

AMENDMENT NO. X

TO THE OFFICIAL PLAN FOR 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 _____, 2026.

MAYOR

CLERK

CORPORATE SEAL

OF MUNICIPALITY

This Amendment No. X 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: _____

APPROVAL AUTHORITY: _____

(COUNTY OF RENFREW)

THE CORPORATION OF THE TOWN OF DEEP RIVER

BY-LAW NUMBER XX-2026

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:

THAT amendment No. X to the Official Plan of the Town of Deep River, consisting of the attached text is hereby adopted and approved.

THAT the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. X to the Official Plan of the Town of Deep River.

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 _____, 2026.

This By-law read a THIRD time and finally passed this ___ day of _____, 2026.

MAYOR

CLERK

CORPORATE SEAL
OF MUNICIPALITY

**AMENDMENT NO. X 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. **X** to the Official Plan for the Town of Deep River.

PART B - THE PREAMBLE

Purpose and Effect of the Amendment

The purpose of this Amendment to the Town of Deep River Official Plan is to revise the Community Improvement Plan Area definition to align with the Planning Act to all lands within the municipal boundaries of the Town of Deep River

Location and Site

This amendment is general in nature and applies to all lands within Town of Deep River.

BASIS

A Community Improvement Plan is a tool provided by the Municipal Act, 2001, and the Planning Act, 1990, allowing municipalities to assist with the maintenance, rehabilitation, development and redevelopment of targeted areas. Municipalities can provide financial incentives like grants or loans, to property and business owners to directly support improvements and investments in buildings and lands within a defined project area.

In 2021, Council adopted By-laws 31-2021 and 39-2021, establishing a Community Improvement Plan focused on the downtown core. The intent of the original Downtown Community Improvement Plan (DCIP) was to support revitalization of the downtown through targeted financial incentives and public realm improvements.

Since its adoption, the program has supported a number of improvement projects; however, the geographic scope and range of eligible programs have limited its overall uptake and effectiveness.

Council has reviewed the DCIP, and determined that an updated and expanded CIP be developed to reflect current community needs and economic development priorities. Changes to the CIP include, updated goals, an expanded financial incentive program, and the expansion of the CIP Area to include the whole of the Town of Deep River.

The proposed updates are intended to position the CIP as a broader economic development tool that supports investment not only in the downtown core, but also along key areas such as the Highway 17 commercial corridor and other strategic locations within the municipality. The expanded geographical scope and financial incentive programs will also support the overall long-term growth of the Town.

Section 28 of the Planning Act, 1990, allows Council to designate the whole or part of the municipality as a Community Improvement Plan Area (CIPA). This designation must be adopted by by-law. Section 6.2.4 of the Official Plan includes the designated area, and therefore, any future changes to the CIPA would require an unnecessary and duplicative Official Plan amendment.

This Official Plan amendment updates the Town's Official Plan to reflect the requirements of Section 28 of the Planning Act.

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

This amendment was adopted by the Corporation of Town of Deep River by By-Law No. [REDACTED] in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the [REDACTED] day of [REDACTED], [REDACTED].

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, which consists of changes, additions and revisions of the text and the changes to Schedules as set out below, constitutes Amendment No. X to the Official Plan of the Town of Deep River.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Deep River, as amended, is further amended as follows:

1. Section 6.2.4(1) *Selected Areas*, is hereby deleted in its entirety and replaced with the following:

“Pursuant to Section 28 of the Planning Act, R.S.O. 1990, c. P.13, Council may designate the whole or any part of an area covered by this Official Plan as a community improvement project area by by-law.”

2. Schedule “D” *Secondary Plan and Community Improvement Plan Areas*, is hereby deleted in its entirety and replaced with Schedule “D” *Secondary Plan Areas* attached to this amendment: