but may be a Town or proponent-initiated exercise and apply to neighbourhood scale areas within the Town.

The development of Secondary Plans or Neighbourhood Specific Area policies shall include the engagement with the community and other interested parties in a collaborative and public process.

### **14.2 OBJECTIVES**

- (a) To identify goals, a vision, targets, and boundaries;
- (b) To ensure future development provides servicing and road infrastructure, a mix of housing options and affordability, community facilities, schools, parks and open spaces, and a mix of commercial, employment and institutional uses to create a complete and sustainable community;
- (c) To describe the relationship between the Secondary Plan or Neighbourhood Specific Area policies to the surrounding area;
- (d) To consider existing conditions in the area (i.e. land uses, built form, natural heritage, demographics, transportation, cultural resources, floodplains, infrastructure and servicing, etc.);
- (e) To identify constraints and opportunities;
- (f) To develop a terms of reference for each plan; and
- (g) To create key plan components, including descriptions of how development will achieve the identified goals.

### **14.3 POLICIES**

1. Secondary Plans policies or Neighbourhood Specific Area policies shall take into consideration, and generally remain consistent with, the policies of this Plan, although specific policies may be established.
2. A Secondary Plan or Neighbourhood Specific Area policies, once adopted by Council, becomes Council's policy for public and private development within the planning area (and also amends this Plan).
3. A Secondary Plan may only be initiated by the Town unless otherwise directed by Council. A Neighbourhood Specific Area policy may be initiated by the Town or a proponent.
4. A Zoning By-law amendment is required to implement density and building heights that differ from this Plan.

5. Where there is a conflict between the policies or maps of this Plan and a policy or map of a Secondary Plan or Neighbourhood Specific Area policies, the policy or map of the Secondary Plan or Area-Specific policies will prevail.
6. The Town requires certain studies and plans to be provided when a new Secondary Plan or Neighbourhood Specific Area policies are created for future development. This includes schedules, secondary plan policies, neighbourhood specific area policies, transportation impact assessments, servicing studies, environmental management plans, cultural heritage resource inventory, and financial implementation plans, as required.
7. Costs associated with these plans and studies shall be covered by the proponent or landowner.
8. Neighbourhood Specific Area policies shall include a sunset clause based on the estimated date of completion of the proposed development and the Town will amend this Plan as needed to remove Area-Specific Policies which have otherwise been built out and have implemented zoning to allow the development to proceed.

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## SECTION 15 TRANSPORTATION

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### 15.1 GENERAL GOAL AND INTENT

The road network is extremely important for safety and convenience. Provincial highways, County roads, and Town roads form the network of public roads. Private roads and common element roadways in plans of condominium are another class of vehicle access, the use and maintenance of which are the responsibility of the abutting landowners or the condominium corporation.

The Transportation policies are intended to promote the creation and maintenance of a safe and efficient road system within the financial capability of the Town, and to ensure cooperation with the Province.

The Transportation system also comprises a trail system that is integrated with sidewalks and roadways to serve equally as a means of travel and as a means of facilitating active recreational pursuits.

### 15.2 OBJECTIVES

- (a) To maintain the safety and efficiency of the road system.
- (b) To prevent undue increases in the proportion of expenditures on roads.
- (c) To ensure that all new development has suitable and legal access.
- (d) To protect corridors and rights-of-way for significant transportation and infrastructure facilities.
- (e) To prevent incompatible development from locating adjacent to transportation corridor or facility.
- (f) To provide a trail system that would provide a safe non-motorized circulation system for travel and for active recreational pursuits.
- (g) To promote active transportation (e.g., walking and cycling) during the review of changes to existing infrastructure and the building of new roads.

### 15.3 POLICIES

1. The location of roads or intersections of roads is only approximate. As areas are developed it may be necessary to alter the alignment or location of the proposed roads or intersection of roads. Such alterations shall not require an amendment to this Plan provided that:
  - (a) existing built-up areas in the path of such proposals are not unfavourably affected;
  - (b) where access to a road under the jurisdiction of another authority is affected, the appropriate Municipal, County or Provincial authority is notified and is in agreement with the proposed alteration; and
  - (c) the area and location of the adjacent land use designations are not affected in any major way.

Truck traffic will be regulated by a by-law pursuant to the Municipal Act.

Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## 15.4 ROADS

### 15.4.1 Road Classifications

1. Roads are divided into the following main classifications:

- (a) Provincial Highway
- (b) County
- (c) Municipal
- (d) Private
- (e) Trails

The road classification, which is shown on the Schedule B, is based on the Town's road naming by-law which was passed by Council as part of the civic addressing component of the implementation of the 911 emergency system. The road classification is general and is considered as accurate as possible. However, the final determination of the status of individual roads rests with the appropriate road authority.

### 15.4.2 Provincial Highway

1. Provincial Highways generally carry large volumes of traffic between major generators of traffic at high speeds and under free flowing conditions with access restricted to grade-separated intersections. The Province has jurisdiction over Highway No. 17 (a Class I Freeway/Expressway) in this area. No direct property accesses will be granted.
2. A permit may be required for development, highway access, construction, utilities, work or other activities near Highway No. 17 are subject to the Ministry of Transportation (MTO) Controlled Areas requirements. Applicants are required to consult with MTO to determine the types of permits required.

### 15.4.3 County Roads

1. The County of Renfrew Roads Department Infrastructure and Public Works Department is responsible for County Roads as identified on Schedule B. The County of Renfrew categorizes its roads into the following classifications:
  - (a) Major Arterial
    - (i) County Road 51 - Petawawa Boulevard;
  - (b) Minor Arterial
    - (i) County Road 26 - Doran Road from Petawawa Boulevard to Provincial Highway 17;
    - (ii) County Road 37 - Murphy Road from Petawawa Boulevard to Provincial Highway 17;
    - (iii) County Road 55 - Paquette Road; and

- (c) Collector
  - (i) County Road 25 - Laurentian Drive County Road 16 - Victoria Street County Road 28 - Barron Canyon Road;
  - (ii) County Road 51- Petawawa Boulevard;
  - (iii) County Road 26- Doran Road from Petawawa Boulevard to Provincial Highway 17;
  - (iv) County Road 37- Murphy Road from Petawawa Boulevard to Provincial Highway 17; and
  - (v) County Road 55 – Paquette Road.
- 2. This classification may change from time to time. Such changes will not require an amendment to this Plan.
- 3. Any development that proposes access to, or frontage on, County Roads shall satisfy the requirements of the County of Renfrew Public Works and Engineering Department.

#### **15.4.4 Municipal Roads**

- 1. The Town is responsible for municipal roads as identified on the Schedule B to this Plan. Any development that proposes access, to or frontage on, Municipal Roads shall satisfy the requirements of the Town of Petawawa Public Works Department. Municipal roads may be planned as complete streets enabling users of all ages and abilities – pedestrians, cyclists, motorists – to interact and move safely along and across Town streets. Where a road is required to be upgraded, a professional engineer shall design and supervise the upgrading of the road at the expense of the proponent. Council may assume or bring the road up to standard under local improvement provided all property owners abutting the road sign the petition for local improvement purposes.
- 2. The creation of a new road or a minor extension of an existing public road may be undertaken, subject to the approval of Council. A professional engineer shall design and supervise the construction of the road at the expense of the proponent. Once the construction is completed, the road (except for a Private Road) shall be dedicated by the proponent and assumed by the Town.

#### **15.4.5 Private Roads**

- 1. A private road is one which provides access by means of a registered right-of-way to private property, the use and maintenance of which is the responsibility of the abutting owners. The Town will not assume any road until it is constructed to Municipal standards and unless it abuts an existing public road which is maintained year round. Until a road is assumed by by-law, the Town shall not be responsible for any road maintenance, snow plowing, garbage collection or other road dependent services. No new lots will be permitted on a private road, unless specified elsewhere in this Plan.

#### **15.4.6 Trail System**

- 1. Petawawa has an extensive trail network known collectively as the Emerald Necklace Trails. The three main trails are Millennium Trail, Trillium Trail and the Algonquin Trail.

Millennium Trail is a 2-kilometre paved path that follows the Petawawa River and connects through to the Garrison Petawawa's Dundonald Hall. This trail supports a wide range of activities, including walking, jogging, rollerblading, cycling, cross-country skiing and snowshoeing. Motorized vehicles are not permitted. Story boards capturing the early settler and logging history of the area are found interspersed along the trail. Also included along the trail is outdoor fitness equipment.

Trillium Trail is a 26 kilometre unpaved trail running alongside Petawawa Boulevard, mostly in the railway right-of-way. It is classed as a "Top A" snowmobile trail and features two bridges. Though a motorized trail, it also serves as a multipurpose trail for other outdoor activities. Trillium Trail is the only trail providing a shortcut on the Trans Canada Trail from Ottawa to North Bay. Kiosks with maps and distance markers are found at intervals along the length of the trail. While the Town of Petawawa maintains Millennium Trail, the Keetna Snowmobile and Recreation Club maintains the Trillium Trail.

The Algonquin Trail is a section of the Ottawa Valley Trail that runs through the County of Renfrew and is regulated by the Regulating Algonquin Trail By-law and managed by the Ottawa Valley Recreational Trail Management Plan.

2. Another Petawawa trail section consists of the Woodland and Nature Trails in the Woodland Crescent area of town, featuring a walk around a natural wetland area, providing scenic views and wildlife viewing. Serving different functions than those previously mentioned, different maintenance and management may need to be considered. These two trails are isolated from the greater Emerald Necklace system. Garrison Petawawa host two additional trails, which are extensions of the Millennium Trail: the Battle Fitness Trail and the Ironman Trail, giving an additional 2.8 kilometres of trail.

Not all of the trail system will necessarily be shown on the Schedule B to the Plan. Additional policies on the trail system are contained in the Parks and Open Space Section of this Plan.

Where such trails are in public ownership, they may be recognized in an appropriate zone in the Zoning By-law.

## **15.5 INTERSECTION AND CROSSING IMPROVEMENTS**

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

## **15.6 ACCESS TO DEVELOPMENTS**

1. Unless specified otherwise in this Plan, development shall only be permitted if access to a public road of adequate width and standard acceptable to the Town is available or established as a condition of approval.
2. The location of an access driveway should not create a traffic hazard because of its concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed as to minimize the dangers to vehicular and pedestrian traffic in the vicinity.

## 15.7 LAND ACQUISITION FOR ROAD PURPOSES

Where land is required for road widening, road extensions, road rights-of-way, or intersections, such land shall be obtained by the appropriate agency in the course of approving plans of subdivision, development applications and consents for land severances. Any proposals to widen, extend, or improve roads in the Town should take into account the scenic factors and natural attributes of the adjacent lands, particularly trees which may be on or near the road allowance.

## 15.8 NOISE ATTENUATION

1. A noise feasibility study, based on Provincial guidelines, will be required as part of an application which proposes residential or institutional development within 100 metres of a freeway right-of-way (i.e., Highway 17).
2. A noise feasibility study may not be required in the instances described above if there are existing, intervening buildings between the proposed development and the highway which buildings may serve to act as a noise attenuation barrier.
3. A noise feasibility study may also not be required if the proposed development represents infilling.
4. A noise feasibility study may be requested by Council when development is proposed near a transportation facility (e.g., major truck stop, stations, etc.) or if these facilities are being proposed.
5. Reference should also be made to the noise attenuation policies of the General Policies for Development section of this Plan.

## 15.9 ACTIVE TRANSPORTATION

1. It will be the policy of the Town to promote active transportation (e.g., walking and cycling) during the review of changes to existing infrastructure and the building of new roads, as addressed in the Town's Active Transportation Plan.
2. Other policies related to active transportation are outlined the Parks and Open Space Section of this Plan, and in Section 20.3 of the Plan of Subdivision Development Criteria.



## SECTION 16 AIRPORT

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### 16.1 GENERAL GOAL AND INTENT

The Airport designation applies to the area of the Town that is used for the purposes of a municipal airport (the Pembroke and Area Airport). The Airport provides a vital transportation link for the Town and is therefore extremely important to the future development of the Town's economy.

### 16.2 OBJECTIVES

- (a) To designate the Airport lands on Schedule A and to provide for the continued use of the lands for an Airport.
- (b) To prevent incompatible development from locating adjacent to the Airport.

### 16.3 POLICIES

1. All uses associated with an airport are permitted in the designation. These uses include airports, runways, airport terminals, hangars, parking facilities for cars and airplanes, airplane sales, repairs and rental facilities, aircraft lots, flight schools, accessory uses, commercial and industrial uses related to airport uses, and auxiliary industrial uses dependent upon aircraft for the transportation of products. Also, non-airport type uses limited to light industries or industries utilizing low volumes of water, particularly those dependent upon aircraft for the transportation of products, may be permitted where appropriate.  
  
Other uses permitted are those uses, such as golf courses, which do not preclude the further use of the land for airport use, or which would not affect the safe operation of the airport or interfere with the taking off and landing of airplanes.
2. New residential development and other sensitive land uses will not be permitted in areas near the Airport above the 30 NEF/NEP as set out on maps (as revised from time-to-time) approved by Transport Canada. Development adjacent to the airport site shall comply with the Federal Zoning requirements of Transport Canada regarding height restrictions.
3. Consents may be granted for permitted uses and lot enlargement purposes.
4. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## **SECTION 17 SEWAGE AND WATER SYSTEMS SERVICING**

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### **17.1 GENERAL GOAL AND INTENT**

It is the intent of this Plan that the majority of new residential growth in the Town take place within the Residential designation, which is fully serviced with municipal water and sewage systems, and ensures efficient use of the existing public infrastructure limiting growth pressures in the rural area. This area is serviced by the Town's water treatment plant and sewage treatment plant.

Some residential development in the Town is on partial services i.e., municipal water and private septic system. The area designated for development on one service is the Suburban designation. This designation corresponds to the area of the Town serviced by the municipal waterworks system. Further development on partial services is permitted provided it represents infilling and/or rounding out of existing development and provided there is reserve capacity in the municipal water system and that the site conditions are suitable for the long term provision of partial services.

Limited development on private wells and septic systems will be permitted in the Rural Residential designation and the Rural designation. The amount of new development in these two designations will be controlled through the policies on consents and plans of subdivision.

In fully serviced areas, lot creation is only permitted if sufficient reserve water and sewer plant capacity are available to accommodate it. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal services are not or cannot be provided. Private services may be used for lot/unit creation where the use of communal systems is not feasible and where site conditions are suitable over the long term. Partial services are permitted to address failed services, and to allow the infilling and/or rounding out of existing development.

### **17.2 OBJECTIVES**

- (a) To maintain sufficient capacity in both public water and sewage systems and facilities to provide for anticipated growth.
- (b) To direct the majority of new growth in the Town to lands serviced by public water and sewage systems, and except for minor infilling, discourage development on partial services.
- (c) To discourage incompatible development in areas surrounding water and sewage systems and facilities.

### **17.3 POLICIES**

1. A feasibility study which assesses the potential adverse effects of odour, aerosols, noise, etc. will be required when development is proposed within 400 metres of an existing sewage treatment facility. New or expanded facilities will be subject to the regulations of the Province.
2. All applications for development within fully serviced areas will ensure that sufficient uncommitted reserves exist to service the development.
3. All development proposals consisting of six (6) or more lots on the basis of communal or individual services will require a servicing options statement and a hydrogeological study.

4. All development proposed on private sewage systems will require approval under the Ontario Building Code. Development proposed on large subsurface systems (effluent greater than 10,000 litres per day) requires approval under the Ontario Water Resources Act and requires a hydrogeological study to satisfy the requirements of the Province's "Reasonable Use Guideline".
5. Reference should be made to the applicable General Policies found in Section 3 of this Plan.
6. Consents on partial services outside of the Suburban designation are permitted, subject to the relevant policies of this Plan.

### **17.3.1 Stormwater Management**

1. The Town supports the use of stormwater management techniques as a means to protect water resources (quality and quantity). Proponents will be expected to assess the impact of proposed development on receiving watercourses and to utilize a mix of on site, conveyance, and end-of-pipe best management practices to maintain water quality and prevent downstream impacts due to flooding. Stormwater Management Plans, submitted as part of the development approvals process will:
  - (a) Ensure that natural hydrological characteristics are maintained, and where possible, enhanced as the means to protecting base flow of watercourses;
  - (b) Maximize natural infiltration of water on site;
  - (c) Ensure that development will not result in downstream flooding or cause adverse effects on receiving waterbodies;
  - (d) Ensure that alterations to natural drainage systems are minimized and that existing natural vegetation is maintained; and
  - (e) Ensure that existing fish and wildlife habitat is protected, enhanced, or restored.

### **17.3.2 Servicing Policies**

1. Council will require servicing to be provided, at the proponent's expense or by way of a cost sharing agreement with the Town, proponents and/or County to minimize the costs of services to be provided by public agencies. Development may be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. Where new or improved services are required for development, Council may require their provision at the proponent's expense.
2. The Town shall be assured that necessary utilities, waste disposal facilities, fire protection and police protection will be provided before any development is approved. Approval will be given only in locations where such services are feasible to maintain without creating an undue additional financial burden on existing residents.

## **SECTION 18 HYDRO AND PIPELINE FACILITIES, AND WASTE MANAGEMENT SYSTEMS**

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### **18.1 GENERAL GOAL AND INTENT**

The general goal and intent of this section is to outline infrastructure-related objectives and policies dealing with hydro and pipeline facilities, and waste management facilities.

### **18.2 OBJECTIVES**

1. To protect corridors and rights-of-way for significant infrastructure facilities, such as pipelines, natural gas compressor stations, and hydro transformers, from incompatible uses.
2. To provide waste management facilities which are of an appropriate size and type to accommodate present and future needs.
3. To locate and design waste management facilities in accordance with provincial standards and legislation.
4. To investigate and promote appropriate means of diverting waste from landfill sites.

### **18.3 POLICIES**

#### **18.3.1 Hydro and Pipeline Facilities**

1. The potential impacts associated with these facilities will be evaluated when development is proposed within 1000 metres of such facilities or when new facilities are being proposed within 1000 metres of a sensitive lands use. The impacts to be evaluated include, but may not be limited to, noise, dust, odour, and vibration.
2. A minimum setback of 7 metres from the edge of the pipeline easement is required for all buildings and structures, and a minimum setback of 3 metres is required for accessory structures such as decks and pools.
3. The Town encourages early consultation with TransCanada Pipelines or its designated representative for any development within 200 metres of TransCanada's facilities.
4. The TransCanada Pipeline is considered a public utility which is permitted in all land use designations and zones in the Town.
5. All existing power facilities and the development of any new electric power facilities, including all works defined in the Power Corporation Act (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to the Plan provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Furthermore, Ontario Power Generation shall consult with the Town on the location of any new electric power facilities.
6. Other Ontario Power Generation buildings and facilities not used directly for the generation and supply of power shall comply with the other provisions of this Plan and implementing by-law.

7. The above policies, however, do not preclude the Town's right to participate in discussions on the location criteria of new electric power facilities.
8. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

### **18.3.2 Waste Management Facilities**

1. Development will not be permitted within 30 metres of the perimeter of a fill area of an operating or closed landfill or dump.
2. Development within 500 metres of the perimeter of the fill area of an operating or closed landfill or dump must be supported by technical studies, which will include, but not necessarily be limited to, methane gas and leachate studies.
3. All applicable provincial standards and legislation will apply to development proposed within or near an existing or closed landfill or dumpsite.
4. All new proposals to locate a landfill within the Town shall comply with provincial standards and legislation and shall be supported by, but not be limited to, studies which address hydrogeological impacts, needs analysis, and alternatives to the proposal.
5. In reviewing development proposals, Council will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed development.
6. Reference should be made to the applicable General Policies found in Section 3 of this Plan.

## SECTION 19 LAND DIVISION POLICIES

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### 19.1 GENERAL GOAL AND INTENT

1. The policies set out in this section will be implemented on behalf of the Town of Petawawa by the Renfrew County Land Division Committee.
2. The consent process shall be viewed as one of two methods of subdividing land for development purposes. The second method involves plan of subdivision process which is administered (and approved) by the County of Renfrew. This process allows for a more rigorous review of complex development issues on a comprehensive basis. The Land Division Committee has been empowered to grant consents only where a registered plan of subdivision is not considered necessary for the proper and orderly development of the Town or where the further division of land by either method does not represent the proper and orderly development of the Town. The preferred method for lot creation within the Town will be by way of plan of subdivision.

### 19.2 CONSENT POLICIES

1. A consent for a new lot shall conform to the land use designations shown on the Schedule A, the land use policies of this Official Plan and the implementing Zoning By-law. All consents shall conform to the provisions of the Plan and the implementing Zoning By-law with regard to both the severed and retained parcels of land that are subject to the application.
2. Consents will be granted only when all parcels involved, including the retained, abut and have direct access to existing public road maintained on a year-round basis and of a standard of construction acceptable to the Town. The only exception to this policy is for commercial lots or blocks within a plan of subdivision, on lots and blocks within a plan of condominium.
3. The maximum number of new lots permitted to be created from an original holding shall be three (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the Planning Act. An original holding means a holding as of January 10, 1987, which was the approval date of the Official Plan of the former Town of Petawawa.
4. Above that maximum of three lots, no new lots will be permitted to be created through the consent process, except as provided for in subsection (4) and (5) below. Above the maximum of three lots, either further development would not be permitted, or a plan of subdivision would be required.
5. Notwithstanding subsection 21.2.3 above, the following special policies shall apply to the Residential and Commercial Designations only:

While Council generally discourages granting more than three consents per holding under this Plan, a maximum of two additional consents may be granted in the Residential and Commercial Designations provided the following criteria are considered for the additional lots:

- (a) that they do not create a conflict with abutting uses;
  - (b) that they do not lead to additional municipal services being required; and
  - (c) that they are serviced by full municipal water and sewer services.
6. Notwithstanding subsection (3) above, the following special policies shall apply to the Rural and Rural Residential Designations only:  
Where an original holding consists of more than 25 hectares, a maximum of three (3) additional consents may be granted provided the following criteria are considered for the additional lots:
  - (a) that they do not create a conflict with abutting uses;
  - (b) that they do not lead to additional municipal services being required;
  - (c) that they do not promote strip development; and
  - (d) that environmental impacts are considered.
7. The minimum lot size and lot frontage shall be established and regulated by the implementing Zoning By-law. Unless physical conditions dictate otherwise, the depth of a lot should be no more than four times the frontage of the lot. The size and configuration of any lot should be appropriate for its intended use and shall be planned to prevent or limit impacts on a natural resource, to blend with adjacent development, to maximize the efficient use of infrastructure and services, and to promote energy and water conservation.
8. Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades, or in close proximity to road intersections.
9. Highway 17 is designated as a Class I (Freeway-Expressway) highway. Consents for parcels requiring direct access to this highway will not be granted.
10. Consents will not be permitted which cause or contribute to ribbon development along the municipal road network. Ribbon development means the unnecessary or undesirable extension of development in a ribbon or strip-like manner along existing roads which may cause undue financial burden for the provision of services, or which otherwise does not facilitate proper and orderly development of the Town.
11. Consents for the creation of new lots shall only be granted when it has been established that soil and drainage conditions of the area are suitable to permit the proper siting of buildings, to obtain a sufficient potable water supply and to permit the installation of an adequate means of sewage disposal on the lot.
12. Consents for new lots shall not be granted on hazard lands unless appropriate mitigating measures consistent with accepted engineering techniques and resource management practices are undertaken to overcome any environmental constraints for development. The Province may be consulted on applications for consent on hazard lands.
13. Consent may be granted for assembling land for a future plan of subdivision provided the necessary rezoning is approved and further provided that no development occurs on lands so severed until after the subdivision receives draft approval.

14. The long term potential of abutting lands should be considered. In particular, no consent will be granted that would prevent future public road access to the interior of any Town lot from an existing public road fronting said lot unless an alternate access is guaranteed.
15. Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way and other purposes which do not create separate lots. Such consents will be evaluated on their own merit.
16. Consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.
17. Consents for new lots will only be granted provided the area is not large enough nor suited to development by a registered plan of subdivision.
18. Consents for new lots within registered plans of subdivision or registered compiled plans that are serviced by private wells and septic systems, or by only one municipal service (i.e., municipal water), shall not be permitted. Consents that do not create separate lots, such as easements and lot additions, will be evaluated on their own merits.
19. Except as noted above, consents on partial services are permitted.
20. In cases where a rezoning is required, the amending Zoning By-law will be in force prior to the finalization of the consent.
21. Consents for residential development in the Rural designation shall satisfy the criteria outlined in the Rural Section of this Plan.
22. Consents must conform with the Minimum Distance Separation policies of Section 3.3.14.
23. As a condition of consent, the Town may require the dedication of land for park purposes (or cash-in-lieu) and may require the applicant to enter into an agreement regarding any of the matters permitted by Sections 51(26) and 53(12) of the Planning Act.

### **19.3 PLAN OF SUBDIVISION DEVELOPMENT CRITERIA**

1. The County of Renfrew processes and approves plans of subdivision. However, the Town must approve each plan of subdivision through recommendations to the County, passage of the necessary Zoning By-law amendment and by entering into a subdivision agreement. In considering a plan of subdivision, Council shall be guided by any other related policies of this Plan, and the following policies:
2. Within the Residential and Suburban designations, plans of subdivision must address the policies and requirements as described in the Secondary Plan or Neighbourhood specific area policy where the proposed plan of subdivision is located.
3. Any pre-designated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
4. A plan of subdivision shall not be recommended for approval unless all lands intended to be used as building sites can be used safely for building purposes without danger from flood or other inundation or other adverse conditions so as to be a danger to the health and safety of the present and future ratepayers of the Town.



5. In determining which areas are suitable for development, several reports, either singly or together, may be required by Council or a reviewing agency during the review of the plan of subdivision and prior to draft approval or approval of any required Official Plan amendment. The reports may include a hydrogeological and terrain analysis report, a servicing options report, archaeological impact assessment, cultural heritage impact study and an environmental impact study. The approval authority reviews and may consult with other agencies on the proposed plans of subdivision to ensure that they are consistent with Provincial policy and conform with the County of Renfrew Official Plan.
6. Where the proposal is for on-site services, the Town shall require a hydrogeological report and shall be satisfied that there is a sufficient supply of potable water, and that the site is suitable for on-site sewage disposal. A plan of subdivision is required for proposed developments of six lots or more.
7. Roads within a proposed plan of subdivision will be assumed by the Town and shall directly access a public road which is maintained year round so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.
8. All lots shall be provided with direct access to a road developed to municipal standards.
9. Notwithstanding subsections (4) and (5) above or any other policies of this Plan, commercial lots and blocks in a plan of subdivision may front on a private road developed to municipal standards and to which the subject lots and blocks are legally entitled to use for access.
10. Any proposed lots may not landlock any parcel of land and must be designed to allow for the integration with future development.
11. Upon draft approval of a plan of subdivision by the County of Renfrew, the proponent shall be required to enter into an agreement with the Town covering among other items:
  - (a) road requirements;
  - (b) sidewalk requirements;
  - (c) drainage requirements;
  - (d) access requirements;
  - (e) financial requirements;
  - (f) insurance requirements;
  - (g) servicing requirements; and
  - (h) parkland requirements.
12. Where land being developed by a plan of subdivision abuts a Provincial highway or collector road the layout of the subdivision should be designed in order that lots back on to the Provincial highway or collector Road and front on to the interior street. In such a case, no direct access from the lots to the provincial highway or County Road will be permitted.

13. Council will encourage the inclusion of a variety of dwelling types and affordability in all subdivisions and more specifically multiple residential dwelling units in areas of the Town where full servicing is available.
14. The appropriate polices of the Parks and Open Space designation and the General Policies for Development also apply to the review of a plan of subdivision. In particular, an application for a proposed plan of subdivision shall indicate how the development will connect to pedestrian links and cycling routes.
15. The policies of this section apply to plans of condominium submitted under the Condominium Act, with necessary modifications.
16. A common element roadway is permitted as a means of access within a plan of condominium.

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## **SECTION 20 IMPLEMENTATION AND INTERPRETATION**

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### **20.1 PUBLIC CONSULTATION**

1. Applications for Plans of Subdivision, Consents, Minor Variances, Zoning-By-law Amendments, and Official Plan Amendments will follow the public consultation process for giving notice and holding meeting in accordance with the requirements of the Planning Act and associated regulations. (OPA 19)
2. Alternatives to public consultation, beyond the minimum requirements of the Planning Act, may be considered for major and/or controversial planning applications where deemed appropriate. A developer may be requested to conduct public engagement pre-application, and/or prepare a “Public Consultation Strategy” as part of a complete application. The strategy should outline a specific process for notifying and engaging the public regarding the specific application. (OPA 19)
3. Public notice and a public meeting shall not be required for technical Official Plan and Zoning By-law changes which, in the opinion of Council, do not affect the policies and intent of the document they are amending. (OPA 19)
4. Where amendments to the Official Plan or Zoning By-law are for the correction of typing errors, technical errors, word changes or metric conversions, no public meeting is necessary. (OPA 19)
5. Where there are changes to a proposed Official Plan amendment as a result of a public meeting, Council may wish to hold another meeting to obtain further public input (OPA 19).

### **20.2 HOLDING ZONE**

1. It is the intent of Council to apply holding provisions within the Zoning By-law as provided for under Section 36 of the Planning Act. Where the principle of the development has been established, a holding zone may be placed on the lands to limit or prevent the use of the land until such time as Council is satisfied that further development may take place.
2. These criteria may include such things as phasing of development, or the completion of any necessary agreements. Council may consider additional criteria as deemed necessary for a particular development provided these are specified at the time of rezoning to the holding category by way of a Council resolution or other appropriate means.
3. It is the policy of Council that holding zones and holding zone provisions may be established in areas where a development proposal has been received by Council and the development is considered premature due to servicing or other constraints.
4. Where there is an intention by Council to apply holding provisions, the land subject to the holding provisions must be zoned for its future intended use. The addition of the holding zone “H” suffix to the zone category shall indicate that development of the site cannot proceed until the suffix is removed.
5. The holding zone “H” suffix shall be attached to the appropriate zone category and identified on the Zoning By-law Schedule.

6. Once the holding provisions and “H” suffix are removed, the applicable zone provisions and zone standards of the zone category from which the holding “H” suffix was removed shall apply.
7. Under the holding zone, interim and passive uses such as open space, conservation and existing uses will be permitted.
8. An amending by-law removing the holding symbol shall not require the full public participation process with mechanism for appeal as outlined in Sections 34(11) and 34(25.1) of the Planning Act. Council shall give notice of its intention to pass an amending by-law to persons and agencies prescribed by regulation made under the Planning Act.
9. Council may by by-law delegate the authority to pass a by-law to remove a holding zone to a committee of Council or an individual who is an officer, employee or agent of the municipality (OPA 19).

### **20.3 IMPLEMENTING LEGISLATION**

1. In addition to the above, Council will implement the Official Plan through other powers conferred upon Council by the Municipal Act, the Environmental Protection Act, the Environmental Assessment Act, and other public agencies by the Planning Act and other applicable statutes.
2. Various Provincial and Federal Statutes are amended from time to time and legislation section numbers may change. It is not intended that this Plan be amended each time such a change is made. This Plan shall be interpreted so as to refer to subsequent legislation as amended.

### **20.4 AGENCY NAMES AND RESPONSIBILITY**

1. Recognize that the names of various government ministries and agencies may change from time to time and responsibilities may shift from one ministry to another. The names of government ministries and agencies responsible for various programs, regulations, and approvals related to the Official Plan are accurate as of the adoption date of this Plan. It is not intended to amend this Plan each time a change of name or responsibility occurs, and this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

### **20.5 IMPLEMENTING THE PLAN**

1. Apply the principles, goals, and policies presented in this Plan to all of the lands in the Town of Petawawa regardless of the land use designation shown on Schedule A, unless otherwise specified.
2. The boundaries between the land use designations on the Schedule A are approximate except where they coincide with roads, railway lines, lakes, transmission lines, lot lines or other clearly defined physical features. In these cases they are not open to flexible interpretation. Where the general intent of the Official Plan is maintained, minor adjustments to boundaries will not require amendment to this Official Plan. It is intended that dimensions, figures and quantities herein (with the exception of the number of new

lots permitted off a holding) are not to be interpreted rigidly but rather are approximate only for general guidance in the administration of the Plan.

3. Recognize that where a policy includes a list of requirements, land uses, considerations, issues, or other references, such lists are intended to indicate the possible range of requirements, land uses, considerations, issues, or other references. Specific items not listed may be considered and included by Town Council, as appropriate and in conformity with the Official Plan.
4. Recognize that site specific policies shall prevail in cases where there is a conflict between site specific and general policies.
5. Recognize that, although the land use designations of this Plan are intended to be conceptual in nature, in cases where a parcel of land contains two separate land use designations, the policies of each designation shall apply only to the portion of the property so designated.

## 20.6 NON-CONFORMING USES

1. Where an existing land use does not conform with the land use designation or to any applicable policy in this Plan, it may, notwithstanding these policies or designation, be zoned in the Town's Zoning By-law in accordance with the present use and performance standards, provided:
  - (a) The zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent conforming uses;
  - (b) It does not constitute a danger or nuisance to surrounding uses by virtue of a hazardous nature, environmental threat, traffic or other detrimental character; and
  - (c) It does not interfere with desirable development in adjacent areas that are in conformity with this Plan.
2. The Committee of Adjustment may permit a change in use from the legal nonconforming use to a similar use or more compatible use pursuant to its powers under the Planning Act. Where an existing, non-conforming use is discontinued, a rezoning may only take place in conformity with this Official Plan.
3. Where an existing use does not satisfy the criteria listed in 22.6.2 (a) through 22.6.2 (c) above, Council may not zone it for its present use. Where an existing use has been zoned as a non-conforming use but there is merit in granting permission to extend or enlarge the use either within the lands owned on the date of passing of the By-law or on adjacent property, Council may amend the Zoning By-law to permit such extension or enlargement without the necessity of amending the Official Plan provided that the requirements of the Planning Act are complied with and it is satisfied that such extension or enlargement is appropriate under the circumstances.
4. Where a use of land does not conform with the land use designation shown or to any other applicable policy in the Plan, but is nevertheless reasonably compatible with other uses in its vicinity and is a non-conforming use in the Zoning By-law, permission may be given by Council or the Committee of Adjustment for the enlargement or extension of such uses under Section 45 of the Planning Act, provided that it:

- (a) does not represent an unreasonable increase to the size and intensity of the legal non-conforming use;
  - (b) does not aggravate any situation which is detrimental to neighbouring, conforming uses;
  - (c) Substantially improves the conditions of the property and/or building;
  - (d) It should result in greater compatibility with adjacent uses with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation;
  - (e) Provides adequate measures to protect other uses through landscaping, buffering or screening; appropriate setbacks for buildings and structures; and/or devices, and measures for reducing nuisance(s) caused by matters such as outside storage, lighting, and advertising;
  - (f) Provides adequate off-street parking areas, loading facilities, and screening;
  - (g) Does not adversely affect traffic and parking conditions in the area;
  - (h) Will be adequately served by municipal services that meet the additional needs resulting from the expansion or extension of use;
  - (i) Any extension or enlargement involving additional land should be minor in relation to the total property. Any major change shall require an amendment to the Official Plan;
  - (j) Neighbouring property owners will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made; and
  - (k) Meets the intent of the Official Plan and standards established in the Zoning By-law.
5. In most instances, where an existing building or structure which has been zoned as a nonconforming use is destroyed, such building or structure may be reconstructed to its former standards provided work is commenced within a reasonable length of time from the date of destruction. In most instances, an existing building or structure which is zoned as a non-conforming use may be reconstructed or strengthened to a safe condition provided that the external dimensions and use of the building or structure are not changed. However, there may be situations where Council will choose to zone certain non-conforming uses so that such uses could not be re-established or would only be permitted to re-establish if certain conditions were met, in accordance with the specific provisions of the Zoning By-law.
6. The development of existing undersized lots may be permitted in accordance with the relevant provisions of the zoning by-law provided that where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Province and/or its agents and the other relevant policies of this Official Plan are met. A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the zoning by-law. In such a case, the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the Zoning By-law.

## 20.7 OFFICIAL PLAN AMENDMENT AND REVIEW

1. The Official Plan cannot be expected to forecast precisely the nature of changes that will occur in the Town over the next 30 years. next ten years. For this reason, the Plan may need to be amended by Council from time to time to ensure its continued use, relevance, and effectiveness in the longer term. As further research is undertaken into the resources of the Town and a need has been determined, Council will amend the Official Plan in accordance with the adoption and approval process outlined in the Planning Act.
2. An amendment may be needed to address a particular development that meets the intent of the Plan and the standards established in the Zoning By-law or to address a future circumstance unknown at the time of preparation of the Plan.
3. The Plan is required under Section 26 of the Planning Act to be reviewed and revised (if necessary) by the Council on the expiration of every five years from the date on which the Plan came into legal effect. The review will be undertaken in accordance with the developments which can be foreseen during the next ten-year period.
4. If the Plan is revised as a result of a formal review or amended at any time over the life of the Plan, the approved document is binding upon the Council and all other persons and corporations wishing to carry out development in the Town.
5. Amendments to the Official Plan will only be permitted if they are consistent with the Provincial Policy Statement and any upper tier plans in effect.
6. Council will strive to monitor the effectiveness of this Plan, especially those policies related to the PPS and growth management.
7. Consider the following when evaluating any proposed amendment to the Official Plan:
  - (a) The need for use;
  - (b) Alternative locations for the proposed use;
  - (c) Compatibility of the use with surrounding uses;
  - (d) Impact on natural heritage features and areas, cultural heritage resources, and other resources;
  - (e) Adequacy of water supply and sewage disposal services required by the proposed use;
  - (f) Vehicular and pedestrian access; and
  - (g) Financial impact on the Town.
8. When amendments are made to the Official Plan, appropriate amendments shall also be made to implementing By-laws so that any such By-law is in conformity with the Official Plan.

