

Planning Justification Report

Final

Black Bay Subdivision Town of Petawawa

October 25, 2023

Jp2g Project # 20-7031B





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Appendix A – Draft Plan of Subdivision

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1 Purpose and Approach

This report has been prepared to provide planning justification for an application for Draft Plan of Subdivision on behalf of James W. Lapointe Motor Holdings Inc. The proposal is located along Black Bay Road in the Town of Petawawa, west of Petawawa Boulevard and immediately adjacent to the Algonquin Trail. The subject property is 16.6 hectares (41.2 acres) in area and currently contains a detached dwelling, garage and outbuildings. The proposed subdivision includes 56 lots that are intended to be developed with detached dwellings, a new public road, and a parkland block. The draft plan of subdivision is included as Appendix A to this report.

This report includes a description of the subject lands and surrounding area, as well as an assessment of the application in accordance with the applicable provisions of the Provincial Policy Statement, 2020 (PPS), the Town of Petawawa Official Plan and Town of Petawawa Zoning By-law No. 456/07. The required Servicing Options Assessment is included in this report (Section 6).

The following studies have also been prepared in support of the proposed development:

- **Environmental Impact Study**, prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning, dated October 23, 2023;
- **Geotechnical Investigation**, prepared by GEMTEC, dated October 19, 2023;
- **Hydrogeological Evaluation and Terrain Analysis Report**, prepared by Jp2g Consultants Inc., dated October 17, 2023;
- **Noise Study**, prepared by Freefield Ltd., dated November 2023;
- **Transportation Impact Study**, prepared by HDR Inc., dated September 26, 2023; and
- **Functional Servicing Report and Stormwater Management Plan**, prepared by Jp2g Consultants Inc., dated October 2023.



2 Site and Surrounding Area

The proposed development is located within Part of Lot 11, Range C, in the Geographic Township of Petawawa, now in the Town of Petawawa. The subject property is 16.6 hectares (41.2 acres) in area with approximately 81.8 metres of combined frontage on Black Bay Road. The property is immediately adjacent to the Algonquin Trail and the majority of the property is separated from Black Bay Road by an existing strip of residential lots fronting Black Bay Road.

The subject lands are largely comprised of vacant woodlands with an existing detached dwelling, garage and outbuildings that are all proposed to be demolished. The topography of the site and surrounding area is relatively flat, with the site sloping down towards the eastern edge of the property. The development will be accessed by a new public road in the form of a ring road that will connect to Black Bay Road, which is a municipally maintained road. A block for a future road connection to the lands to the north has also been included in the plan.

Map 1 shows the location of the subject lands and the surrounding context. The surrounding land uses are as follows:

North:	Vacant woodlands, residential uses, commercial uses along Petawawa Boulevard
East:	Algonquin Trail, Petawawa Boulevard, commercial uses, residential uses
South:	Residential uses, Vacant woodlands, Pembroke and Area Airport
West:	Rural residential uses, vacant lands, Petawawa Industrial Park



3 Proposed Development

3.1 Proposal Overview

The proposed development includes 56 lots for detached dwellings, one new public road, and a parkland block. The lots vary in area from 0.2 to 0.44 hectares (0.5 to 1.1 acres) and frontages range from 29.8 to 38 metres. The circular nature of the road leads to a variety of lot shapes, with majority being rectangular and those around the curves in the road being slightly larger in area with smaller frontages ('pie-shaped'). There is an additional block (Block 7) which has been designated for future road access to the adjacent property to the north should it ever be developed with a similar form to this application. There are also five blocks designated as typical one-foot-reserves to prohibit access on corner lots. Lastly, a small remnant parcel of land, identified as "additional lands by applicant" on the draft plan, will be created by the application, but will not form part of the subdivision itself.

3.2 Vehicular Access

All lots except Lot 56 would be accessed from the new public road, whereas Lot 56 would be accessed directly from Black Bay Road. The single access point from Black Bay Road into the new subdivision has been reviewed and supported by the Transportation Consultant. As shown on Appendix B in the Functional Servicing Report and Stormwater Management Plan, the road would feature a 9.5-metre wide asphalt surface, which would allow emergency services to access the development in the case that a travel lane is blocked.

3.3 Parkland

Block 1 on the draft plan has been proposed as a parkland dedication block. The block is approximately 0.83 hectares in area, which represents the full 5% parkland dedication required. The proposed park fronts on the new public road and its shape has been designed to have the most utility. It has also been situated adjacent to the Algonquin Trail, which could allow for direct access to the park from the trail. As noted above, the existing dwelling will be removed.

3.4 Servicing

A Servicing Options assessment has been prepared and is included in this report as Section 6. The report concludes that municipal water and individual septic systems are the preferred servicing option for the development. A Hydrogeological Investigation and Terrain Analysis has also been prepared, which concludes that the terrain is suitable for development on private sewage services and the proposed development will not adversely impact the underlying aquifer.

The Hydrogeological Investigation and Terrain Analysis includes a Preliminary Development Plan in support of the application and illustrates a preliminary building and septic system layout for the proposed lots that has been informed by information gleaned from boreholes sunk as part of the geotechnical investigation.



4 Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

4.1 Healthy, Liveable and Safe Communities (Section 1.1.1)

Section 1.1.1 of the PPS includes policies for promoting healthy, liveable and safe communities. The proposed development is designed in accordance with Section 1.1.1 of the PPS as follows:

- a) No adverse impacts on the financial well-being of the Province or the Town of Petawawa are expected over the long-term as a result of the approval of the proposed development (1.1.1 a)).
- b) No environmental or public health and safety concerns are expected as a result of the proposed development and land use pattern (1.1.1 c)).
- c) Suitable infrastructure such as roads and electrical distribution systems are available to the proposed development and no adverse impact is expected on public servicing facilities such as firefighting, libraries, recreation and schools as a result of the proposed development (1.1.1 g)).

4.2 Settlement Areas (Section 1.1.3)

The subject lands are within a "Settlement Area," which is defined by the PPS as: "urban areas and rural Settlement Areas, and include cities, towns, villages and hamlets." The PPS further explains that Settlement Areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

PPS policy 1.1.3.1 states that Settlement Areas shall be the focus of growth and development. Policy 1.1.3.2 provides the criteria for land use patterns within Settlement Areas. The proposed development is designed in accordance with the applicable policies in Section 1.1.3.2 as follows:

1. The development represents an efficient use of land and resources.
2. The development is appropriate for, and will efficiently use, the infrastructure and public service facilities which are planned or available, and will avoid the need for their unjustified and/or uneconomical expansion.
3. The preliminary stormwater management design has taken into account recent local climactic trends and the impacts of climate change.

4.3 Sewage, Water and Stormwater (Section 1.6.6)

Full municipal sewage and water services are the preferred form of servicing for settlement areas (Section 1.6.6.2). In areas where full municipal sewage and water services are not available, 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). Section 1.6.4.4 of the PPS states that individual on-site sewage services and individual on-site water services may be used for new development, provided site conditions are suitable for the long-term provision of such services with no negative impacts. Section 1.6.6.5 of the PPS states that partial services are permitted under circumstances where "they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or within settlement areas, to allow for 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." Partial servicing is



proposed for the development due to the fact that municipal water infrastructure is located near the property on Industrial Avenue, but the site is not in an area where the Town provides municipal sanitary services. Partial servicing complies with the Official Plan policy for the Town of Petawawa.

The Servicing Options assessment concludes that municipal water and individual septic systems are the preferred servicing option for the Black Bay Road Subdivision property for the following reasons:

- The proposed development is not located in or near an area of full municipal services and communal services are not feasible.
- The results of the hydrogeological investigation and terrain analysis supports the private septic systems option.
- Development on the basis of municipal water and private septic systems is consistent with the sewage and water servicing policies of the PPS under the partial servicing option.
- This servicing option complies with the Suburban policies of the Official Plan of the Town of Petawawa as the proposed development is considered to be “minor rounding out.”
- This option is the most practical and economically viable servicing option as the provision of full municipal or communal services is not technically or economically feasible.

Section 1.6.6.7 of the PPS states that planning for stormwater management shall minimize, or prevent increases in contaminant loads, minimize changes in water balance and erosion, maintain or decrease risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces, and promote stormwater management best practices including stormwater attenuation and re-use, and Low Impact Development (LID). As described in Section 5.2.2 in the Functional Servicing Report and Stormwater Management Plan, front yard drainage will be conveyed via overland flow from the lots and road to shallow roadside ditches and be captured by drywells connected by perforated pipes. These pipes will allow for water to continuously exfiltrate into the sandy soil during rainfall events. This type of LID has been previously used in the Town for other similar forms of development.

4.4 Natural Heritage (Section 2.1)

Section 2.1.1 of the PPS states that natural features and areas shall be protected for the long term. The subject property is located within Ecoregion 6E in the PPS. Site development and alteration shall not be permitted in:

- a) significant wildlife habitat unless it has been determined that there will be no negative impacts on the natural features or their ecological functions (2.1.5 d))
- b) fish habitat, except in accordance with provincial and federal requirements (2.1.6).
- c) habitat of endangered and threatened species, except in accordance with provincial and federal requirements (2.1.7).
- d) on adjacent lands (120 metres) to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (2.1.8).

