

# Town of Petawawa Official Plan Review 2022-2023

## Background and Policy Gaps Report

March 2023



Image source: Town of Petawawa Centennial Park Webpage



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# Introduction

The Town of Petawawa is undergoing an Official Plan Review where changes will be made to meet the needs of the Town of Petawawa, conform to the *Planning Act*, and be consistent with the Provincial Policy Statement, 2020 (PPS). The Official Plan for the Town of Petawawa was first adopted by Town Council on January 21, 2002, approved by the County of Renfrew on January 28, 2004, and subsequently approved by the Ontario Municipal Board on July 15, 2004. The Town's Official Plan was last updated in 2013 and approved in 2014, and under section 26 of the Planning Act is required to be updated every five years.

The Background Report forms a basis for the Official Plan Review and helps to identify gaps in the current Official Plan with respect to provincial legislative and regulatory changes that have occurred since the previous update. The intent of the report is to recognize areas of interest that the Town should focus on and determine where there are gaps in conformity with the County of Renfrew Official Plan.

## 1. What is an Official Plan?

An Official Plan is a policy document adopted by Council under the provisions of the *Planning Act*. As such, it must reflect matters of provincial interest and applies to all lands within the Town, with the exception of Garrison Petawawa. The Official Plan expresses the vision and objectives for the community and identifies land use designations to help guide and direct growth and development over a planning horizon of up to 25 years.

For specific areas, Council may also adopt more detailed secondary plans and community improvement plans which build on the Official Plan policies. The Official Plan directs where development should be located, how infrastructure and public works are to be planned, and how cultural and natural heritage features and areas are to be protected and conserved. All public infrastructure spending and construction/development must conform to the Official Plan.

## 2. Why is the Official Plan Being Updated?

The Official Plan is being updated to ensure that the most up to date provincial and municipal planning policy objectives are reflected. Since the current Town of Petawawa Official Plan was approved in 2004 and updated in 2013, a new Provincial Policy Statement (PPS) has been issued, and there have been other legislative changes that are described in this report. Through this Official Plan Review (the Review) the Town can also revise existing policies to adapt to local



changes and reflect the vision and planning goals for the Town, as identified by residents and Council. The Review also provides an opportunity to consolidate previously approved Official Plan Amendments. Some of the Town's key areas of interest for policy updates include encouraging economic development, housing options with consideration for neighbourhood compatibility, a comprehensive review of industrial and commercial lands, sustainable growth, and an environmental focus.

### 3. How is the Official Plan Related to the Zoning By-law?

Once the new Official Plan is approved, the Town's Zoning By-law must be updated within three (3) years to conform to the new Official Plan land use policies. The Zoning By-law implements the policies of the Official Plan by establishing permitted uses in each Zone. It provides detailed development standards to regulate the size, height, density, and location of buildings and structures on properties, and also includes requirements for landscaping and parking, among other matters.

### 4. Background Report Overview

This Background Report has been prepared to identify gaps in the current Official Plan. It will include background information about the Town and identify policies and provisions that may be missing or require updating. The planning horizon for the Official Plan must conform to the 25-year planning horizon set out in the PPS.

This Background Report is organized as follows:

- **Section 2** of this report provides an **overview** of the Town of Petawawa and its land use characteristics;
- **Section 3** describes **the regulatory planning framework** applicable to the Town of Petawawa, including recent revisions to the PPS and other key provincial legislation;
- **Section 4** provides an overview of the **local municipal planning context**, including a summary of the existing Official Plan and other local municipal documents that must be considered; and
- **Section 5** provides a **conclusion** to the Background Report.

**Appendix A** contains an analysis of the policy issues to be addressed in the new Town of Petawawa Official Plan.

## 5. Engagement

Engagement with government agencies, Indigenous communities, regional and local interest groups and organizations, and local community members is integral to the Official Plan Review process. The Engagement Strategy has been prepared for the Official Plan Review and it is designed to inform and seek feedback from the community through various methods to ensure their input is considered in updating the Official Plan policies.

While there are no Indigenous reserves located within the Town, the Review process includes engagement with the Algonquins of Ontario and the Algonquins of Pikwàkanagàn are included under this umbrella. In the early stages of the Review Town staff sent a letter to the Algonquins of Ontario Consultation Office, under the signature of the Mayor, in order to introduce the project, determine if there were any specific Indigenous community interests, and ask how the communities would like to be engaged in the process moving forward. An Indigenous Engagement Record will be maintained throughout the Review process and will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) along with the Final Official Plan for their review and approval.

Community engagement opportunities are integral in gathering public input regarding the Town's future on matters, such as:

- Vision and land use objectives;
- Land use designations (e.g. residential, commercial, parks);
- Permitted uses within each land use designation (e.g. single-detached and semi-detached dwellings, apartments, retail stores, offices, industrial uses);
- Protection and preservation of natural environment features; and
- Energy conservation, air quality and climate change policies.

As part of the community engagement process, a project webpage has been developed on the Town's website, which provides project information, including presentation materials and draft and final documents as they become available. The Town's website, social media platforms, notice postings in various locations and local newspapers, will be used to advertise the various engagement opportunities, including public open houses and public meetings. Over the course of the Review, the following engagement opportunities will be held to gain community feedback at major project milestones and to present key project deliverables:

- Phase 1 and Phase 2
  - A Special Meeting of Council as per section 26 of the *Planning Act* to initiate the Official Plan Review process and to present initial findings from the Background Report.
  - Stakeholder Meeting #1 to meet with Community Stakeholders to review and discuss the Project process.
- Phase 3
  - Stakeholder Meeting #2 to meet with Community Stakeholders to review and discuss the Project process.
  - Council Briefing to provide an update on the Project and outlining the key policy recommendations contained in the final Policy Directions Report.
- Phase 4
  - The Draft Official Plan will be circulated to Town Council, Staff, and commenting agencies, and posted on the project webpage for public review and feedback. A Statutory Public Open House, under the *Planning Act*, will be held to present the Revised Draft Official Plan.
  - A Statutory Public Meeting, under the *Planning Act*, will be held to present the Final Draft Official Plan to the community prior to Council adoption.
  - A final presentation to Council will review the updated Official Plan.

