

# Official Plan Review 2017

[PHASE 1 – INITIAL CONSULTATION \(October 2016\)](#) - COMPLETE  
[PHASE 2 – SPECIAL COUNCIL MEETING \(January 2017\)](#) - COMPLETE  
[PHASE 3 – BACKGROUND STUDY \(January – March 2017\)](#) - COMPLETE  
[PHASE 4 – PREPARATION OF OFFICIAL PLAN AMENDMENT \(April – July 2017\)](#) - COMPLETE

[PHASE 5 – STAFF/COUNCIL/AGENCY/PUBLIC REVIEW \(August 2017 – January 2018\)](#)

October 19 (Thursday) - Open House

October 24 (Tuesday) - Public Meeting

Council, in consultation with Town and County staff, would then consider any changes arising from the public open house and meeting. County staff would prepare a report for Council and provide recommendations regarding public input. Any final revisions to the Official Plan Amendment would be made at this time.

[PHASE 6 – ADOPTION AND SUBMISSION \(February 2018\)](#)

Town Council would then formally adopt the Official Plan Amendment and submit it to the County of Renfrew for approval.

## Official Plans 101

An Official Plan (or OP as it is sometimes called) is a policy document that guides the short-term and long-term development in your community. It applies to all lands within the municipal boundary and the policies within it provide direction for the size and location of land uses, provision of municipal services and facilities, and preparation of regulatory bylaws to control the development and use of land. These types of policies are considered necessary to promote orderly growth and compatibility among land uses. An official plan may address issues such as where new housing or industry can be located; where roads, water-mains and sewers will be needed; and what parts of your community will grow.

Generally speaking, an Official Plan consists of three parts:

**Policies** that describe specific uses that are allowed in each designation, and criteria for evaluating specific types of applications or developments (new plans of subdivision, for example);

**Schedules** (or maps) of all lands in the municipality, with colours or patterns used to represent each land use designation

**Appendices** which provide further information, add clarification and are contained in the document for ease of reference

## The creation of an Official Plan

We don't (and can't) just sit down and write out an all new Official Plan (OP). There is a provincially regulated process through the Planning Act that we follow, and we must consult with members of the public and vested stakeholders. In addition, the Official Plan must implement policies from the Provincial Policy Statement. Direction contained in these planning documents are matters of provincial interest, and there are certain items that are mandated to be put into our Official Plan.

## Why is the Town Updating the Official Plan?

The Planning Act, which regulates all land use planning in Ontario, requires municipalities to review their Official Plan every five years. The Town is overdue for this review and, after having looked at available options, decided to undertake a review and update the Plan. It is intended that the Official Plan will meet both Provincial and local directives.

## Can I request to have the designation changed on my property?

This exercise does not intend for individual landowners to request changes to the designation on their property, or to change specific permitted uses on a property. Arbitrary changes such as these would not necessarily be in the best interest of the larger community, and it needs to be ensured that proposed changes make sense and can be supported by the relevant background studies.

However, if you feel there is a mapping error, please bring it to our attention and we will determine if a change needs to be made. It may be beneficial for you to find out what the designation of your property is under the current Official Plan and then compare it to the designation in the new Official Plan when the draft is released. Keep in mind that there is Provincial direction that we need to have regard for throughout this process as well, and specific steps need to be followed for any changes to some land use designations and boundaries.

## What if I am not satisfied with the mapping or policies of the new Official Plan?

If you have concerns about a specific policy, section or mapping in the new Official Plan when it becomes available, please contact us. There may be a simple solution, but that may not always be the case. The changes to the Official Plan will be a balancing act; trying to implement the wants of the community, local governments, public agencies, and Provincial policy, but we will work through this together.

## Is there a difference between an Official Plan and Zoning By-Law?

Yes! An Official Plan and a Zoning By-Law are completely separate documents, although they do work together and complement each other. An Official Plan sets out a community's vision and goals for the future. It ensures that new development and growth considers a broad range of interests and perspectives and that land use planning decisions reflect local values. If you are interested in long term growth forecasts, future development patterns, and strategies for protecting resources, an Official Plan is the document you should consult.

Zoning By-Laws, on the other hand, put the Official Plan into effect and provide for its day-to-day administration. Zoning By-Laws are legally enforceable, and construction or new development that doesn't comply with a zoning by-law is not allowed, and the municipality will refuse to issue a building permit. Zoning By-Laws set out detailed requirements such as minimum lot areas, maximum building height and number of parking spaces that need to be provided.

## Where can I find more general information about Official Plans?

Citizens Guide to Official Plans:

<http://www.mah.gov.on.ca/Page1759.aspx>

## Who can I contact if I would like to find out more about the Town's Official Plan, or I have comments or suggestions to make?