## 20.8 SITE PLAN CONTROL

1. Site plan control is a mechanism used to control design features of development. Provisions for such features as off-street parking and loading, walkways, lighting,

- buffering, landscaping, garbage storage, grading, storm water facilities, other features can be addressed.
2. Council shall encourage the use of the site plan control provisions of the Planning Act to implement the policies and provisions of this Plan and to coordinate and enhance the built environment of the local community.
  3. Pursuant to the Site Plan Control provisions of the Planning Act, the entire area of the Town of Petawawa is designated as a proposed Site Plan Control Area. The Town may, by by-law, apply site plan control to the whole or any part of the proposed site plan control area. The Town may require site plans, drawings and/or agreements to ensure the provisions of all or any of the matters described in Section 41 of the Planning Act, including matters relating to massing and conceptual design, interior walkways, and facilities for accessibility for people with disabilities.
  4. With respect to exterior design, site plan control may address sustainable design elements on the adjoining street (landscaping, permeable pavement materials, street furniture, curb ramp, waste and recycling containers and bicycle parking facilities). For all residential uses subject to site plan control, Council may require the drawings mentioned in paragraph 2 of Section 41(4) of the Planning Act. Where an agreement is entered into, the signed agreement shall be registered on title by the Town at the proponent's expense prior to any development taking place.
  5. Certain types of development will be exempted from Site Plan Control, as defined through the Site Plan Control By-law. The Site Plan Control By-law shall apply to all development within all zones defined in the Comprehensive Zoning By-law 456/07, with the exception of the following development types:
    - (a) Residential uses containing less than 10 dwelling units;
    - (b) Private garage or carport;
    - (c) Public utility;
    - (d) Uses established by a public authority;
    - (e) Private park;
    - (f) Outdoor recreation uses;
    - (g) Farm
    - (h) Roadside stand; and
    - (i) Accessory uses to the foregoing.
  6. Where proposed development is subject to site plan control and an amendment to the Zoning By-law is required, Council shall ensure that consideration is given to site plan control measures prior to finalization of the rezoning, including approval of preliminary site plans and drawings, the adequacy of proposed buffering, landscaping, servicing, parking etc. and any pertinent conditions to be incorporated in a site plan agreement. Where an agreement is entered into, the signed agreement shall be registered on title after the rezoning is finalized, unless otherwise provided under this Plan.



7. Where a Site Plan Control By-law is in effect, the applicant will submit for approval such plans and/or drawings that are required by Council. The owner of any land designated under the Site Plan Control By-law may be required to enter into one or more agreements with the Town to provide and maintain those facilities required on the site plan. No building permit will be issued until the agreement or agreements have been signed and registered on title against the land to which it applies.

## 20.9 TEMPORARY USES

1. Notwithstanding any other policy in this Plan, Council, in an amending zoning by-law, may permit the temporary use of land, buildings, or structures for a maximum period of three years (twenty years for a garden suite as defined by Section 39.1(1) of the Planning Act). Further, Council may grant extensions of not more than three years by by-law. Upon expiration of the time period, the temporary use shall not be entitled to the continuation protection of a legal non-conforming use. No amendment to the Official Plan shall be required to permit a temporary use which does not conform to the uses permitted under the Plan.
2. In evaluating a request for a temporary use by-law, pursuant to the authority of Section 39 of the Planning Act, Council shall consider the following criteria:

- (a) Temporary Use By-laws shall not be passed for the purpose of permitting uses that are not in conformity with this Plan. (OPA 19)
- (b) The proposed use shall be compatible with the surrounding land uses. (OPA 19)
- (c) Required services shall be adequate for the proposed use. (OPA 19)
- (d) Access and parking shall be appropriate for the proposed use. (OPA 19)

Council may by by-law delegate the authority to pass a by-law to authorize the temporary use of land buildings or structures in accordance with subsection 39(1) of the Planning Act to a committee of Council or an individual who is an officer, employee or agent of the municipality. (OPA 19)

3. Council shall ensure that the proposed use is not detrimental to the existing uses in the area and that the proposed use is temporary in nature and shall not entail any large capital expenditure or major construction so that the owner does not experience hardship in reverting to the original use upon termination of the temporary use provisions.
4. Council may, by by-law, grant further periods of not more than three years in which the temporary use is authorized.

## 20.10 ZONING BY-LAWS

1. It is the intent of Council to adopt a comprehensive Zoning By-law and site specific bylaws where necessary to implement the policies of the Official Plan. Council may by by-law delegate the authority to pass a by-law which is minor in nature to a committee of Council, or an individual who is an officer, employee or agent of the municipality. (OPA 19)
2. The Zoning By-law will specifically regulate the use of land, character, location, and use of structures within the Town of Petawawa.

3. Amend and update the Zoning By-law, as necessary, to bring it into conformity with the adopted Official Plan. Such amendments and updates may relate to any land use regulations, development standards, and administrative provisions. Uses permitted under the Plan will be distinguished under the Zoning By-law. An amendment to the Zoning By-law may be permitted provided the proposed use is in conformity with the Official Plan.
4. Amendments to the Zoning By-law shall only be made after public notice and consultation as required by the Planning Act, and consultation with affected authorities or agencies, have been undertaken to the satisfaction of Council.
5. Council may by-law, delegate authority to pass by-laws under Section 34 of the Planning Act that are of a minor nature to a committee of Council or an individual who is an officer, employee or agent of the Town. Council may delegate authority to pass temporary use by-laws, lifting of holding symbols and minor Zoning By-law amendments.

### **20.11 ZONING BY-LAW AMENDMENTS**

1. When considering applications for Zoning By-law amendments, Council shall have regard for the provisions of this Plan and, without limiting the generality of the foregoing, the following matters, as appropriate:
  - (a) conformity of the proposed use with this Plan;
  - (b) conformity with the general intent and purpose of the Zoning By-law;
  - (c) compatibility of the proposed use with adjacent uses, adjacent land use designations, adjacent zones and maintenance of privacy;
  - (d) compatibility of proposed buildings and structures with adjacent buildings, structures and the environment;
  - (e) extent to which existing areas zoned for the proposed use are developed or available for development;
  - (f) the impact of the proposed use on the transportation system, community facilities, and the environment;
  - (g) suitability of the land, buildings and structures for the proposed use;
  - (h) the financial implications to the Town and other public bodies;
  - (i) adequacy of access points and parking areas;
  - (j) adequacy of open space and amenity areas;
  - (k) comments and recommendations from public agencies;
  - (l) Provincial Plans; and
  - (m) the precedents created by the proposed amendment.

### **20.12 MINOR VARIANCES**

1. A Committee of Adjustment appointed by the Council, pursuant to Section 45 of the Planning Act, may grant applications for minor variances to:

- (a) Vary from provisions of the Zoning By-law or an Interim Control By-law, where the existing or proposed use complies with the use provisions of the Zoning By-law which implements this Plan;
  - (b) Allow the extension or enlargement of a legal non-complying use;
  - (c) Allow a change in the use of land or buildings from one legal non-complying use to another use that, in the opinion of the Committee, is similar to the existing legal non-complying use or that is more compatible with the uses permitted in the Zoning By-law; and
  - (d) Allow a use where the uses of land, buildings, or structures permitted in the Zoning By-law are defined in general terms.
2. Minor variances are discretionary and are to be considered from a land use planning and public interest perspective. When considering an application for a minor variance, the Committee of Adjustment may grant the variance provided that:
  - (a) The variance is minor in nature;
  - (b) In the opinion of the Committee, the general intent and purpose of the Official Plan are maintained;
  - (c) In the opinion of the Committee, the general intent and purpose of the Zoning By-law being varied are maintained; and
  - (d) In the opinion of the Committee, the land, building or structure or use thereof is desirable for the appropriate development or use of the land, building or structure.
3. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance, including required approvals, any reasonable requirements, recommendations of Town departments or the submission of studies.
4. In considering whether a variance is desirable for the appropriate development or use of the land, building or structure, the Committee of Adjustment shall have regard among other things for:
  - (a) the feasibility of designing the building or structure in conformity with the by-law;
  - (b) the compatibility of the proposed development with adjacent uses, buildings and the environment and the maintenance of privacy;
  - (c) the provision of adequate buffering, screening and landscaping; and
  - (d) the provision of adequate motor vehicle access and parking.

### **20.13 PROPERTY MAINTENANCE AND OCCUPANCY BY-LAW**

1. Council intends to consider enacting a Property Maintenance and Occupancy Standards By-law in accordance with the Building Code Act. The purpose of this By-law is to ensure that properties (particularly residential, commercial, and industrial) now in generally adequate or better condition, continue to be maintained to a reasonable standard and that poorly maintained properties be brought up to an acceptable standard.

2. The Maintenance and Occupancy By-law may be applicable to either one or more defined areas of the Town or to the whole Town and may have regard to any of the following matters and any other matters that may be deemed necessary:
  - (a) garbage disposal;
  - (b) pest prevention;
  - (c) structural maintenance of buildings;
  - (d) services to buildings, including plumbing, heating and electricity;
  - (e) safety of buildings;
  - (f) cleanliness of buildings;
  - (g) maintaining yards, lanes, parking and storage areas;
  - (h) maintaining fences, swimming pools, accessory buildings and signs;
  - (i) keeping lands and waterfront properties free from rubbish, debris, weeds, abandoned or dilapidated vehicles, trailers, boats, barges, mechanical equipment or materials; and
  - (j) occupancy standards.
3. The Town may appoint a Property Standards Officer who will be responsible for administering and enforcing the Maintenance and Occupancy Bylaw.
4. The Town may appoint a Property Standards Committee, in accordance with the Building Code Act for the purpose of hearing appeals against an order of the Property Standards Officer.
5. The measures to be used generally in achieving the property maintenance program shall include an education and public relations program to show ratepayers the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

## **20.14 PRE-CONSULTATION AND COMPLETE APPLICATION**

The specific submission requirement for any given application will be based on the scale of the proposal, its location, and its location in relation to other land uses and where described by the policies of the plan as determined by the approval authority. The municipality may develop guidelines, Terms of References (TOR) and/or general descriptions of the studies, reports and information that may be required as part of a complete application. These guidelines/ TOR may be included as an appendix to this plan, and may be revised, both instances without the need for an Official Plan Amendment. Applicants are encouraged to pre-consult ahead of submitting any applications for development. Where required by by-law, applicants are required to undertake a pre-consultation review with the approval authority before submitting an application. (OPA 19)

The Town may pass a By-law requiring mandatory pre-consultation with the Municipality that addresses such matters as but not limited to:

- (a) Those application types that are the subject of pre-consultation requirements;
- (b) Authority to administer, direct appropriate action and exercise discretion with regard to the pre-consultation process and its requirements;
- (c) Defining what the pre-consultation process entails;
- (d) Establishing the basis upon which an Application may be considered Complete or Incomplete. OPA 19)

## 2. Pre-Consultation (OPA 19)

- (a) Pre-consultation may include a meeting held with the Municipality and any other external agency as deemed appropriate by the Municipality. The purpose of this pre-consultation meeting is to review the proposed application and the relevant studies and/or information outlined in the Official Plan, prior to the submission of an application,
- (b) Pre-consultation may require peer review, technical sign-off or acceptance, and/or external agency sign-off of technical studies as part of the review process. The pre-consultation may also incorporate public engagement as part of the review process (see Section 21.1). This engagement may include the hosting of public information sessions, open houses, public meetings, or other strategies.
- (c) Upon completion of the pre-consultation process a letter will be provided to the applicant confirming the completion of the pre-consultation process. (OPA 19)

## 3. Complete Applications (OPA 19)

Applications for Official Plan amendment, Zoning By-law amendment, plan of subdivision, plan of condominium, site plan approval, minor variance and consent shall be supported by a complete application. The purpose of requiring a complete application is to ensure that Council the approval authority has the necessary information to make informed decisions and/or comments on the aforementioned applications and to initiate the time frames for processing applications under the Planning Act.

The applications noted above must be accompanied by the information prescribed under the Planning Act (including the fee) and any or all information outlined below:

- (a) Confirmation of completion of pre-consultation process
- (b) Air emissions Study
- (c) Aggregate Impact Study
- (d) Archaeological/ Heritage Assessment
- (e) Blasting Impact Study
- (f) Concept Plan
- (g) Environmental/ Biological Survey
- (h) Environmental Impact Study (EIS)

- (i) Environmental Site assessment (Phase I and II)
- (j) Erosion and Sediment Control Plan
- (k) Geotechnical Study/ Slope Stability
- (l) Housing Study
- (m) Hydrogeological and Terrain Analysis Study
- (n) Impact Assessment of Adjacent Waste Disposal/ Former Landfill Site
- (o) Landscaping Plan
- (p) Land Use Compatibility Assessment
- (q) Lot Grading and Drainage
- (r) Market Impact Study
- (s) Mineral Resource Impact Assessment
- (t) Minimum Distance Separation
- (u) Noise Impact Study
- (v) Obstacle Limitation Surfaces (Airport Zoning Regulations)
- (w) Planning Rationale Report
- (x) Public Consultation Strategy
- (y) Servicing Study/ Servicing Options Report
- (z) Stormwater Management Plan
- (aa) Survey
- (bb) Traffic Impact Study
- (cc) Tree Planting Plan
- (dd) Tree Preservation Plan/ Study
- (ee) Urban Design Study
- (ff) Vibration Study
- (gg) Financial life cycle analysis or asset management analysis
- (hh) Visual Impact Assessment
- (ii) Elevation Survey
- (jj) Minimum Distance Separation Forms
- (kk) Septic Report
- (ll) Architectural Drawings (Elevations/ Design Details)

- (mm) Photometric/ Lighting Plan
- (nn) Sun/ Shade Analysis
- (oo) Minister approval where applicable (i.e. MTO permits, ECA's, Record of Site Condition)
- (pp) Outside Agency Approval where applicable (i.e. Hydro One, Enbridge, TSSA, Bell, Rogers, School Boards). (OPA 19)

This list is not intended to be exhaustive. Other information may be required by the Town in consultation with other agencies in response to a particular development proposal to deem an application complete. In addition, other studies may be required to address issues that arise during the processing of applications. Qualified professional consultants retained by and at the expense of the proponent shall carry out the studies. The Town may require peer review of the studies at the proponent's expense.

4. The applications noted above must be accompanied by the information prescribed under the Planning Act (including the fee) and may include, but is not limited to the following:
  - (a) This list of information is not intended to be exhaustive. Other information may be required by the Town in consultation with other agencies to deem an application complete. In addition, other studies may be required to address issues that arise during the processing of applications.
  - (b) During the pre-consultation, the Town shall determine which studies and information are required by Town staff and Council to evaluate the application. Furthermore, Town staff shall identify those studies that must be submitted at the time of application submission. All studies shall be prepared by qualified professionals according to all applicable federal, provincial, and municipal guidelines.
  - (c) The specific submission requirement for any given application will be based on the scale of the proposal, its location, and its location in relation to other land uses.

## 20.15 TARIFF OR FEES

1. Municipalities may, by by-law, establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the Municipality in respect of the processing of each type of application provided for in the tariff. Fees for applications may vary based on the complexity of the application processing and review requirements. In addition to application fees, municipalities may implement fees for other matters such as pre-consultations, pre-application reviews, incomplete applications, and peer review studies. (OPA 19)

## 20.16 DESIGN GUIDELINES

1. The Town may adopt design guidelines for non-residential redevelopment. These guidelines could address, but are not limited to:
  - (a) Building mass and scale;
  - (b) Façade treatment, including cladding, doorways and entries, among other design considerations;

- (c) Colour;
  - (d) Windows, doorways, overhangs and awnings;
  - (e) Landscaping;
  - (f) Streetscape design; and
  - (g) Signage.
2. The intent is to promote a coordinated and attractive streetscape design for both the public and private realms.
  3. The Town may also adopt design guidelines for residential areas to improve streetscapes, enhance the character of the built form, and improve the relationship between the private and public realm. The guidelines are not intended to prescribe any architectural style but to suggest desirable features for new housing. The guidelines may also apply to projects that incorporate, at the design and construction stage, the ability to make future changes easily and with minimum expense to meet the changing needs of the occupants.
  4. The Town may allow a deviation from the provisions of the design guideline documents if it is of the opinion that such action is warranted, and that the general intent of the Official Plan will be maintained.
  5. Design guideline documents could also encourage the application of Crime Prevention Through Environmental Design (CPTED) principles in residential and non-residential developments. These principles include the appropriate lighting for streets, paths, alleys, and parks, the use of solid core exterior design and door frames with proper strike plates and ensuring that entrances are visible and overlooked by windows.

## **20.17 ALTERNATIVE DEVELOPMENT STANDARDS**

1. The Town may consider alternative development standards (e.g., narrower roads and shared services) as a means to provide more cost-effective and compact developments. These standards will be evaluated on a case by case basis.



## **SECTION 21 COMMUNITY IMPROVEMENT**

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### **21.1 GOAL AND INTENT**

1. Promote business development in Petawawa's commercial core anchored by Petawawa Boulevard (County Road 51).
2. Encourage development which contributes to defining a commercial core that is accessible, vibrant, and attractive.
3. Encouraging and incentivizing the construction of affordable housing through intensification, and housing options that allow residents to age in place, and other housing need local residents, and of potential investors.
4. Position Petawawa as the regional hub of the Ottawa Valley given its geographic location, workforce and abundance of nature.
5. Encourage development of vacant and/or underutilized land.
6. Support the revitalization and beautification of the community, existing businesses and future development.
7. Create a business climate that welcomes new entrepreneurs, companies, and social enterprises to locate in the Town.

### **21.2 POLICIES**

1. Pursuant to the provisions of Section 28 of the Planning Act and the relevant sections of the Municipal Act, the Town may prepare or require the preparation of a Community Improvement Plan and designate a portion of the Town as a Community Improvement Project Area by by-law. Among other things, the Town, subject to the approval of the Minister of Finance, may cancel taxes, reduce taxes, and provide assistance to rehabilitate "brownfield" sites. The Ministry of Municipal Affairs and Housing Community Planning Improvement Handbook provides additional information.
2. The Town adopted a Community Improvement Plan in October 2021, which designates the entire Town of Petawawa a Community Improvement Project Area. Council may choose to modify the Community Improvement Project Area By-law by amending it or passing another by-law to replace it.
3. Community Improvement projects are undertaken for the purpose of upgrading, rehabilitating and revitalizing the physical condition of the urban environment.
4. The Town of Petawawa Community Improvement Plan has been prepared to serve as a long-term strategy to promote commercial and retail development in the community, improve the quality of life of the community's residents, better utilize underdeveloped properties and promote private investment in land and buildings.
5. A community improvement project area means a Town or an area within a Town, where improvement is desirable as a result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. Among other things, the Town, subject to the approval of

the Minister of Finance, may cancel taxes, reduce taxes, and provide assistance to rehabilitate “brownfield” sites. The Province’s Community Planning Improvement Handbook provides additional information.

### 21.2.1 Designation of Community Improvement Project Area(s)

1. Identify and establish potential community improvement project areas in the Town using designation criteria; the importance of each will be determined by the funds available, the severity of the problem, the relationship of community improvement to other policies in this Plan and capital expenditure priorities of the Town.
2. The following designation criteria shall be used to identify Community Improvement Project Areas:
  - (a) Deficiencies in hard services including roads, sidewalks, curbs, gutters, water distribution system, sanitary collection system, and storm sewers;
  - (b) Presence of sub-standard building conditions and housing in need of improvement and revitalization;
  - (c) Opportunity to expand the housing stock through the redevelopment or conversion of under-utilized lands and/or buildings;
  - (d) Need to provide or improve affordable single and multiple unit residential dwellings for low to middle income residents;
  - (e) Presence of vacant lands/buildings that could be developed, redeveloped or converted to another use;
  - (f) Presence of brownfield sites that are underutilized, derelict, or vacant and may be contaminated;
  - (g) Need to upgrade the streetscape or aesthetics of an area;
  - (h) Need to upgrade elements of the transportation system, including but not limited to, sub-standard road conditions and road widths, and poorly designed intersections;
  - (i) Need to provide or improve recreational and cultural facilities and public open space, including parkland acquisition, facilities improvement, and trails enhancement;
  - (j) Presence of incompatible land use activity;
  - (k) Presence of hazard lands that have an impact on the Town's pattern of development, including contaminated sites, or areas requiring improvements because of poor drainage conditions, including ditching and flood proofing;
  - (l) Presence of buildings or lands of architectural and/or historical merit and sites of archaeological significance or interest, in need of improvement or revitalization;
  - (m) Areas requiring shoreline improvements to enhance public usability while furthering public efforts at shoreline management along waterbodies; and,

- (n) Presence of points of interest and/or special visual amenities, such as the downtown and the waterfront, that provide an opportunity for tourism, and which could benefit from protection and enhancement.

### 21.2.2 Implementation Measures

1. The following policies apply to any future Community Improvement Plans or amendments to the existing Community Improvement Plan.
2. Implement the goals and policies of this section by means of the powers conferred upon Town Council under the Planning Act, Building Code Act, Heritage Act, Municipal Act, and Drainage Act. Implementation measures could include the following:
  - (a) Designation by by-law of a Community Improvement Project Area(s) and adoption of Community Improvement Plan(s) for the area(s);
  - (b) Acquisition of land within a Community Improvement Project Area(s), and clearing, grading, or otherwise preparing the land for community improvement;
  - (c) Undertake the construction, repair, rehabilitation or improvement of buildings on land acquired or held by the Town in the Community Improvement Project Area(s), and sell, lease or otherwise dispose of any such buildings and lands owned by the Town;
  - (d) Seeking funds from other levels of government (county, provincial, and federal) where their programs facilitate the implementation of community improvement;
  - (e) Providing grants or loans to owners and tenants of lands and buildings within the Community Improvement Project Area(s);
  - (f) Accessing financial incentive programs such as the Brownfield Redevelopment Grant Program to redevelop brownfield sites;
  - (g) Providing municipal tax relief as an incentive for building improvements;
  - (h) Encouragement of public participation in the preparation of Community Improvement Plan(s);
  - (i) Encouragement of private sector use of government programs where they complement community improvement efforts;
  - (j) Encouragement of infill development of vacant and/or under-utilized properties in Community Improvement Project Areas; and
  - (k) Upgrading of municipal services.

## **SECTION 22 ENVIRONMENTAL IMPACT STUDY (EIS)**

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1. An Environmental Impact Study (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site alteration on the natural features and/or ecological functions for which an area has been identified.
2. Council will require an EIS for development and site alterations proposed within or adjacent to a natural heritage feature or lands identified as Provincially significant wetlands as part of a development application. The EIS will address how anticipated impacts will be mitigated through the planning and/or development approvals process. The components of an EIS will be tailored to the scale of the proposed development and to the scale of the anticipated impacts. An EIS must be prepared by a qualified professional. Submission of a completed EIS does not guarantee approval. Where the impact of a development and/or site alteration cannot be mitigated and will result in a negative impact on the ecological functions and/or natural features for which an area has been identified, then it will not be permitted. The following are intended to provide guidelines for the preparation of an EIS:
  - (a) A description (including a map) of the study area;
  - (b) A description of the development proposal;
  - (c) An identification of the features and functions likely to be affected by the development proposal;
  - (d) An assessment of the potential impacts of the proposed development on key features and functions;
  - (e) An identification of mitigation requirements and monitoring requirements;
  - (f) The quantification of residual impacts (those that cannot be mitigated) if any;
  - (g) Recommendations on how to implement mitigative measures; and
  - (h) A review and decision.
3. For the purposes of this section, the meaning of 'development' shall include the creation of a lot, a change in land use, or the construction of buildings or structures requiring approval under The Planning Act; but does not include activities under an environmental process or works subject to The Drainage Act.
4. For the purposes of this section, the meaning of 'site alteration' shall include such activities as filling, grading, and/or excavating that would have the effect of changing the landform, topography, and/or natural vegetative characteristics of a site.

## **SECTION 23 MONITORING THE PERFORMANCE OF THIS PLAN**

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It is the policy of the Town:

- (a) To evaluate the effectiveness and relevance of the Plan in meeting the vision, principles and policies of this Plan.
- (b) To record and appraise the significance of events, trends and decisions in relation to the policies of this Plan.
- (c) To consider preparing regular housekeeping updates for Council's consideration.
- (d) To maintain an appropriate information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the Town.

## **SECTION 24 SCHEDULES**

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Schedule A – Land Use

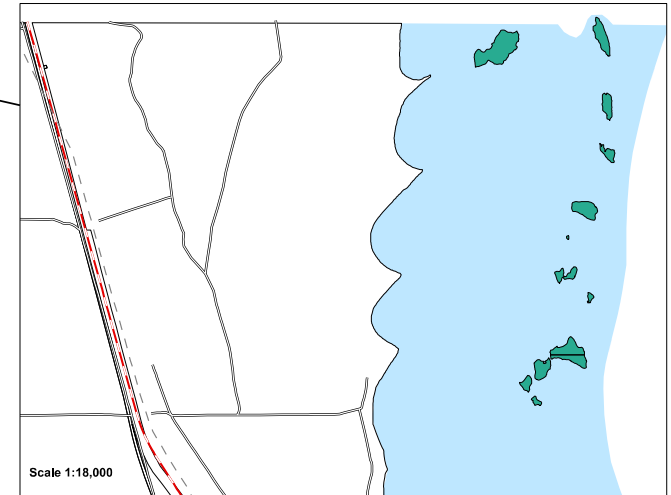
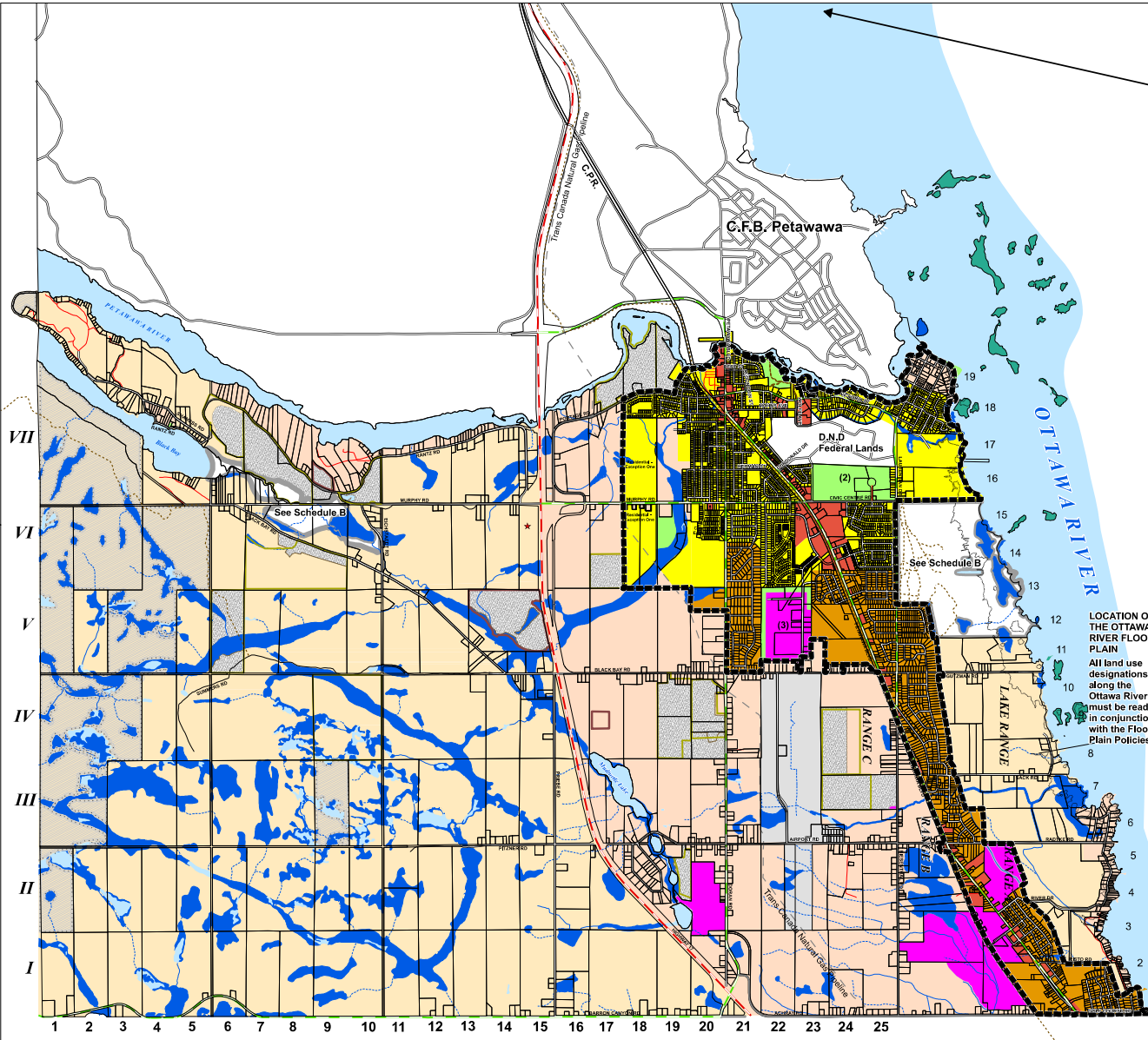
Schedule B – Natural Heritage Features

Schedule C – Wildland Fire and Hazards

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# Official Plan of the Town of Petawawa

## Draft Schedule A - Land Use



### Legend

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

#### Special Policy Areas

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

Scale 1: 18,000

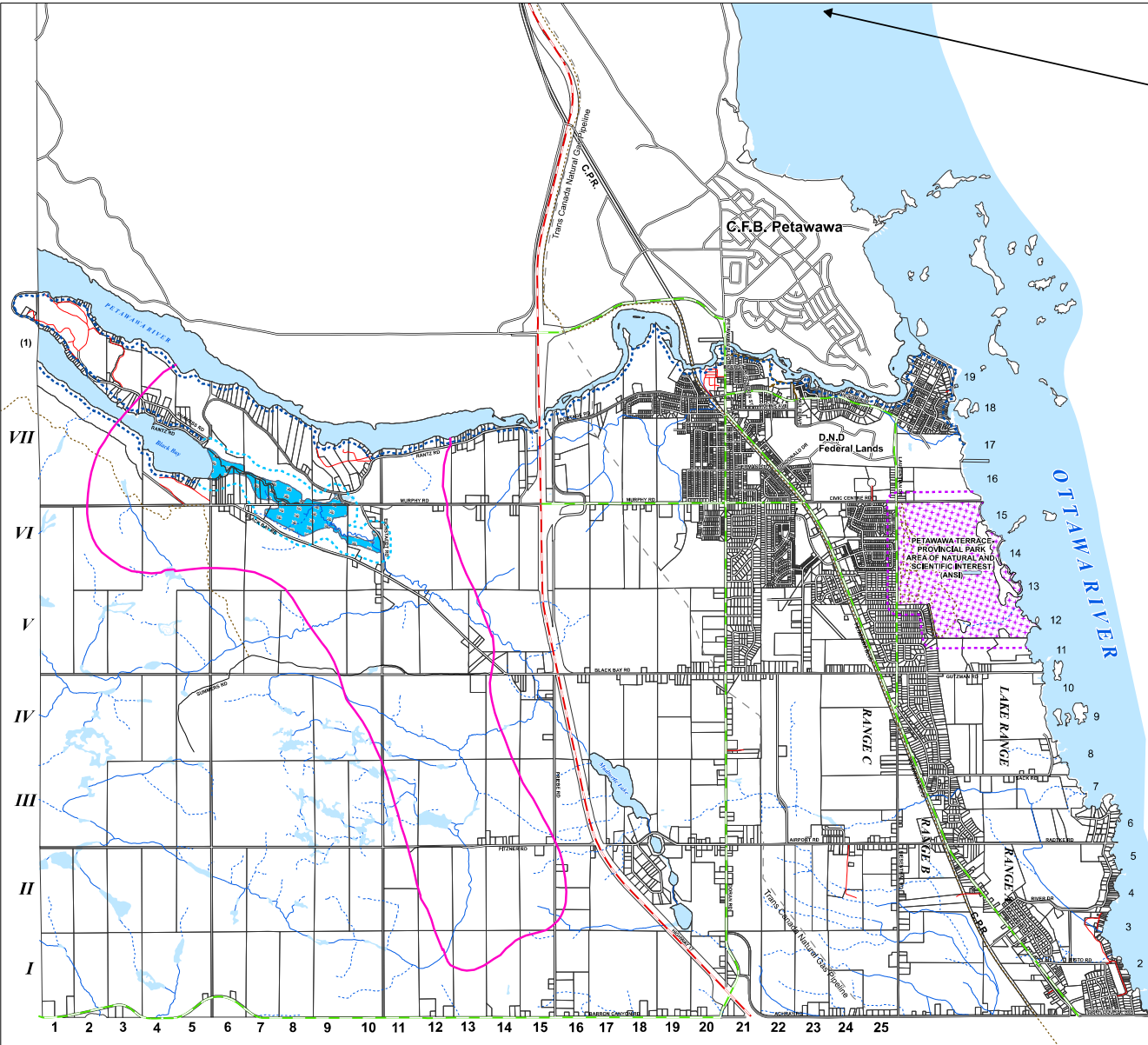
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0 500 1,000 Metres

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

Map updated November 13, 2022

# Official Plan of the Town of Petawawa

## Draft Schedule B - Natural Heritage Features



### Legend

- Black Bay Provincially Significant Wetland (PSW) (Special Policy Area 5)
- 120m PSW Buffer
- Area of Natural and Scientific Interest (ANSI) (Special Policy Area 6)
- 120m ANSI Buffer
- 50M Buffer around Petawawa River and Black Bay (Special Policy Area 1)
- Property Parcels
- Petawawa Deer Yard (Special Policy Area 4)
- Provincial Highways
- County Roads
- Municipal Roads
- Municipal Roads - Collector
- Municipal Roads - Seasonal
- Private Roads
- Permanent, Stream/River
- Intermittent, Stream/River
- Trail

Scale 1: 18,000

0 1,640 3,280 Feet  
0 500 1,000 Metres

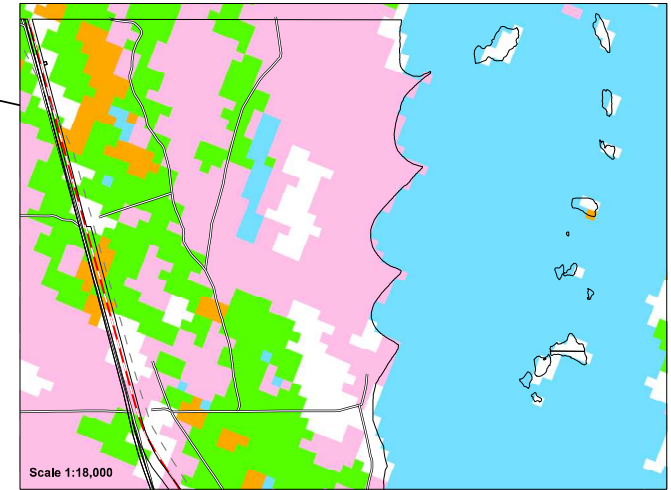
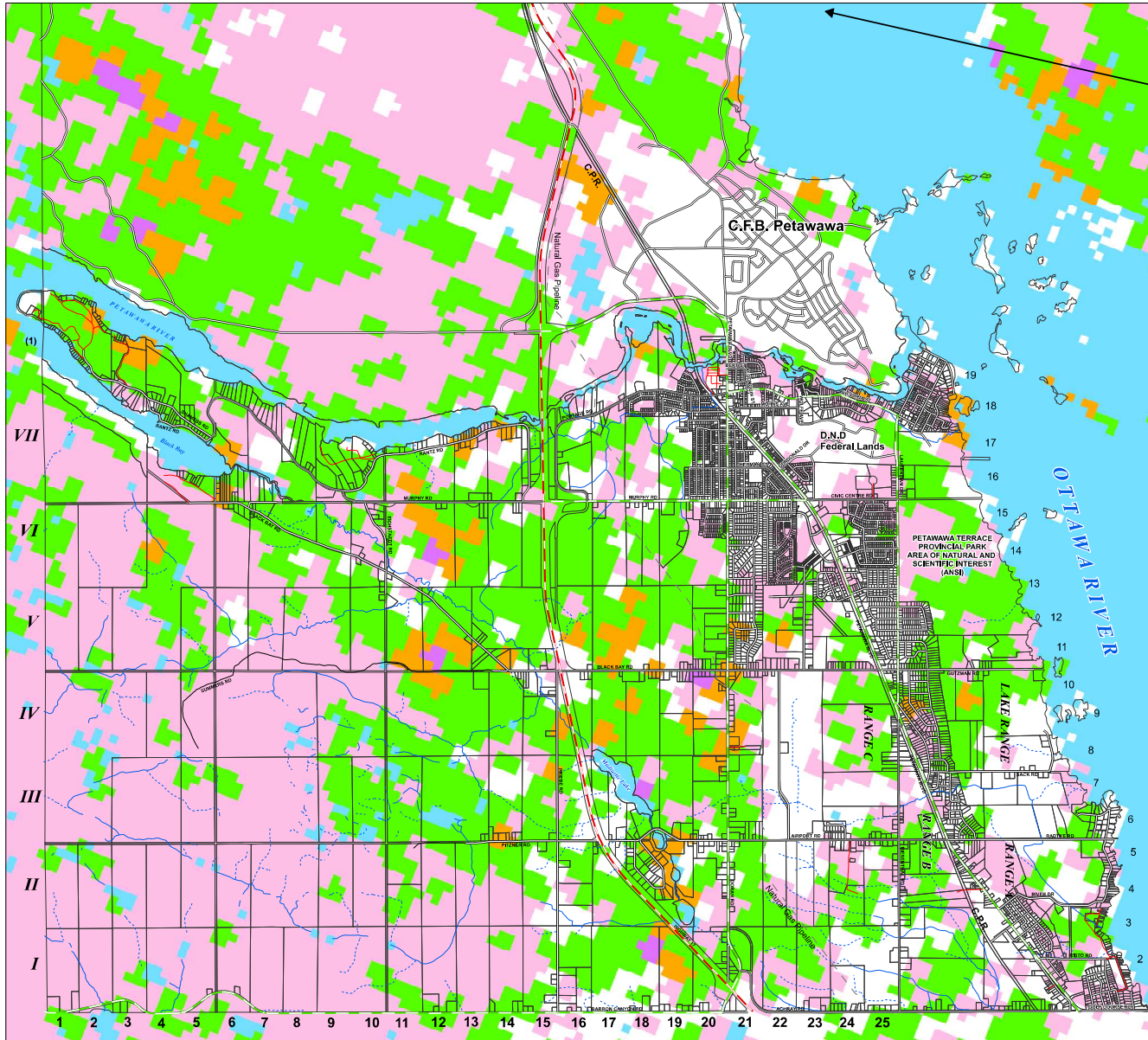
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Map updated: November 13, 2023



# Official Plan of the Town of Petawawa

## Draft Schedule C - Wildland Fire and Hazards



### Legend

#### Potential Hazardous Fuel Types for Wildland Fires

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

Scale 1: 18,000

Produced by WSP  
Sources: County of Renfrew, Ontario Ministry of Natural Resources and Land Information Ontario, 31 King's Printer for Ontario, 2022.