## Community Overview

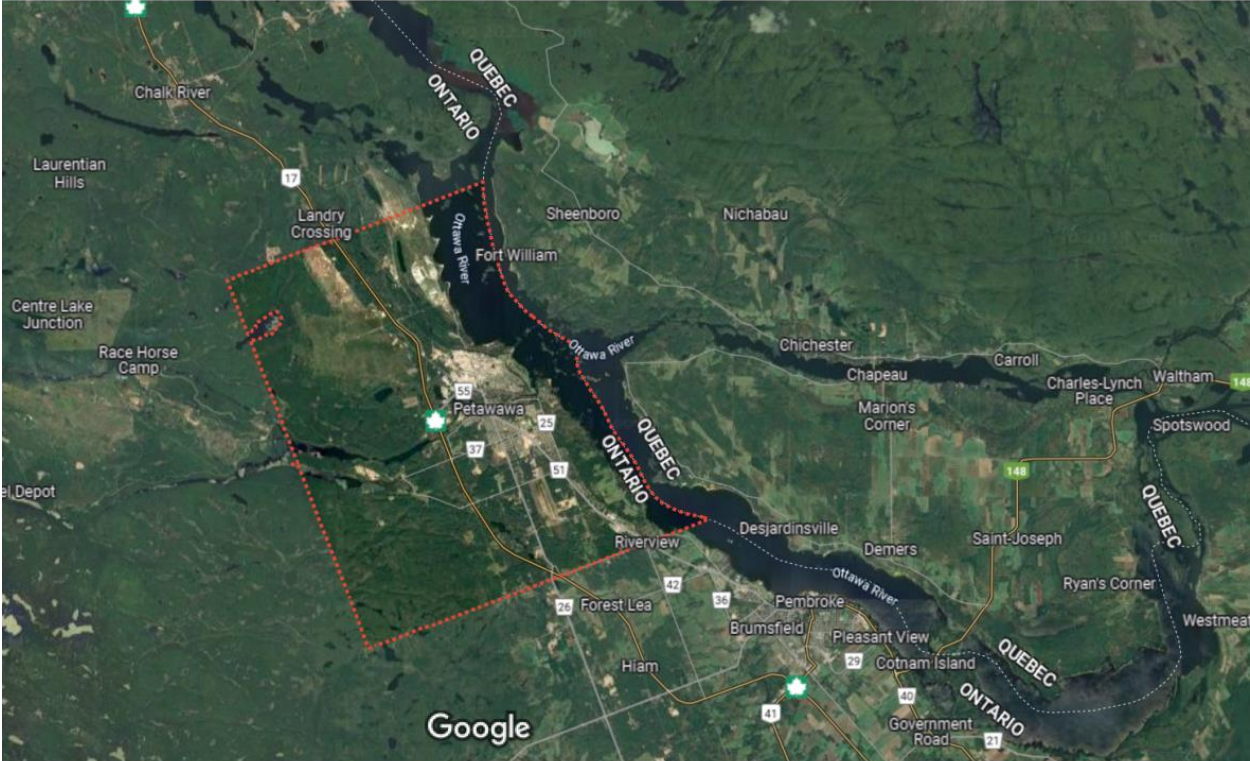
### 1. The Town's History

The Town of Petawawa is a lower tier municipality within the County of Renfrew located in the Eastern part of Southern Ontario. The Township of Petawawa was incorporated in 1865 and the Village of Petawawa was incorporated in 1961. The Village and Township amalgamated, in 1997, to become the Town of Petawawa. The Town is geographically situated on the western shores of the Ottawa River in the Upper Ottawa Valley. The County of Renfrew is comprised of 17 lower tier municipalities, two of which are located adjacent to the Town of Petawawa. The Township of Laurentian Valley is located south of the Town of Petawawa, and the Township of Laurentian Hills is located to the north and west. The Town has a land area of 164.7 km<sup>2</sup>. A key map of the Town of Petawawa is shown in **Figure 1**.



Owing to the Town’s strategic site on the Ottawa and Petawawa Rivers, the Town initially grew to support the transportation of trade goods. Around 1885 economic opportunities were created based on the value of timber. The Town was founded on the strength of its natural resources and its strategic military role where the land acquired by the Canadian military is now recognized as Garrison Petawawa, currently one of Canada’s largest military bases.

Figure 1: Town of Petawawa Key Map (Source: Google Maps via Town of Petawawa)



Imagery ©2023 TerraMetrics, Map data ©2023 5 km

## 2. Population

The Town of Petawawa has experienced a slight increase in population over the past several years. The Statistics Canada 2021 Census (2021 Census) lists the population of the Town as 18,160, which represents an increase of approximately 5.7% from the 2016 population of 17,187. The Town’s population is slightly younger than the national average. The 2021 Census reports the following age distribution in the Town: 21.8% of residents are aged 0-14 years; 68.8% of residents are aged 15 to 64 years; 9.4% are aged 65 years and over. Of the 27% aged 65 years and over, 0.9% are aged 85 years and over. While the Town does have a younger population, it

must still consider the needs of an older population. By focusing on being an age-friendly community helps to address the needs of all residents.

In the 2021 Census, 85.7% of residents (15,165) identified English as their mother tongue, 10.1% (1,795) identified French, and 4.2% (735) identified a non-official language. Non-official languages were identified as the mother tongues of 735 residents and include Indonesian, Tagalog (Pilipino, Filipino), Mandarin, Korean, Spanish, Polish, Russian, German, Dutch, Gujarati, Punjabi (Panjabi) and other languages. No residents identified any Indigenous languages as their mother tongue.

Approximately 1,205 residents identified as Indigenous in 2021, with 740 residents identifying as First Nations single identity, 435 residents identifying as Métis single identity, and 40 residents identifying with multiple Indigenous responses. There are 1,065 residents who identified as being immigrants to Canada.

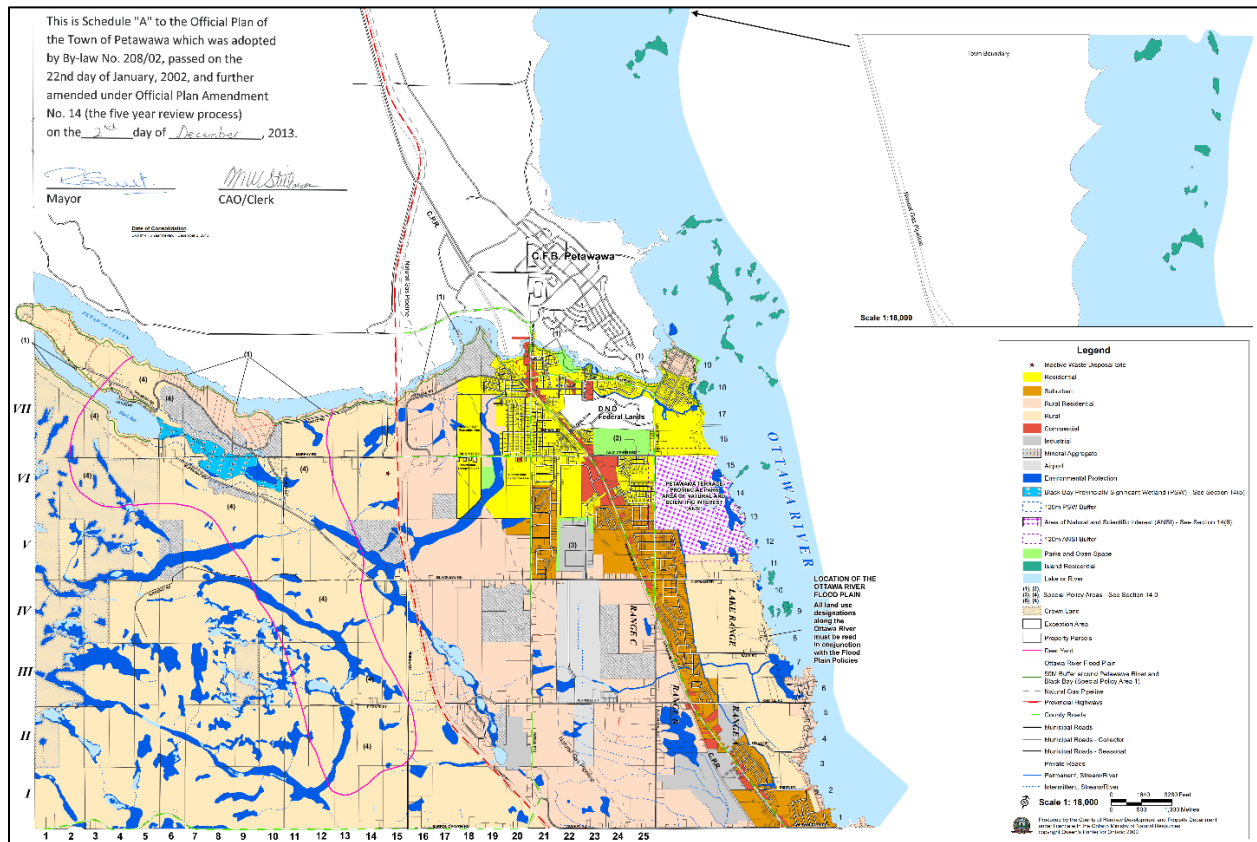
### 3. Housing

The 2021 Census documented 6,760 housing units within the Town, of which 70.4% (4,760) were single-detached dwellings, 19.9% (1,350) were semi-detached dwellings (i.e., semi-detached, row house, apartment in a duplex, or apartment in a building that has fewer than five storeys).

### 4. Land Use

The Town of Petawawa consists of a diverse mixture of land uses and natural features that reflecting the municipality's rural and urban roots. Land use in the Town of Petawawa is reflective of its trading route origins. As shown in Figure 2, the current land use includes residential neighbourhoods, commercial uses, industrial uses, mineral aggregate deposits, forests, rural lands, an airport, a Provincial Park, various community facilities, beaches, and islands.

Figure 2: Town of Petawawa Schedule "A" to the Official Plan



## 5. Recreation and Community Facilities

The Town offers a variety of recreation opportunities, open spaces, trails and public-access waterfront areas, including:

- Petawawa Point Beach;
- Two boat launching areas including Petawawa Point and Black Bay;
- Centennial Park with views of the Petawawa River;
- The Algonquin Trail
- Petawawa Terrace Provincial Park;
- Civic Centre Grounds; etc.

Other community facilities include:

- Town Hall
- Civic Centre, which is used as a hub for recreational services. The Civic Centre is a multi-use recreation complex which includes an arena, sports fields, tennis courts, beach volleyball

courts, and Civitan Playland park, the Petawawa Library and is the centre for the popular, Town run, container market.

Schools within the Town include:

- Herman Street Public School
- St Francis of Assisi Catholic School
- Valour JK-12 School
- Our Lady of Sorrows Catholic School
- Pine View Public School

## 6. Transportation

The Trans-Canada Highway 17 runs through the north-west to south-east portions of the Town. The Highway runs through Garrison Petawawa and continues through the Town and follows the Pembroke Bypass.

The County Roads located in the Town, as shown in Figure 2, includes:

- County Road 16 (Victoria Street)
- County Road 25 (Laurentian Drive)
- County Road 26 (Doran Road)
- County Road 28 (Barron Canyon Road)
- County Road 37 (Murphy Road)
- County Road 51 (Petawawa Boulevard)
- County Road 55 (Paquette Road)

The Pembroke & Area Airport (YTA) is located in the eastern portion of the Town. The Airport is overseen by a Commission comprised of the Town of Petawawa, the Township of Laurentian Valley, the City of Pembroke, the Town of Deep River, the Township of Whitewater Region, the Town of Laurentian Hills and Garrison Petawawa.

## 7. Economy

In the 2021 Census, the Town reported a labour force of 9,475 people, a labour participation rate of 70.9 %, an employment rate of 66.4%, and an unemployment rate of 6.3%. According to 2017 North American Industry Classification System (NAICS) data from 2021, the employment sectors with the greatest proportion of the labour force include:

- Public administration (4,305 jobs);
- Health care and social assistance (930 jobs);
- Professional, scientific and technical services (720 jobs);
- Retail trade (710 jobs);
- Accommodation and food services (555 jobs);
- Educational services (520 jobs)
- Construction (315 jobs);
- Administrative and support, waste management and remediation services (320 jobs);
- Transportation and warehousing (160 jobs);
- Manufacturing (135 jobs); and
- Arts, entertainment and recreation (100 jobs).

Other sectors with less than 100 jobs include:

- Agriculture, forestry, fishing and hunting (30 jobs);
- Mining, quarrying, and oil and gas extraction (10 jobs);
- Information and cultural industries (55 jobs);
- Finance and insurance (90 jobs);
- Utilities (65 jobs);
- Wholesale trade (70 jobs);
- Real estate and rental and leasing (70 jobs);
- Management of companies and enterprises (0 jobs); and
- Other services (except public administration) (205 jobs).

## 8. Cultural Heritage

The Petawawa Heritage Society is responsible for the development and maintenance of the Petawawa Heritage Village, an area representative of pre-1914 Canadian History within the Town.

Information regarding registered archaeological sites located within the Town is not publicly available and must be requested from the Ministry of Tourism, Culture and Sport (MTCS).

## 9. Natural Heritage Features and Areas

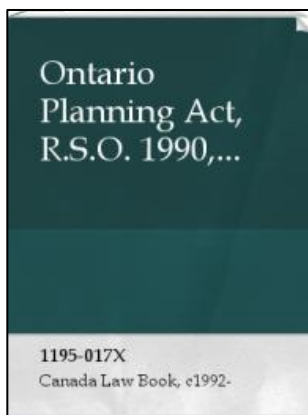
The Town provides direct access to the Petawawa River, which was instrumental in the Town's development, and remains a defining feature for resident enjoyment and tourism. Throughout the Town, woodland areas currently exist that make up a vast network of nature trails and additional lands have been set aside that are slated for future park/trail development. An Area of Natural and Scientific Interest (ANSI) includes the Petawawa Terrace Provincial Park and consists of significant geological features (the terrace) and 14 provincially significant plants.

Council, in consultation with the Ministry of Natural Resources, has identified several natural heritage features in the Town of Petawawa. These natural heritage features include the Provincially Significant Wetland (Black Bay Wetland), Petawawa River and Black Bay, and the Petawawa Deer Yard.

# Regulatory Planning Framework

Planning at the municipal level is undertaken within a framework established by the Province of Ontario, specifically the *Planning Act* and the PPS. Local land use policies are required to be consistent with the policies of the PPS and must reflect current provincial legislation. Therefore, it is the intent of the Official Plan Review to set out the appropriate framework for land use planning in the Town.

## 1. Planning Act



The *Planning Act*, R.S.O. 1990, as amended, is the primary legislation governing land use planning in Ontario. It outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters. The *Planning Act* enables municipal Councils to pass tools to plan and regulate the use of land and the location of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the Town of Petawawa, are required to prepare and adopt Official Plans in accordance with the Act. Official Plans contain a vision, objectives, and policies to guide decision making on land use planning matters.

Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

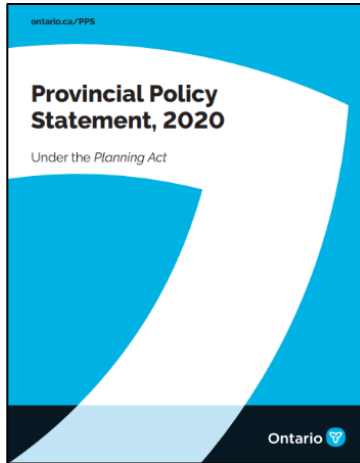


The 20 matters of provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan, are as follows:

- 1) the protection of ecological systems, including natural areas, features and functions;
- 2) the protection of agricultural resources of the Province;
- 3) the conservation and management of natural resources and the mineral resource base;
- 4) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- 5) the supply, efficient use and conservation of energy and water;
- 6) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- 7) the minimization of waste;
- 8) the orderly development of safe and healthy communities;
- 9) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- 10) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- 11) the adequate provision of a full range of housing, including affordable housing;
- 12) the adequate provision of employment opportunities;
- 13) the protection of the financial and economic well-being of the Province and its municipalities;
- 14) the co-ordination of planning activities of public bodies;
- 15) the resolution of planning conflicts involving public and private conflicts;
- 16) the protection of public health and safety;
- 17) the appropriate location of growth and development;
- 18) the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented; and
- 19) the promotion of built form that,
  - a) is well designed
  - b) encourages a sense of place, and
  - c) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;and
- 20) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of provincial interest are presented in no particular order, and, depending on the context, are not intended to indicate that provincial interests have varying levels of importance.