You can contact the Town Planning Department by calling Ivan Burton (613)432-4848 or emailing [iburton@renfrew.ca](mailto:iburton@renfrew.ca)

Our website will be a great resource as the project moves forward. Please monitor it for new information and/or opportunities to provide your input:

<http://www.renfrew.ca/land-use-planning-4.cfm>

# Highlights of the Proposed Changes

**\*\*PLEASE NOTE\*\*** This is a summary of the key updates to the Town of Renfrew Official Plan. Not all changes to the plan have been highlighted in this summary.

**Economic Development** – Added new objectives to the plan to support and provide opportunities for economic development and investment in the Town. (Section 1.4(2) – pg. 3)

**Affordable Housing** – Added new policy to encourage 15% of new housing to be affordable and to protect rental stock (Section 2.2(1) - pg. 7)

**Cultural and Archaeological Resources** – Updated the plan to reflect current legislation, to recognize the importance of the heritage of the Town, and to enable the Town to undertake certain activities such as heritage designations, heritage register, and Community Improvement Plans in heritage areas. (Section 2.2(4) – pg. 9)

**Contaminated Lands and Brownfield Sites** – Updated the plan to reflect current legislation, to enable the Town to undertake certain activities such as a contaminated lands register and providing clarification when environmental assessments and records of site conditions are required. (Section 2.2(5) – pg. 12)

**Natural Heritage** – Natural heritage includes features such as woodlands, valley lands, wildlife habitat, creeks and rivers, and wetlands. The plan has been updated to reflect current provincial policy and to update the mapping with the most recent data. (Section 2.2(6) – pg. 14)

**Hazards** – Hazards includes both man made (ie. propane facilities, former mine sites) and natural (ie. slip clay, steep/unstable slopes) hazards. The policies have been updated to reflect current provincial policy with the up-to-date mapping. (Section 2.2(8) – pg. 20)

**Active Transportation** – Active transportation refers to human powered travel such as walking, cycling, including mobility aids such as motorized wheelchairs and other power-assisted devices moving at a comparable speed. New policies have been added to incorporate considerations for active transportation infrastructure where new or redevelopment is proposed. (Section 2.2(16) – pg. 26)

**Urban Design** – Urban design refers to approaches to express community character through the design of sites, buildings, and related facilities and the spaces in between. The relationship between the built and natural environment is important for the long-term viability and enjoyment of living, working, and thriving in the Town. New policies have been added to the plan that promote a high-level of urban design and specifies the design expectations for new and redevelopment projects in the Town. (Section 2.2(17) – pg. 27)

**Secondary Dwellings** – Also known as accessory or basement apartments and in-law flats, a secondary dwelling unit is a self-contained residential unit with kitchen and bathroom facilities. A new policy has been added to the plan to reflect new provincial legislation to allow a second dwelling in single detached, semi detached, and row houses (and accessory buildings such as a garage). (Section 2.2(18) – pg. 30)

**Urban Agriculture** – Urban Agriculture refers to food production outside of the traditional agricultural designated areas and can include a variety of forms including gardening and raising certain types of livestock in backyards (i.e. chickens, bees). A new policy has been added to allow the Town to consider allowing different agricultural uses in the urban area. (Section 2.2(19) – pg. 31)

**Intensification** – Updated the intensification policies to clarify where intensification is appropriate and some design considerations. (Section 3.3(3) pg. 32)

**Downtown Parking** – Updated the parking policies for the downtown area (Section 4.3(5) – pg. 35)

**Parks and Recreation** – This section of the Plan has been updated in several areas including:

- clarification on parkland dedication and cash-in-lieu of parkland (Section 10.3(4) and (5) pg. 50&51)

- adding new policies to consider how to integrate key features such as parks, the Bonnechere River, and trails, into development within the Town. (Section 10.3(13)-(17) – pg.52)

**Water, Wastewater, Stormwater and Utilities** – This section has been amended by re-locating these topics under one section of the plan. In addition, new policies have been added to ensure that new infrastructure being designed and constructed is financially viable and energy efficient. (Section 12.2 and 3 – pg 54)

**Community Improvement** – The Town adopted a new Community Improvement Plan (2015) and this section of the Official Plan has been updated to match/work with the new Community Improvement Plan. (Section 15.10 – pg. 71)

**Pre-Consultation** – A new section was added to encourage pre-consultation with the Town before any formal Planning Act application is submitted. (Section 15.20 – pg. 77)

**Complete Application** - A new section was added to the Plan to clarify requirements for supporting materials that are to be submitted with a development application in accordance with the Planning Act. (Section 15.21 – pg. 77)

**Public Consultation** – A new section has been added in accordance with the Planning Act to consider public consultation processes for development applications. (Section 15.22, pg. 78)