

**AMENDMENT NO. 6  
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.

November 8, 2023

**AMENDMENT NO. 6  
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 Number 05-2024 in accordance with Sections 17 and 21 of the *Planning Act* on the 7th day of February, 2024.

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MAYOR

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CLERK

CORPORATE SEAL  
OF MUNICIPALITY

This Amendment No. 6 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 05-2024**

**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. 6 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. 6 to the Official Plan of the Town of Deep River.
3. **THAT** By-Law Number 48-2023 be repealed.
4. **THAT** this By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 7TH DAY OF FEBRUARY, 2024.

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MAYOR

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CLERK

CORPORATE SEAL  
OF MUNICIPALITY

AMENDMENT NO. 6 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. 6 to the Official Plan for the Town of Deep River.

## **PART A – THE PREAMBLE**

### **Purpose**

The purpose of this amendment is to create a new Residential – Exception Five designation to allow for an exception to the full servicing (municipal sewage and water) requirements of the Residential designation (4.2.4), and to include policies to ensure that future residential development will be designed to be compatible with the surrounding neighbourhood.

### **Location**

The lands affected by this amendment are described as Part of Lots 7 & 8, Range “B”, in the geographic Township of Rolph, at the intersection of Pine Point Road and Thomas Street.

### **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 sixth amendment to the Official Plan.

### **Proposal**

The subject lands are approximately 11.5 hectares in area, comprising two (2) parcels of land located on the east and west sides of Thomas Street at the intersection of Pine Point Road. The subject lands have approximately 224 metres of frontage on Thomas Street and approximately 538 metres of frontage on Pine Point Road. Existing land use consists of vacant woodlands and trails, and contains an existing easement for municipal water service. The lands are currently designated Residential in the Town of Deep River Official Plan. Clarksburg Realty Corp (CRC) has applied to amend the designation to allow for an exception to the full servicing (municipal sewage and water) requirements of the Residential designation (4.2.4) and to include policies to ensure that future residential development will be designed in a way that is compatible with the surrounding neighbourhood. The application is supported by a Planning Justification and Servicing Options Report, prepared by Jp2g Consultants Inc. and a Terrain Analysis for Individual On-Site Sewage Systems, Pine Point Trail Subdivision, Town of Deep River, prepared by Jp2g Consultants Inc.

### **Surrounding Land Uses**

The surrounding land uses consist primarily of vacant woodlands to the east, the Ottawa River and waterfront residential development to the north and northeast, and urban residential development to the south and southeast. The existing vacant woodlands to the east are owned by Atomic Energy of Canada Limited (AECL). The existing waterfront development to the north along the Ottawa River consists of larger (0.5 to 1.0 acre) lots

which are serviced by individual private wells and septic systems. The urban residential development to the south and east are serviced by full municipal water and sewage services.

### **Provincial Policy Statement, 2020 (PPS)**

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, the council of a municipality “shall be consistent with” policy statements issued under the Act that are in effect. The Provincial Policy Statement guides the overall direction of land-use matters as they are declared to be a matter of Provincial interest.

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

Section 1.1.3 – Settlement Areas of the Provincial Policy Statement (PPS) states that settlement areas are the focus of growth and development (1.1.3.1) and includes policies for the planning and development of settlement areas. Subsection 1.1.3.2(b) states that land use patterns within settlement areas shall efficiently use planned or available infrastructure and avoid the need for their unjustified and/or uneconomical expansion.

Section 1.6.6 of the PPS sets out the servicing policies and the preferred servicing hierarchy. Full municipal sewage and water services are the preferred form of servicing for urban areas (Section 1.6.6.2). In areas where full municipal sewage and water services are not or cannot be provided, and where site conditions are suitable over the long term, communal services are the preferred means of servicing development (Section 1.6.6.3). Development may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term (Section 1.6.6.4). Partial services are permitted in circumstances where they are needed to address failed individual on-site water or sewage services, or within settlement areas to allow for infilling and minor rounding out of existing development on partial services, provided site conditions are suitable for the long-term provision of such services with no negative impacts.

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

The Town of Deep River Official Plan designates the property as Residential. The designation currently permits low, medium, and high-density residential uses; social/public facilities, such as schools, churches, parks, day nurseries, resident care facilities; local commercial uses; bed and breakfast establishments; home based businesses; office uses; and, garden units and second units.

Section 4.2.4 g) Municipal Services of the Residential polices of the Plan requires all residential development to be adequately serviced with municipal water and sewer services.



Section 5.2 of the Town's Official Plan includes policies for Water Supply and Sewage Disposal. These policies state that sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage and water services (5.2.1). Section 5.2.1 includes policies for a servicing hierarchy consistent with the PPS which states that full municipal water and sewage disposal services are the preferred form of servicing for urban areas.