## 2. Provincial Policy Statement, 2020



The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020 and replaced the 2014 PPS. The PPS provides further policy direction that municipalities must be able to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development. Where new development is to occur, municipalities must maintain a three-year supply of land with servicing capacity to accommodate residential units on land that is suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Planning for growth and

development beyond 25 years is not required, as population projections and associated residential land needs may change over time. Key changes in the PPS which may have an impact on future Official Plan land use policies include:

### Housing

The new PPS provides greater detail on the range of housing types and living arrangements that should be used to facilitate residential intensification including these policy directions

- Planning authorities are encouraged to permit and facilitate a range of housing options, including new development, as well as residential intensification, to respond to current and future needs (Part V section 1.7).
- A new definition for “housing options” has been added: “a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.” (6.0 Definitions)
- A revised definition for “residential intensification” is included: “intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
  - a) redevelopment, including the redevelopment of brownfield sites;
  - b) the development of vacant or underutilized lots within previously developed areas;
  - c) infill development;

- d) development and introduction of new housing options within previously developed areas;
  - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
  - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.” (6.0 Definitions)
- Planning authorities are required to provide adequate land for a 25-year planning horizon, rather than the 20-year horizon in the 2014 Provincial Policy Statement (Policy 1.1.2).
  - Planning authorities are also required to maintain at all times a minimum 15-year supply of lands which are designated and available for residential development (Policy 1.4.1 a), and land servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (Policy 1.4.1 b). Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units (Policy 1.4.1).
  - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating “all housing options required to meet the social, health, economic and well-being requirements of current and future residents [...]”, and “all types of residential intensification, including additional residential units, and redevelopment [...]” (Policy 1.4.3).

### **Employment Lands**

- Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas (Policy 1.3.2.2).
- Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (Policy 1.3.2.3).

### **Consultation / Coordination**

- An increased emphasis on the importance of Indigenous consultation, including direction that planning authorities “shall engage with Indigenous communities and coordinate on land use matters” (Policy 1.2.2).

### **Implementation**

Zoning and development permit by-laws are recognized as important for implementing the Provincial Policy Statement, and planning authorities are required to keep them up to date with their official plans, as per the PPS.

### 3. Recent Legislative Changes

The following section discusses recent legislative changes that may impact changes to the Official Plan.

#### 3.1 More Housing, More Choice Act, 2019 (Bill 109)

The Province of Ontario's Bill 109 received Royal Assent on April 14, 2022. The Bill amends five different pieces of legislation that impact municipalities and land use planning processes. These include the *Planning Act*, *Development Charges Act*, *City of Toronto Act*, *New Home Construction Licensing Act* and *Ontario New Home Warranties Plan Act*. Notable amendments to the *Planning Act* are described below:

- The *Planning Act* has been amended to:
  - Delegate approval of site plan applications to municipal staff;
  - Extend the timeline for approval from 30-60 days; and
  - Mandate refunds from 25-50% of application fee if not approved within 60 days.
- The Province now requires municipalities to partially refund zoning by-law amendment fees if a decision is not made on an application within 90 days (or 120 days if the decision is concurrent with an official plan amendment application).
- The Province is now speeding up approvals for housing and community infrastructure, which includes hospitals and community centres. The Province is increasing transparency and accountability through a new Community Infrastructure and Housing Accelerator (CIHA).
- The Province is to provide \$19 million in funding over three years to the Ontario Land Tribunal (OLT) for faster case resolution, hiring more staff and adjudicators, and doubling the capacity for land use planning mediators.
- The Province has introduced modest changes which have increased public reporting, public consultations, and by-law renewals for the use of Development Charges or Community Benefit Charges.

#### 3.2 More Homes Built Faster Act, 2022 (Bill 23)

The Province of Ontario's Bill 23 passed Second Reading on October 31, 2022. The Bill introduces proposed amendments to Section 50, 53, and 57 of the *Planning Act*. The most significant proposed amendments are as follows:

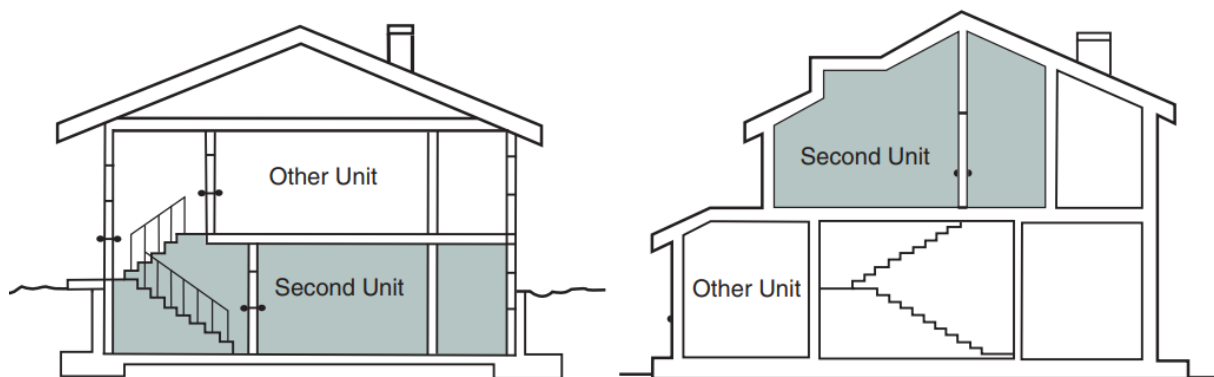
- Subsection 53(1) of the Act is amended so that in addition to an owner of land or the owner's agent, a chargee of land or the chargee's agent, as well as a purchaser of land or the purchaser's agent, may apply for a consent as defined in subsection 50(1).

- Section 53 is amended to allow an applicant to amend their application for a consent at any time before the council or the Minister gives or refuses to give a consent, subject to any terms the council or the Minister considers appropriate. Section 53 is also amended to allow the cancellation of a consent given under that section.
- The Act is also amended to provide that a contravention of Section 50 in respect of a parcel of land that is being dealt with does not have, and is deemed never to have had, the effect of preventing the conveyance of the land or the creation of any interest in the land if the contravention occurred more than 20 years before the date of dealing with the parcel.

### 3.3 Second Units / Additional Residential Units

Second units (also referred to as secondary dwelling units) are defined as self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g. a garage), as illustrated in Error! Reference source not found. **3-1**.

Figure 3-1: Examples of second unit locations within a primary dwelling (Ministry of Municipal Affairs and Housing, 2019)



Second units must comply with health, safety, and municipal property standards, including but not limited to, the Ontario Building Code, Fire Code, and municipal property standards by-laws.

The Strong Communities Through Affordable Housing Act, 2011, amended the *Planning Act* to require that municipalities authorize second units in their Official Plans and Zoning By-laws. The



changes took effect on January 1, 2012, and have been reflected in the current Town of Petawawa Official Plan.

As a result, Section 16(3) of the *Planning Act* required municipal Official Plans to authorize second units in detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit, and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit. The associated Regulations (Ontario Regulation 299/19) sets out requirements and standards to remove barriers to the establishment of additional residential units, as follows:

- One (1) parking space for each of the additional residential units which may be provided through tandem parking;
- Where a Zoning By-law requires no parking spaces for the primary residential unit, no parking spaces would be required for the additional residential units; and
- Where a Zoning By-law is passed that sets a parking standard lower than a standard of one (1) parking space for each of the additional residential units, the municipal Zoning By-law parking standard would prevail. We currently require 2 spaces for each single dwelling and therefore if a second dwelling unit is permitted – 3 spaces are required.

