

AMENDMENT NO. 7  
TO THE  
OFFICIAL PLAN  
OF THE  
TOWN OF DEEP RIVER

Prepared For: The Corporation of the Town  
of Deep River

Prepared By: Jp2g Consultants Inc.

March 18, 2025

AMENDMENT NO. 7  
TO THE  
OFFICIAL PLAN  
OF THE  
TOWN OF DEEP RIVER

This amendment was adopted by the Council of the Corporation of the Town of Deep River by By-law \_\_\_\_\_ in accordance with Sections 17 and 21 of the Planning Act on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

CORPORATE SEAL  
OF MUNICIPALITY

This Amendment No. 7 to the Official Plan of the Town of Deep River, which has been adopted by the Corporation of the Town of Deep River, is hereby approved in accordance with Section 21 of the Planning Act.

DATE:

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APPROVAL AUTHORITY:  
(COUNTY OF RENFREW)

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THE CORPORATION OF THE TOWN OF DEEP RIVER

BY-LAW NUMBER \_\_-2025

Whereas the Council of the Corporation of the Town of Deep River, in accordance with the provisions of Sections 17 and 21 of the Planning Act, as amended, hereby enacts as follows:

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1. THAT amendment No. 7 to the Official Plan of the Town of Deep River, consisting of the attached text is hereby adopted and approved.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 7 to the Official Plan of the Town of Deep River.
3. THAT this By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this \_\_\_\_ day of \_\_\_\_\_, 2025.

This By-law read a THIRD time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

CORPORATE SEAL  
OF MUNICIPALITY

AMENDMENT NO. 7 TO THE OFFICIAL PLAN FOR  
THE TOWN OF DEEP RIVER

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## **THE CONSTITUTIONAL STATEMENT**

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

PART B – THE AMENDMENT consisting of the following text constitutes Amendment No. 7 to the Official Plan for the Town of Deep River.

## **PART A – THE PREAMBLE**

### **Purpose**

The purpose of this amendment is to redesignate the lands, shown on Schedule “A” attached hereto, from Rural to Rural – Exception Three and Open Space – Exception One to permit the severance of four new residential lots, two of which would have frontage on a private road. The amendment would also redesignate a portion of the subject lands to Open Space – Exception One to recognize an existing recreational trail system.

### **Location**

The lands affected by this amendment are described as Part of Lot 42, Range B, in the geographic Township of Buchanan, Town of Deep River, as shown on the Key Map in Appendix A.

### **Basis**

The Official Plan for the Town of Deep River was adopted by Council of the Town of Deep River on May 30, 2017 and approved by the County of Renfrew on October 25, 2017. This amendment represents the 7<sup>th</sup> amendment to the Official Plan.

### **Proposed Development**

The subject lands are approximately 3.6 hectares in area with approximately 95 metres of road frontage on Balmer Bay Road, 63 metres of road frontage on Wintergreen Lane, and 67 metres of water frontage on the Ottawa River. The Official Plan Amendment would facilitate the creation of up to four new lots, plus a retained lot, for a total of five lots.

The Official Plan Amendment is seeking re-designate a 2.6-hectare parcel of the subject lands to Rural- Exception Three to facilitate four future severed lots, in addition to re-designating a one hectare portion of the subject lands to Open Space – Exception One, which would comprise the lands to be retained. The Rural - Exception Three designation would permit lot creation with frontage on a private road, while the Open Space – Exception One would prohibit future development in recognition of the existing trail system which traverses the subject lands.

Lots 1 and 2, as shown on the Conceptual Severance Sketch in Appendix B, are proposed to be approximately 0.74 and 0.68 hectares in area, respectively, with approximately 31.5 metres of road frontage each on Wintergreen Lane and 33 metres of water frontage each on the Ottawa River. Lots 3 and 4 are proposed to be approximately 0.65 and 0.74 hectares in area, respectively, with approximately 47.5 metres of road frontage each on Balmer Bay Road. The retained lot would be approximately one hectare in area with approximately 63 metres of road frontage on Wintergreen Lane.

The Official Plan Amendment represents the first step in creating the proposed new lots. Ensuing application(s) for consent and a zoning by-law amendment would be required, in addition to the submission of a hydrogeological assessment, archaeological investigation, and/or any other studies deemed to be necessary by the approval authority.

## **Site and Surrounding Land Uses**

The subject property is a vacant parcel of wooded land along Balmer Bay Road. The property is irregularly shaped and stretches approximately 580 metres from Balmer Bay Road to the Ottawa River. The property is located within a cluster of several other similarly irregularly shaped lots. The immediate surrounding area is sparsely developed to the south and west, while lands to the east and southeast are comprised of several residential dwellings fronting the Ottawa River and Balmer Bay Road.

## **Provincial Planning Statement, 2024 (PPS)**

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements under the Act.

While the Provincial Planning Statement is required to be read in its entirety, a number of policies have specific bearing on this amendment and are outlined below:

### **2.5 Rural Areas in Municipalities**

Section 2.5.1 states that healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) using rural infrastructure and public service facilities efficiently;
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- g) conserving biodiversity and considering the ecological benefits provided by nature; and
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

Section 2.5.2 states in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

Section 2.6.1 states on rural lands located in municipalities, permitted uses are:

- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

Section 3.6.4 states 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 conditions are suitable for the long-term provision of such services with no negative impacts.



Section 4.2.1 states planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative of development;
- b) minimizing potential negative impacts, including cross-jurisdictional and crosswatershed impacts;
- c) identifying water resource systems;
- d) maintaining linkages and functions of water resource systems;
- e) implementing necessary restrictions on development and site alteration to:
  - 1. protect all municipal drinking water supplies and designated vulnerable areas; and
  - 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;
- f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
- g) ensuring consideration of environmental lake capacity, where applicable.

Section 4.6.2 states planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

### **Town of Deep River Official Plan**

The subject lands are designated Rural on Schedule “A-1” to the Town of Deep River Official Plan. A portion of the subject lands are also covered by the Waterfront Overlay on Schedule “A-1” to the Official Plan.

The Official Plan states that the intent of the waterfront designation is “to delineate one area from the entire shoreline of the Ottawa River within the Town, where a range of commercial, recreational and residential development will be welcome... and that the remainder of the waterfront is intended to receive minimal alterations and to remain an important community feature.”

Section 4.5.3 (1) states that “new uses must first satisfy the policies of this Waterfront designation before they are tested against the other relevant policies of this Plan, including those of the underlying designation.”

Section 4.5.3 (4) states that “in proposing the development of lands in the Waterfront designation, the applicant shall be required to provide a planning justification report that demonstrates how the proposal meets the intent and objectives of the Waterfront designation and how it is consistent with the goals and policies of this Plan and with good planning.”

The Rural designation applies to areas of the Town that have been developed without full municipal services. The intent of the designation is to provide an option for types and scales of development that are appropriate for individual onsite (private) services as well as infilling and minor rounding out of single service (water only) development along Highway 17. The designation will also provide rural-type housing options to residents as an alternative to housing located in the urban area of the Town.

Section 4.9.2 provides the objectives for the Rural designation, which are:

1. To permit a range of rural residential, commercial and institutional uses provided the rural character, topography and landscape of the Rural area is preserved.
2. To promote rural living in a manner that is sensitive to the ecological balance and the protection of groundwater and surface water quality and quantity.
3. To maintain the economic and social stability of the Town by ensuring that factors such as municipal servicing limitations, environmental factors, land use compatibility and land capability are considered when reviewing development proposals.

Section 4.9.4(2) states that limited residential development shall be permitted in the Rural designation in accordance with the following policies:

- (a) Where a plan of subdivision is not considered appropriate for proper and orderly development, a consent for a new lot(s) maybe considered which satisfies the Consent policies of this Plan.
- (b) Lots should not be located on lands which would involve major public expense in opening up and/or maintaining access routes, providing drainage or providing other public services and facilities, unless such major public services, access, or facilities are provided at the developer's expense.
- (c) Lots should be relatively large, being not less than 4000 square metres (approximately 1.0 acre) and adequate for the installation of private services.
- (d) The servicing policies of Section 5.2.1 shall be considered with regard to the applicability of individual on-site water and sewage services.

Section 4.9.4(4) speaks to private road access and states that “notwithstanding any other policies of this Plan to the contrary, where Council determines that exceptional circumstances exist such that it is not in the Town's interest that a new public road be developed, a lot created by consent may about a private right-of-way, provided that:

- (a) Only one new lot, plus a retained portion, is created with water frontage abutting a private right-of-way by any such consent.”
- (b) No previous consents have been granted creating lots abutting the same private right-of-way.

Section 6.6.3 states that in determining the appropriateness of consents to divide land, Council and the Committee of Adjustment will be guided by the following policies:

1. Consents for new lot creation may be considered to infill existing developed areas and in other situations to achieve the better utilization of land.
2. Consents should not be granted where a significant extension of any major municipal service will be required.
3. The lot to be created and the retained lands shall have adequate frontage and access on a public road. Consultation is required with the applicable road authority. This policy does not apply to the creation of one new lot, plus the retained land, abutting a private right-of-way in accordance with Section 4.9.4 (4) Private Roads of the Rural policies.
4. Consents may be granted for technical purposes or minor adjustments to existing parcels of land, such as title corrections, boundary adjustments, lot additions, easements and rights-of-way.

5. Consents should not be granted if the result would be to interfere with or deter potential plans of subdivision.
6. A consent shall not be appropriate where detailed and complex implementation mechanisms would be required.
7. Generally, a proposal for land division by consent should involve the creation of no more than two lots (plus a retained parcel). Sequential consents for new lots from a given parcel of land should not be permitted as an alternative to a plan of subdivision.
8. Consent may be granted for the assembly of land for a future plan of subdivision.

### **Town of Deep River Zoning By-law**

The subject lands are zoned Estate Residential (ER) on Schedule A to the Town of Deep River Comprehensive Zoning By-law. A small portion of the subject lands abutting the Ottawa River are also zoned Floodplain.

A single detached dwelling is permitted in the Estate Residential (ER) zone, and the minimum lot area requirement is 0.6 hectares, and the minimum lot frontage requirement is 45 metres.

Section 3.16 states that all lots shall abut a public street or highway; no building or structure may be erected or used unless the lot on which it is located has a front lot line equal to at least one-half of the required minimum lot frontage. Where there is no minimum frontage standard for the applicable zone, it shall be deemed to be 6 metres for purposes of this subsection. The following exceptions to this provision will apply:

- (a) Where the Committee of Adjustment gives consent to create a lot in the Estate Residential (ER) or Limited Service Residential (LSR) Zone together with access by means of a right-of-way, such lot is not required to abut a public street or highway provided the right-of-way extends from the lot to a street.

### **Analysis**

The Town of Deep River and the County of Renfrew, as the approval authority, must ensure the application is consistent with the Provincial Planning Statement, 2024 (PPS), the Town of Deep River Official Plan, the County of Renfrew Official Plan, and the Town of Deep River Zoning By-law.

The amendment is consistent with the PPS as it supports a mix of residential housing types within proximity to the Deep River core, while preserving existing recreational trails and open space to meet the long-term needs of the community. Moreover, the amendment would efficiently use existing municipal infrastructure and resources and would not require any expansion to municipal infrastructure. In terms of servicing, the proposal development will be privately serviced in accordance with a future hydrogeological assessment, which will be carried out in support of the consent applications. An archeological investigation will also be completed for any proposed lots within 300 metres of the Ottawa River, in accordance with Section 4.6.2 of the PPS.

Similarly, the proposed amendment is consistent with the Rural designation of the Official Plan as it represents a form of development that is consistent with the character of the existing surrounding developed lots. The proposed lots would all exceed the minimum suggested lot area of 4,000 square metres, and would be supported by a future hydrogeological assessment

and archeological investigation. Two of the four proposed lots would front on an existing public road (Balmer Bay Road), while the remaining two would front on an existing, legally established private road (Wintergreen Lane). The additional lots fronting Wintergreen Lane are not anticipated to have any adverse effects on traffic, and any new users would be required to contribute to the ongoing maintenance and repair of the private road. The Zoning By-law permits single detached dwellings within the Estate Residential (ER) zone. Moreover, the proposed severed lots would achieve the minimum required lot area and frontage requirements of the ER zone. A zoning by-law amendment would be required to rezone the middle portion of the subject lands (retained parcel) to Open Space to be consistent with the proposed Official Plan designation.

## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 7 to the Official Plan for the Town of Deep River.

### **Details of the Amendment**

The Official Plan is amended as follows:

- a) Schedule “A” to the Official Plan of the Town of Deep River is hereby amended by redesignating lands located within Part of Lot 42, Range B, Geographic Township of Buchanan, in the Town of Deep River and located on Balmer Bay Road, from Rural to Rural – Exception Three and from Rural to Open Space – Exception One, as shown on Schedule “A” attached hereto.
- b) By adding the following new Subsection 4.9.5 “(3) Rural – Exception Three (Balmer Bay)” immediately after Subsection 4.9.5(2) “Rural – Exception Two (Wylie Road)” as follows:

“(3) Rural – Exception Three (Balmer Bay)

Notwithstanding any policies of this Plan to the contrary, for the lands designated Rural – Exception Three on the Land Use Schedule and described as Part of Lot 42, Range B, Geographic Township of Buchanan, in the Town of Deep River and located on Balmer Bay Road, the following provision shall apply:

- (a) The policies of Section 4.9.4(4) (a) and (b) do not apply.
- (b) A maximum of four (4) new lots, plus one (1) retained lot are permitted to be created by consent.”

## **Schedule “A”**

## **Appendix A (Key Map)**

**Appendix B**  
**(Conceptual Severance Sketch)**