



**AMENDMENT NUMBER 10 TO THE OFFICIAL PLAN
OF THE TOWN OF RENFREW**

**Prepared by
the County of Renfrew Planning Division**

January 2018


AMENDMENT NO. 10
TO THE
OFFICIAL PLAN
OF THE
TOWN OF RENFREW

This amendment was adopted by the Council of the Corporation of the Town of Renfrew by By-law No. 5-2018 in accordance with Sections 17, 21, and 26 of the Planning Act on the 23rd day of January, 2018.



Don Eady, Mayor

CORPORATE
SEAL OF
MUNICIPALITY



Kim R. Bulmer, Clerk



DECISION

**With respect to Official Plan Amendment No. 10
To the Town of Renfrew Official Plan
Subsection 17(34), 22 and 26 of the Planning Act**

I hereby approve all of the proposed Official Plan Amendment No. 10 to the Official Plan for the Town of Renfrew adopted by By-law No. 5-2018, subject to the following modification:

- (1) Schedule "A" is modified by redesignating a portion of those lands described as Parts 1, 2 and 3, on Plan 49R-16676, in part of Lot 12, Concession 2, located on Mutual Avenue, from Environmental Protection to Residential.

Dated at Pembroke, this 30th of January, 2018.

A handwritten signature in blue ink that reads "W. James Hutton".

W. James Hutton
CAO/Clerk
County of Renfrew

This Amendment No. 10 to the Official Plan of the Town of Renfrew, which has been adopted by the Corporation of the Town of Renfrew, is hereby approved in accordance with Section 17(34), 22, and 26 of the Planning Act.

DATE:

APPROVAL AUTHORITY:

THE CORPORATION OF THE TOWN OF RENFREW
BY-LAW No. 5-2018

Being a by-law to amend the Official Plan of the Town of Renfrew to update the Official Plan in accordance with Section 26 of the Planning Act.

The Council of the Corporation of the Town of Renfrew, in accordance with the provisions of Sections 17, 21 and 26 of the Planning Act, hereby enacts as follows:

1. Amendment No. 10 to the Official Plan of the Town of Renfrew, consisting of the attached text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 10 to the Official Plan of the Town of Renfrew.
3. This By-law shall come into force and effect on the day of final passing thereof.

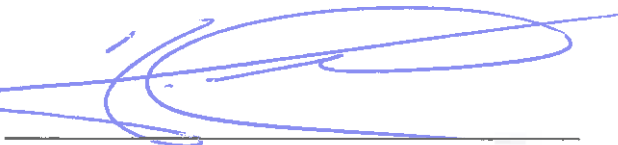
This By-law given its FIRST and SECOND reading this 23rd day of January, 2018.

This By-law read a THIRD time and finally passed this 23rd day of January, 2018.

MAYOR


DON RABY

CLERK


Kim R. Berman

CORPORATE
SEAL OF
MUNICIPALITY

**AMENDMENT NO. 10 TO THE OFFICIAL PLAN
OF THE TOWN OF RENFREW**

PART A – PREAMBLE – does not constitute part of this amendment.

PART B – AMENDMENT – consists of the following text; it constitutes Amendment No. 10 to the Official Plan of the Town of Renfrew.

PART C – APPENDIX - does not constitute part of this amendment. The appendix contains the background information and information about the key changes to the Official Plan.

PART A - THE PREAMBLE

Purpose

To update the Town of Renfrew Official Plan, which came into effect in 2008, as required under Section 26 of the Planning Act. Since the last major update of the Town of Renfrew Official Plan, the Province has approved several legislative changes to the *Planning Act*, and issued a new 2014 Provincial Policy Statement (PPS). The main purpose of this review is to ensure that the Official Plan remains consistent with the PPS. However, in addition to ensuring consistency with the PPS, this amendment also makes necessary changes to meet newly emerging municipal objectives.

Land Affected

The Official Plan amendment affects lands throughout the entire Town of Renfrew, therefore a key map or description of the affected lands has not been provided.

Basis

The Official Plan of the Town of Renfrew was approved by the County of Renfrew on January 30, 2008, and was further approved by the Ontario Municipal Board on August 12, 2008. This amendment represents the tenth amendment to the Official Plan.

The Official Plan is a document designed and required to be updated to reflect changing needs of the Town. The Town satisfied the requirements of the Planning Act by holding a special meeting of Council (Jan 24/17), a public open house (Oct 19/17) and a public meeting (Oct 24/17). Notice of the open house and public meeting was advertised in the local newspaper and, in addition, mailed to every property owner. As a result of the public input (from the open house, public meeting, and written submission) a few minor changes were made to the Official Plan Amendment

The Official Plan amendment was circulated to the prescribed agencies (i.e. utilities, school boards, County of Renfrew) and Provincial Ministries (MNRF, MOECC, MNDM, MMA, OMAFRA, MTO). Some of the submissions received from the circulated agencies resulted in minor changes to the Official Plan Amendment.

The overall changes to the Official Plan are significant in number and therefore this amendment, instead of detailing every change, will delete the text of the existing Official Plan in its entirety and replace it with the new revised text. A summary of the key changes made to the plan are detailed in Part C – Appendices of this Official Plan Amendment. The changes will bring the Town of Renfrew Official Plan up-to-date with the current requirements of the Planning Act and the 2014 PPS.

In addition to updated text, the “Schedule A”, illustrating the land use designations, will be deleted and replaced with a new “Schedule A”. The current “Schedule B – Street Classification” map is being replaced with two appendix maps. These maps provide additional information and background data for the policies and land use designations. The two appendices are “Appendix 1 – Hazards and Natural Features” and “Appendix 2 – Infrastructure and Public Facilities”.

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text, constitutes Amendment No. 10 to the Official Plan of the Town of Renfrew.

Details of the amendment

The Official Plan of the Town of Renfrew is amended as follows:

- a) The text of the Official Plan in its entirety, Schedule "A", and Schedule "B" are hereby deleted, and replaced with the attached Official Plan text, Schedule "A", Appendix 1, and Appendix 2.

Implementation and interpretation

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Town of Renfrew.

PART C - APPENDICES

The following appendix does not constitute part of Amendment No. 10 to the Official Plan of the Town of Renfrew but are included as information supporting the document and public's comments.

APPENDIX 1 Summary of Key Changes

APPENDIX 1 – SUMMARY OF KEY 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))

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

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))

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))

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))

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))

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))

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))

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))

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))

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

Downtown Parking – Updated the parking policies for the downtown area (Section 4.3(5))

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))
- 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))

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)

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)

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)

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)

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)