Currently, the Official Plan allows the development of second units (i.e. additional residential units) in single, semi-detached and townhouses, as well as in ancillary (residential-based) structures, under the Housing Supply policies in Section 3.5.2 of the Official Plan. Second units are permitted in new and existing neighbourhoods, in land use designations which include residential development.

It is recommended that the current Official Plan policies are updated to authorize two additional residential units in a detached, semi-detached or row house, as well as in an ancillary building or structure (e.g. a garage), as per Bill 108.

Under the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” (2019), the Province has also published a helpful resource to assist property owners who are considering adding an additional residential unit to their property, entitled “Adding a Second Unit in an

Existing House: Ontario Building Code Information” (Ministry of Municipal Affairs and Housing, 2019).

#### 4. Ministry of Transportation Guidelines

The current MTO guidelines will be confirmed through the One Window pre-consultation process with the Ministry of Municipal Affairs and Housing (MMAH), and Partner Ministries. The Official Plan Review will include a review of the currently available MTO guidelines to inform any required policy updates and ensure that the policies align with the County of Renfrew Official Plan.

## Existing Local Municipal Planning Context

In addition to the Official Plan, numerous documents prepared for and by the Town of Petawawa contain policy recommendations or conclusions that must be considered in the Official Plan Review. This section summarizes the structure of the current Official Plan, as well as the available documents listed below and identifies recommendations to be incorporated into Official Plan policies:

- 2019 Development Charges Study;
- Town of Petawawa Net Zero Project (Ongoing);
- Economic Action Strategy (2018);
- Active Transportation Plan;
- Town of Petawawa Official Plan (2013);
- Asset and Energy Management Plan (2020);
- Main Street Revitalization Initiative.

### 5. Development Charges Study (2019)

The Town prepared a report to meet the statutory requirements applicable to the Town's D.C. background study which addresses the forecast amount, type, and location of growth, the requirement for "rules" governing the imposition of the charges, and the proposed by-law to be made available as part of the approval process.

### 6. Petawawa Net Zero Project (Ongoing)

The project proposed to upgrade the Anaerobic Digestion Facility, Class 3, to convert the Water Pollution Control Plant (WPCP) from its traditional treatment-based process to a Resource Recovery process, achieving the goal of being an Energy Net Zero Plant. The Biogas generated through the anaerobic digestion process would be used to produce renewable energy on-site through a Combined Heat and Power (CHP) Engine. The proposal to engage in the project and the project itself is subject to the provisions of the Environmental Protection Act (Act) Part V.0.1 and Ontario Regulation 359/09 (Regulation).

### 7. Economic Action Strategy (2018)

This Economic Action Strategy has been developed to guide Petawawa in its growth ambitions by focusing on things that are most likely to result in impacts. The strategy is an action-oriented strategy with clear directions informed by thorough and inclusive consultation efforts, data analysis, and industry best practices.

## 8. Active Transportation Plan

The Town of Petawawa developed an Active Transportation Plan (ATP) which establishes a clear vision for the planning, design and implementation of non-motorized routes and infrastructure. The ATP aims to also promote active transportation over the short, medium and long term within the Town. The ATP is used to guide decision-making, coordination and collaboration between Council, local municipal staff, community partners and residents.

## 9. Town of Petawawa Official Plan (2013)

The Official Plan for the Town of Petawawa was first adopted by Town Council on January 21, 2002, approved by the County of Renfrew on January 28, 2004, and subsequently approved by the Ontario Municipal Board on July 15, 2004. The Town of Petawawa Official Plan replaced the Official Plans of the former Village and Township, creating a document that allowed for a comprehensive approach to planning in the Town of Petawawa. As required under the *Planning Act*, the Town updated the Official Plan through the 5-Year Review. This review of the Plan continues to be tailored to the challenges and realities that exist within the municipality. The Plan contains twenty (20) sections dealing with vision and guiding principles, land use policies, general development, community services, and implementation of the Plan. The Official Plan provides for a range of permitted uses within specific land use designations.

The existing Official Plan contains the following land use designations:

- Residential;
- Commercial;
- Suburban;
- Rural;
- Rural Residential;
- Industrial;
- Airport;
- Environmental Protection; Ottawa River Flood Plain;
- Parks and Open Space;
- Island Residential;
- Mineral Aggregate; and
- Special Policy Areas.

The land use designations and associated policies within the Official Plan will be reviewed to determine what may be appropriate to carry forward in the updated Official Plan, and what may need to be replaced or revised based on changes to the *Planning Act*, the 2020 Provincial Policy Statement, and other updates to legislation.

## 10. Asset & Energy Management Plan (2020)

The Asset Management Plan (2020) is undergoing an extensive asset management review process. The Town has completed a Facility Management review, updated the Road Condition Assessment and conducted a Sidewalk Condition Assessment. The objectives of the Plan are to:

- Understand the current state of the Town's infrastructure portfolio;
- Measure and monitor asset performance (i.e. levels of service);
- Establish the optimal timing and quantity of asset lifecycle activities that are required to achieve the Town's desired asset performance objectives or expectations;
- Develop a financing strategy to fund the asset lifecycle activities required to achieve the desired asset performance objectives; and
- Monitor the execution of the asset lifecycle activities and follow a continuous improvement feedback loop to adjust processes as necessary.

Through the Energy Conservation and Demand Management Plan (2020-2024), the Energy Management Program and Facility Management for the Town assists with the monitoring of energy uses and identifying cost-effective ways to conserve. The Plan is intended to describe the new energy conservation goals and objectives,; current and proposed energy conservation measures,; results from the first CDM plan,; and changes made from the previous plan to help achieve the new goals and objectives which includes the following:

- Lead the Town of Petawawa in making better use of their existing energy consuming assets;
- Create transparency and facilitate communication on the management of energy resources;
- Lead and execute several projects to reduce energy consumption, utilize cost effective energy streams and reduce greenhouse gas emissions;
- Promote energy management best practices and reinforce good energy management behaviour;
- Promote the development of Champions within facilities for Energy Management Improvements as part of their Enhance Productivity and then lead the development and execution with the support of the facility;
- Provide a framework for promoting energy efficiency throughout the supply chain; and

Allow integration with other organizational management systems such as environmental, and health and safety.

## 11. Main Street Revitalization Initiative

The Town of Petawawa has benefitted from the Government of Ontario's Main Street Revitalization Initiative where the Town has received funding and support, as of 2018, to grow small businesses, promote tourism, and improve the aesthetic appeal of main street areas. The funding for the Town of Petawawa was made available by the Ontario Ministry of Agriculture, Food and Rural Affairs whose program encouraged all single and lower tier municipalities to implement local Community Improvement Plans and invest in municipal infrastructure to improve their downtown and main street areas. Funding was upfront and allocation based. The Main Street Revitalization Initiative can be referenced in the new Official Plan policies that relate to community improvement.

## Conclusion

This Background Report is intended to provide background information and to guide the review of the Town of Petawawa Official Plan. The recommendations of the numerous completed studies that have been identified in this report will be carried forward into the Official Plan as policies, where appropriate. In addition, other key provincial legislation and policies, including the 2020 Provincial Policy Statement will need to be identified and implemented in the new Official Plan.



## Appendix A – Provincial Policy Statement, 2020 Review Table

A detailed analysis of the policy issues to be addressed in the Town of Petawawa Official Plan has been completed based on a review of the PPS. The following table provides a summary of the new and updated PPS policies as of 2020 which are relevant to the Town. The text highlighted in red represents the changes made to the PPS as of 2020.

The 'Policy Issues to be Addressed' column identifies PPS policy issues to be addressed through the Official Plan Review.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<b>1.0 Building Strong Healthy Communities</b>		
<b>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</b>		
1.1.1 Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including <b>single-detached, additional residential units, multi-unit housing</b> , affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; [...]	1.2 Introduction – Purpose and Objectives of the Plan 2.3 Residential – Policies 7.2 Industrial – Objectives 11.2 Parks and Open Space – Objectives 18.0 General Policies for Development	Review and update language to encourage more housing options, and to strengthen affordable and accessible housing. Although affordable housing was not part of the PPS 2020 update, it is an issue to be addressed. Consider policies to encourage affordable housing.
e) promoting <b>the integration of land use planning, growth management, transit supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments</b> , and standards to minimize land consumption and servicing costs; [...]	1.2 Introduction – Purpose and Objectives of the Plan 1.4 Introduction – Assumptions of the Plan 2.2 Residential – Objectives 18.0 General Policies for Development	Consider language and provisions that promote growth management, intensification, integration of facilities, and transit supportive development.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>i) preparing for the regional and local impacts of a changing climate</p>	<p>9.0 Environmental Protection            18.2 (7) General Policies for Development – Energy Conservation            18.2 (21) General Policies for Development – Quality of Environment/Sensitive Areas</p>	<p>Review opportunities to address and strengthen the approach to climate change.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p>		
<p>1.1.2            Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon</p>	<p>1.2 Introduction – Purpose and Objectives of the Plan</p>	<p>Revise language where required to reflect the time horizon of up to 25 years.</p>

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) Support Active Transportation;</p> <p>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>11.2 Parks and Open Space – Objectives</p> <p>15.10 Transportation – Active Transportation</p>	<p>Review opportunities to address and strengthen the approach to climate change and active transportation.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and</p>	<p>2.2 Residential – Objectives</p> <p>3.2 Commercial – Objectives</p>	<p>Review policies to promote intensification and mixed-use. Although not part of changes made in the PPS 2020 update, consideration should be made for policies related to additional housing units, tiny homes, and other housing types.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p>		
<p>redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <p>a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.</p>	n/a	<p>Consider growth management, growth projections, and settlement area boundaries in more detail. Determine policies for the location of residential growth areas.</p>
1.0 Building Strong Healthy Communities		
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
<p>1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:</p> <p>a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and d) the settlement area to which lands would be added is</p>	n/a	<p>There is no policy identifying a settlement area. Consider the inclusion of policies for a settlement area and servicing requirements.</p>
1.0 Building Strong Healthy Communities		
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.		
<p>1.1.5.2 On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> <li>a) the management or use of resources;</li> <li>b) resource-based recreational uses (including recreational dwellings);</li> <li>c) residential development, including lot creation, that is locally appropriate;</li> <li>d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</li> <li>e) home occupations and home industries;</li> <li>f) cemeteries; and</li> <li>g) other rural land uses.</li> </ul>	<p>5.0 Rural 13.0 Mineral Aggregate</p>	<p>Update policies to be consistent with the PPS.</p>
1.0 Building Strong Healthy Communities		
1.2 Coordination		
<p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <ul style="list-style-type: none"> <li>a) managing and/or promoting growth and development that is integrated with infrastructure planning;</li> <li>h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.</li> </ul>	n/a	<p>Consider policies that integrate infrastructure planning with growth and development. This may include the development along Hwy 17 and hydro line installation.</p>
1.0 Building Strong Healthy Communities		
1.2 Coordination		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.2.6 Land Use Compatibility            1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and</p>	<p>7.0 Industrial            14.0 Special Policy Areas            15.8 Transportation – Noise Attenuation            18.2 General Policies for Development – Policies</p>	<p>Review and update policies that promote land use compatibility and avoidance of conflicts.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.2 Coordination</p>		
<p>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.            1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, 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,</p>		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
manufacturing or other uses are minimized and mitigated.		
1.0 Building Strong Healthy Communities		
1.3 Employment		
1.3.1 Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; c) facilitating the conditions for economic investment by identifying	n/a	Review and update policies to promote economic development, suitability of lands, and monitoring of employment lands. Consider implementing policies and a section for employment lands. Introduce policies to address the conversion of commercial lands to residential uses.
1.0 Building Strong Healthy Communities		
1.3 Employment		
strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; [...]		
1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.	3.3 Commercial – Policies 5.3 Rural – Policies 7.3 Industrial – Policies 18.2 General Policies for Development – Policies	18.2 (3) acknowledges buffering requirements for land uses. Consider updating buffering policies within employment areas and land use conflict mitigation policies.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non employment areas.</p>	<p>3.3 Commercial – Policies 5.3 Rural – Policies 7.3 Industrial – Policies 18.2 General Policies for Development – Policies</p>	<p>Review and update policies to include provisions for prohibiting residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.3 Employment</p>		
<p>1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p> <p>1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy</p>	<p>n/a</p>	<p>Consider metrics identified in the PPS for where a conversion shall be permitted.</p> <p>Review and update language for employment conversions.</p> <p>As noted above under 1.3.1</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.3 Employment</p>		
<p>1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:</p>		



PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;</p> <p>b) the proposed uses would not adversely affect the overall viability of the employment area; and</p> <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.</p>		
<p>1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.</p>	<p>1.5 Introduction – Scope and Structure</p>	<p>Update language to reflect 25-year planning horizon.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.4 Housing</p>		
<p>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and</p>	<p>n/a</p>	<p>Include policy and language for land supply to be provided for the period specified in the PPS.</p> <p>Consider policy for the residential growth area to meet the minimum growth accommodation of 15 years with residential intensification and redevelopment.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.4 Housing</p>		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>		
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.</p>	2.0 Residential	Update the language to include a range of housing to address affordability and market-based housing needs.
1.6 Infrastructure and Public Service Facilities		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.</p>	<p>16.0 Sewage and Water Services 15.0 Transportation</p>	<p>Review policies for consistency with the PPS. Where applicable, include policies related to the location of emergency services.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.6 Infrastructure and Public Service Facilities</p>		
<p>1.6.6.1 Planning for sewage and water services shall:</p> <ul style="list-style-type: none"> <li>a) accommodate <b>forecasted</b> growth in a manner that promotes the efficient use and optimization of existing: ...</li> <li>b) ensure that these systems are provided in a manner that: <ul style="list-style-type: none"> <li>1. can be sustained by the water resources upon which such services rely;</li> <li>2. <b>prepares for the impacts of a changing climate;</b></li> <li>3. is feasible and financially viable <b>over their lifecycle;</b> and ...</li> </ul> </li> <li>e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. <b>For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.</b></li> </ul>	<p>16.0 Sewage and Water Services 17.0 Hydro and Pipeline Facilities, and Waste Management Systems</p>	<p>Include language concerning climate change, and include the language provided in the PPS pertaining to servicing options and conditions.</p>

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	<p>16.0 Sewage and Water Services</p>	<p>Update policies for consistency with the PPS. Consider specific policy for lot creation in a residential growth area.</p>
<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site</p>	<p>16.0 Sewage and Water Services</p>	<p>Update policies to be consistent with language used in the PPS.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.6 Infrastructure and Public Service Facilities</p>		
<p>conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper tier municipality, the upper-tier</p>		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p>		
<p>1.6.6.5 [...] Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.</p>	<p>16.0 Sewage and Water Services</p>	<p>Include policy to address partial services being permitted where private services have failed.</p>
<p>1.0 Building Strong Healthy Communities</p>		
<p>1.6 Infrastructure and Public Service Facilities</p>		
<p>1.6.6.7 Planning for stormwater management shall:  a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;  b) minimize, or, where possible, prevent increases in contaminant loads;</p>	<p>16.0 Sewage and Water Services</p>	<p>Update policies to reflect the language used in the PPS.</p>

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>		
<p>1.6.8 Transportation and Infrastructure Corridors</p> <p>1.6.8.5 The co-location of linear infrastructure should be promoted, where appropriate.</p>	15.0 Transportation	Update the Transportation objectives policies of the co-location of linear infrastructure.
<p>1.6.11 Energy Supply</p> <p>1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.</p>	18.2 General Policies for Development – Policies	Update policies to include language related to energy conservation and meeting projected energy needs.
1.0 Building Strong Healthy Communities		
1.7 Long-term Economic Prosperity		
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>...</p> <p>b) encouraging residential uses to respond to dynamic market-based needs and provide necessary</p>	2.0 Residential 9.0 Environmental Protection	Consider strengthening the language for housing options and housing needs to align with the PPS.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>housing supply and range of housing options for a diverse workforce;</p> <p>i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;</p> <p>j) promoting energy conservation and providing opportunities for development of renewable increased energy supply;</p>		<p>Review and update policies to include agricultural activity and land use.</p>
<b>1.8 Energy Conservation, Air Quality and Climate Change</b>		
<p>1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <p>e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion</p> <p>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</p>	<p>18.2 General Policies for Development – Policies</p>	<p>Consider strengthening current policies for energy conservation to include sustainable development and climate change.</p> <p>Consider strengthening policies for intensification and mixed-use.</p>
<b>2.0 Wise Use and Management Resources</b>		
<b>2.2 Water</b>		
<p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;</p>	<p>9.0 Environmental Protection 16.0 Sewage and Water Systems</p>	<p>Review and update policies to include language related to the evaluation and preparation of water resource systems and watershed levels from climate change.</p>

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<b>2.0 Wise Use and Management Resources</b>		
<b>2.3 Agriculture</b>		
2.3.2 Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.	5.0 Rural	If applicable, review and update policies to support an agricultural system approach and the agri-food network. Consider potential policies related to urban agriculture.
2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	5.0 Rural 18.2 General Policies for Development – Policies	Not applicable, no identified prime agricultural areas.
<b>2.5 Mineral Aggregate Resources</b>		
2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the <i>Planning Act</i> . Where the <i>Aggregate Resources Act</i> applies, only processes under the <i>Aggregate Resources Act</i> shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.	13.0 Mineral Aggregate	Review and update policies to reflect language in the PPS.
<b>2.6 Cultural Heritage and Archaeology</b>		



PPS, 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.	18.2 General Policies for Development – Policies	Create new policy requiring engagement with Indigenous community in matters pertaining to identifying, protecting and managing cultural heritage and archaeological resources.
<b>3.0 Protecting Public Health and Safety</b>		
3.2 Human-Made Hazards		
3.2.3 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.	9.0 Environmental Protection	Consider the addition of a policy for the re-use of excess soil through planning and development approvals.
<b>4.0 Implementation and Interpretation</b>		
Some policies have been removed/revised. However, no significant changes to notes.	n/a	Review and update policy as it relates to the impacts of Section 4.0 from Bill 109.
<b>5.0 Figure 1 Natural Heritage Protection Line</b>		
n/a	n/a	n/a
<b>6.0 Definitions</b>		
Changes in several definitions.	Section Definitions	Add, delete or revise definitions

## Appendix B – County of Renfrew Official Plan 2020, Conformity Review Table

A detailed analysis of the policy issues to be addressed in the Town of Petawawa Official Plan has been completed based on a review of the County of Renfrew Official Plan 2020. The following table provides a summary of the new and updated policies as of 2020 which are most relevant to the Town. The text highlighted in red represents the changes made in the County of Renfrew Official Plan 2020.

The 'Policy Issues to be Addressed' column identifies PPS policy issues to be addressed through the Official Plan Review.

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<b>1.0 Introduction</b>		
1.3 Purpose and Objectives of the Plan		
<p>1.3.8 To direct the majority of projected residential growth to Urban and Village Community areas designated on Schedule "A" to this Plan (and to settlement areas identified in a local Official Plan).  Appendix "A" to this Plan, which forms part of this Plan, identifies population projections for all lower-tier municipalities. In the future, these figures may be revisited and adjusted based on changes to local circumstances and informed by provincial guidelines. These projections are not targets or allocations.</p> <p>1.3.9 To promote efficient and cost-effective development to sustain the financial well-being of the municipalities over the long term and to ensure the financial viability of infrastructure and public service facilities as a component of cost-effective development patterns.  This may be demonstrated through asset management planning.</p>	Section 1.2 Purpose of the Plan	Consider Schedule "A" for the addition of growth management policy and language.
<b>1.0 Introduction</b>		
<b>1.4 Basis of the Plan</b>		

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>1.4 Smart Growth The County of Renfrew recognizes that growth is beneficial when it is well managed, as it generates employment and a stronger tax base. The County also recognizes the interdependence between a</p>	<p>1.2 Purpose of the Plan 15.0 Transportation 17.0 Hydro and Pipeline Facilities, and Waste Management Systems</p>	<p>Consider the addition of policy and language for smart growth and future infrastructure needs.</p>

**1.0 Introduction**

**1.4 Basis of the Plan**

<p>healthy environment, healthy communities, and a strong economy. To foster a healthy environment, healthy communities, and a strong economy, the following initiatives need to be achieved:</p> <p>Improved Telecommunication Infrastructure – A high-speed telecommunications network has been installed throughout most of Renfrew County. This network is essential to provide County residents the opportunity to do business where they reside, rather than only in the larger urban centres of Ontario, thereby enhancing community and economic development opportunities.</p> <p>Upgrade or Replacement of Existing Infrastructure – Water pollution control plants, water treatment plants, municipal airports, and roads and bridges need to be upgraded or replaced to promote environmental health and commercial and industrial growth within the County.</p> <p>Development of New Infrastructure – The further expansion of Highway 417 from Ottawa into the County will</p>		
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County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
provide the impetus needed for new private/public sector commercial, tourism and industrial developments as well as encourage expansion and investment within existing business.		
<b>1.0 Introduction</b>		
<b>1.4 Basis of the Plan</b>		
Development of Brownfields – The development of brownfields will result in the use of existing infrastructure, clean-up of contaminated lands, improvement of the community tax base, and	16.0 Sewage and Water Systems	Consider the addition of policy and language for future water systems and infrastructure needs.
<b>1.0 Introduction</b>		
<b>1.4 Basis of the Plan</b>		
provide an alternative to using Greenfield sites... Development of Brownfields – The development of brownfields will result in the use of existing infrastructure, clean-up of contaminated lands, improvement of the community tax base, and provide an alternative to using Greenfield sites...		Consider the addition of policy and language for brownfield and greenfield development.
<b>2.0 General Development Policies</b>		
2.2 Policies		