Section 5.2.3 Partial Services of the Water Supply and Sewage Disposal policies of the Plan state that partial services shall only be permitted in circumstances where development is considered to be infilling and minor rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 5.2.4 Supporting Studies and Approval Requirements of the Plan requires a servicing options report and a hydrogeological report be submitted in support of a Planning Act application that would permit development on privately owned and operated individual or communal septic systems producing more than 4,500 litres of effluent per day.

### **Zoning By-law**

The subject lands are zoned Residential One (R1), Residential One – holding (R1-h), Residential One – Exception One – holding (R1-E1-h), Open Space Two (OS2), and Open Space Two – Exception One (OS2-E1), on Schedule “A” to the Town of Deep River Comprehensive Zoning By-Law. The Residential One (R1) zone does not contemplate zoning provisions on partial services. Future development of the property will require a zoning by-law amendment in order for the development to comply with the Comprehensive Zoning By-Law. A Zoning By-law Amendment Application will be required as a condition of draft approval for the contemplated draft plan of subdivision application.

### **Public Consultation**

A public open house was held for the proposed Official Plan Amendment on March 2, 2023, and a statutory public meeting was held by Council on March 15, 2023. A total of 25 members of the public signed-in at the public open house meeting and a total of 11 members of the public made oral presentations at the public meeting. In addition to the oral comments made at the public meeting, the Clerk's Office received a total of 18 written submissions. Many of the comments received related to the development of the property for a future application for a plan of subdivision.

Comments related to the proposed Official Plan Amendment included concerns about the impacts on existing wells, consistency with the Provincial Policy Statement, the proposed servicing strategy (municipal water and private septic systems), the re-development of Pine Pointe Road, and the need for an independent peer review of the Terrain Analysis (Hydrogeology) Study prepared by Jp2g Consultants Inc. In response to the concerns

from the public, the Town requested that the County of Renfrew retain a hydrogeological firm to conduct an independent peer review of the Terrain Analysis for Individual On-Site Sewage Systems, Pine Point Trail Subdivision, Town of Deep River, prepared by Jp2g Consultants Inc. The County of Renfrew, which is the approval authority for this Official Plan Amendment, retained the firm of Cambium Inc. The peer review comments prepared by Cambium Inc. conclude that the Report prepared by Jp2g Consultants Inc. adequately demonstrates that the site can support the proposed development (22 lots or 35 lots) using municipal water and private sewage systems, with the maximum number of lots being dependent upon the type of septic system used. Copies of the Terrain Analysis Report prepared by Jp2g and the peer review comments from Cambium Inc. are available for review at the Town of Deep River municipal office.

### **Analysis**

The Town of Deep River, and the County of Renfrew, as the approval authority, must be satisfied the application is consistent with the Provincial Policy Statement, 2020 (PPS) and the Town of Deep River Official Plan. The amendment is consistent with the PPS as it avoids any unnecessary or uneconomical expansion of infrastructure and public facilities. Partial services are permitted within settlement areas to allow for infilling and minor rounding out of existing development on partial services, provided site conditions are suitable for the long-term provision of such services with no negative impacts. A Terrain Analysis for Individual On-Site Sewage Systems, Pine Point Trail Subdivision, Town of Deep River has been prepared in support of the application, and has been peer reviewed by Cambium Inc. Both the Jp2g report and the peer review comments from Cambium Inc. conclude that the site conditions are suitable for the long-term provision of partial services (municipal water and private septic) with no negative impacts.

Similarly, the proposed amendment is consistent with the Official Plan as the proposed development is considered to be infilling and minor rounding out of existing development on partial services, where site conditions are suitable for the long-term provision of such services with no negative impacts.

As noted above, an Application for Zoning By-Law Amendment will be required as a condition of draft approval for the contemplated draft plan of subdivision application.

Concerns from the public related to greenspace, trails, buffering along Pine Point Road, erosion control and slope stability, Ottawa River flood plain, surface drainage, stormwater management, and other site development matters which are not related to this Official Plan Amendment, will be addressed as part of a future application for approval of a draft plan of subdivision on the property.

## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and Schedule “A” constitutes Amendment No. 6 to the Official Plan for the Town of Deep River.

### **Details of the Amendment**

The Official Plan is amended as follows:

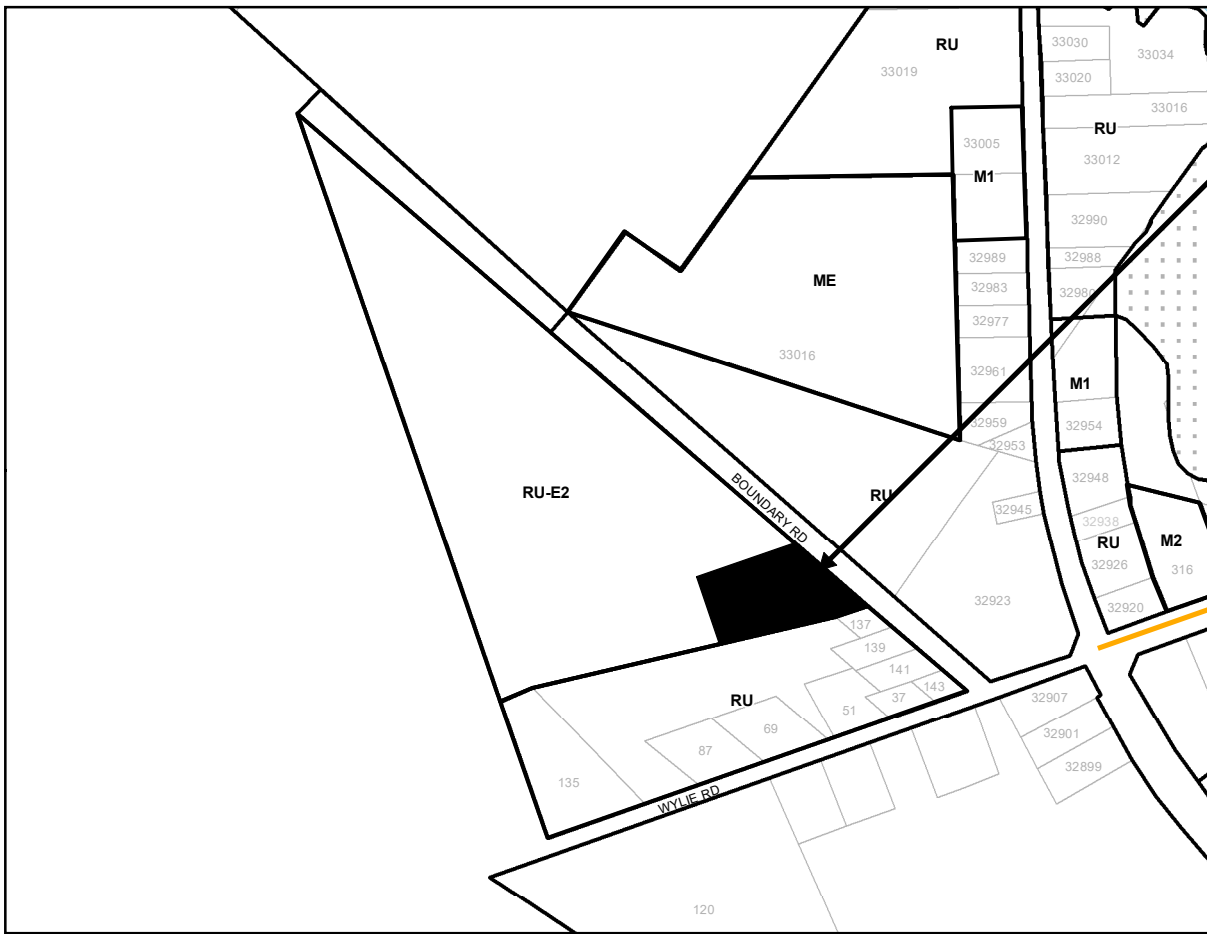
- (a) Schedule “A” to the Official Plan for the Town of Deep River is amended by redesignating the land classification of lands from “Residential” to “Residential – Exception Six” as shown on Schedule “A” attached to this Amendment.
- (b) Subsection 4.2.5 Exceptions of Section 4.2 Residential Policies of the Official Plan for the Town of Deep River, is amended by adding a new Subsection “(5) Residential – Exception Five (Pine Point Trail Subdivision)”, immediately after Subsection “(4) Residential – Exception Four (225 Pine Point Road)” as follows:

“(5) Residential – Exception Five (Pine Point Trail Subdivision)

Notwithstanding the policies of Sub Section 4.2.4 (g) of Section 4.2 Residential, and the policies of Section 5.2 Water Supply and Sewage Disposal, for the lands designated Residential – Exception Five, infilling and rounding out of residential development may proceed in accordance with partial services including municipal water and private individual sewage systems. The following provisions shall apply:

- (a) Residential development must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:
  - (i) The ability of existing and proposed municipal roads, water, and private septic system infrastructure to support the new development.
  - (ii) The compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area.
  - (iii) The compatibility between the massing and type of dwelling units in the proposed development and the surrounding residential properties.
  - (iv) Minimizing adverse parking and traffic impacts on the existing neighbourhood.
  - (v) Retention and preservation of significant trees, other natural vegetation, and environmental features.”

Schedule "A" to OPA 6



**From RU-E2  
to RU**



1:7,000

**CORPORATION OF THE  
TOWN OF DEEP RIVER**

This is Schedule "A" to By-law Number 05-2024  
Passed the 7th day of February 2024. Signatures of  
Signing Officers:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**LEGEND**

**RU**

Rural

**-E**

Exception Zone

**ME**

Extractive Industrial



Area affected  
by the amendment:  
From RU-E2 to RU

**M1**

Light Industrial

**M2**

Public Industrial