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>2.2 (1) Housing (c) Encouraging housing forms and densities designed to be affordable to moderate and lower income households. Local municipalities may develop policies, zoning standards, site plan requirements, licensing by-laws (or a combination thereof), to permit and regulate alternative forms of affordable housing (i.e., tiny homes);</p> <p>2.2.6.3 Algonquins of Ontario Engagement The County shall engage with the Algonquins of Ontario on matters of archaeological or cultural heritage interest and the opportunity for input on any Municipal Heritage Advisory Committee; as well as the opportunity to review any Archaeological Reports that indicate areas of Algonquin historical interest or potential for encountering aboriginal artifacts prior to its submission to the Ministry of Tourism, Culture and Sport.</p>	<p>2.3 Residential – Policies 18.0 General Policies for Development – Policies 20.0 Implement and Interpretation</p>	<p>Review and update policy language to include various housing forms and densities (tiny homes, second units, affordable housing, etc.).</p> <p>Include policy language for Algonquins of Ontario Engagement.</p>
<p>2.2.6.4 Indigenous Engagement In partnership with Indigenous communities the County may develop a protocol and collaborative process for identifying, evaluating and protecting properties, cultural heritage landscapes, and archaeological resources that are of interest to Indigenous communities. 2.2.8(g) Natural Heritage System The Natural Heritage System is</p>	<p>9.0 Environmental Protection 20.0 Implement and Interpretation 18.2 General Policies for Development – Policies</p>	<p>Include policy language for indigenous engagement.</p> <p>Review and Update policy language to align with the County of Renfrew Natural Heritage System and Ecoregions.</p>
<p><b>2.0 General Development Policies</b></p>		
<p>2.2 Policies</p>		
<p>comprised of natural heritage features, areas and linkages intended to provide connectivity (at</p>		

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>the regional or site level) and supports natural processes which are necessary to maintain biodiversity, natural functions, viable populations of indigenous species and ecosystems. The features identified on Schedule "B" –Natural Heritage Features, will function as a Natural Heritage System for the County and will be used to determine when an Environmental Impact Study is required for proposed development or site alteration. The County shall seek to further strengthen the system through the addition of relevant connections between the features and areas that will assist in enhancing, restoring, maintaining and protecting the overall health of the system, its features and areas.</p>		
<p>2.2 (36) Short-term Rental Accommodation Short-term rental accommodation means any lodging made available for rent in a private residence for a period less than 28 days. Short-term rental accommodation may include a variety of forms including: bed and breakfasts, cottage rentals, apartment rentals, single room, or a whole home. The intent of this policy is to ensure that short-term rental accommodations are appropriately located, licensed and controlled to mitigate potential conflicts and maintain the character and stability of existing communities. The local municipality may use zoning provisions, site plan control, and/or licensing/permitting to regulate short-term rental accommodations.</p>	<p>2.3 Residential – Policies 18.2 General Policies for Development – Policies</p>	<p>Review and update policy language to include provisions related to short-term rentals, as identified in the County of Renfrew Official Plan.</p>

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>The local municipality should have consideration for the following when deciding the appropriate locations for short-term accommodation:</p> <ul style="list-style-type: none"> <li>i. appropriate access;</li> <li>ii. parking;</li> <li>iii. servicing;</li> <li>a. the operation must be on full municipal services where services are available; or</li> <li>b. where municipal services are not available, proposals must also provide adequate on-site private services including potable water, private waste disposal and proper surface drainage without impact on neighbouring uses to the satisfaction of the local municipality, and the Renfrew County District Health Unit;</li> <li>iv. landscaping and buffering;</li> <li>v. amenity areas;</li> <li>vi. signage;</li> <li>vii. no other commercial operation, such as a restaurant, is permitted and only light meals are provided to guests;</li> <li>viii. number of rooms available for rent;...</li> </ul>		
<b>3.0 Urban Community</b>		
3.1 Introduction		

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>3.1 Urban Community Chapter Intro</p> <p>There are four towns in the County of Renfrew designated as Urban Community, being the Towns of Arnprior, Renfrew, Petawawa, and Deep River.</p> <p>The Urban Communities represent those locations where the majority of growth and development will occur within the County of Renfrew. Accordingly, the policies of this plan intend that growth be directed primarily to these areas, as well as the other village communities identified in Section 4.0. As such, each Urban Community Area may benefit from a detailed local Official Plan intended to guide the future social, economic and physical development of the community. The policies of the local Official Plan apply in addition to the applicable policies of this section of the plan. The policies of the Urban Communities Official Plans shall address both local and Provincial</p>	<p>1.2 Purpose and Objectives of the Plan</p>	<p>Review and update policy language where applicable.</p>
<p><b>3.0 Urban Community</b></p>		
<p>3.1 Introduction</p>		
<p>interests as outlined in the Provincial Policy Statement (PPS) and associated guidance documents.</p>		
<p><b>3.0 Urban Community</b></p>		
<p>3.2 Objectives</p>		
<p>3.2 Urban Community Objectives</p> <p>(1) To ensure that adequate lands, municipal services and community facilities are available to serve the existing and future needs of the community.</p> <p>(2) To provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community.</p>	<p>1.2 Purpose and Objectives of the Plan</p>	<p>Review and update policy language where applicable.</p>



County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>(3) To provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community.</p> <p>(4) To ensure that development proceeds in an environmentally responsible manner.</p> <p>(5) To encourage steady, economic growth in a carefully controlled manner to provide employment.</p> <p>(6) To encourage economically viable and physically attractive central business districts.</p> <p>(7) To ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of the Community.</p> <p>(8) To identify, coordinate, and provide direction on matters that cross municipal boundaries.</p>		
<b>3.0 Urban Community</b>		
3.3 Policies		
<p>3.3.2 Urban Community Policies</p> <p>Residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification. Residential intensification and redevelopment should be encouraged in appropriate areas with a target of 10%. Intensification</p>	<p>2.0 Residential</p> <p>4.0 Suburban</p> <p>6.0 Rural Residential</p> <p>18.2 General Policies for Development – Policies</p>	<p>Review and update policy language to reflect a variety of housing options, affordable housing, special needs housing, infilling, intensification, and the addition of second units.</p>
<b>3.0 Urban Community</b>		
3.3 Policies		
<p>includes, but is not limited to, the creation of infill lots, and the use of secondary dwellings to help achieve the 10% target. <b>Second units shall be authorized in single detached, semi-detached and row houses and in ancillary structures, in accordance with Section 16(3) of the Planning Act. The land and unit supply maintained by the Town shall be based on and reflect the population</b></p>	<p>3.0 Commercial</p> <p>7.0 Industrial</p> <p>18.2 General Policies for Development – Policies</p>	<p>Consider the addition of policy language for employment areas.</p>

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>projections contained in Appendix A of this Plan.</p> <p>d. Industrial, including a broad range of industrial uses, and policies dealing with the redevelopment of industrial sites. The identification of employment areas is encouraged in the local Official Plans. The identification of employment areas helps to ensure these areas are protected for current and future employment uses and the necessary infrastructure is provided. Efforts shall be made to identify and protect employment areas in proximity to major goods movement facilities and corridors.</p> <p>e. Institutional, including health, cultural and educational facilities, public recreation facilities, Government offices, public utilities and related uses and activities. The colocation of public service facilities and services in community hubs shall be encouraged to promote cost effectiveness and facilitate service integration, access to transit and active transportation.</p>		
<b>14.0 Land Division Policies</b>		
14.3 Consent Policies		
<p>14.3 (10) The Ministry of Transportation has plans to expand highway 17 and will be protecting the designated lands as a fully controlled-access four lane freeway. No active use or construction will be permitted within the designation. Consents for parcels in proximity to a provincial</p>	15.0 Transportation	Review and update policy language, where applicable, to align with the highway 17 expansion.
<b>14.0 Land Division Policies</b>		
14.3 Consent Policies		

County of Renfrew Official Plan 2020 Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>highway/desination will not be granted unless MTO approval and permits are obtained.</p>		