An Environmental Impact Study (EIS) has been prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning Inc. to provide details regarding Species at Risk (SAR), their potential habitat as well as potential natural heritage features and areas on and adjacent to the subject lands.



The EIS evaluated the potential impacts of the proposed development on habitat of endangered and threatened species located on and adjacent to the subject lands, significant wetlands, significant woodlands, significant valley lands, significant wildlife habitat, areas of Natural and Scientific Interest (ANSI), and fish habitat. The EIS includes recommendations to mitigate potential impacts arising from the development of this subject property. Mitigation measures should be implemented to protect these natural heritage features. The findings of the EIS are summarized as follows:

- No negative impacts are anticipated on the habitat present for endangered or threatened species, provided the recommendations in the report are adhered to;
- No wetlands are located on or within 120 metres of the subject site;
- No adverse impacts as a result of the proposed development on the subject lands are anticipated to occur on the significant woodlands on the opposite side of the road;
- No Significant Valleylands are located on or within 120 metres of the subject site;
- There is no potential for animal movement corridors to occur on or adjacent to the subject lands;
- No ANSIs are located on or within 120 metres of the subject site; and
- No surface water features are located on or adjacent to the subject lands.

Provided the recommendations and mitigation measures in the EIS are properly implemented, no adverse impacts are anticipated on the natural heritage features on or adjacent to the site.

4.5 Summary

The proposed development is located within a settlement area, which per the PPS, is to be the focus of growth and development. The site has been demonstrated to be suitable to be serviced by private septic services over the long-term. The proposal has been determined to be consistent with the PPS, including the Natural Heritage policies, provided the mitigation measures recommended in the EIS are properly implemented.



5 Town of Petawawa Official Plan

The four urban towns in the County of Renfrew (Arnprior, Renfrew, Petawawa and Deep River), and the Township of Laurentian Valley are the only municipalities in the County of Renfrew that have their own local Official Plans. Only the Urban Community policies of the County of Renfrew Official Plan apply to the proposed development. The proposed development complies with the Urban Community policies of the County Official Plan, which includes policies requiring development to comply with local official plans.

5.1 Suburban Designation (Section 4.0)

The subject lands are designated “Suburban” on Schedule “A” to the Town of Petawawa Official Plan. The policies for development in the Suburban designation are contained in Section 4.0 of the Official Plan. Section 4.1 of the Plan states that the Suburban designation is intended to provide lands for residential development by recognizing existing residential development on municipal water and private septic systems. A new plan of subdivision is permitted on partial services that represents infilling and rounding out of existing development provided that site conditions are suitable in the long-term provision for the services.

The proposed detached dwelling development on the subject lands complies with the Suburban policies of Section 4.3 as follows:

- a) Section 4.3 (1): The proposed development consists of low-density residential uses that are permitted in the Suburban designation. The proposed development will have a density of approximately one (1) dwelling unit per 0.3 hectares (0.74 acres) consisting of detached dwellings, which is a low-density residential use.
- b) A Plan of Subdivision is proposed in accordance with the relevant policies of the Official Plan Section 4.3(2) where the development is being proposed by a registered plan of subdivision in the Suburban area of the Town.
- c) The proposed development will not require an extension of sewer services (as is Council’s intention); it will be serviced by private septic systems.
- d) The proposed development complies with the Suburban policies of Section 4.3 (5) of the Official Plan. These General Policies for Development have been addressed in the following section of this Report.

5.2 General Development Policies (Section 18.0)

Section 18.1 of the Official Plan states that the “general policies for development in this Plan have been established in order that future development of the Town is controlled in an orderly and systematic fashion. New development shall follow the general policy guidelines outlined below.”

- a) Section 18.2(10) Habitat of Endangered and Threatened Species outlines policies for development on or adjacent to lands containing significant habitat of endangered and threatened species. The EIS concludes that no SAR or their habitat were observed to be on the subject lands, therefore significant habitat of endangered and threatened species is not considered to be present on the subject lands.
- b) Section 18.2(12) Stormwater Management outlines requirements for Stormwater Management Plans. A Functional Servicing Report and Stormwater Management Plan examines the potential stormwater runoff impacts of the proposed development and discusses the quality and quantity control mechanisms..



- c) Section 18.2(14) Noise Attenuation provides policies surrounding land uses that generate significant levels of noise that can be incompatible with adjacent residential uses. Due to the proximity of the airport and the Algonquin Trail to the subject property, a noise impact assessment was prepared in support of the application. Section 6.1 in the noise impact assessment provides recommendations for mitigation in this regard.
- d) Section 18.2(16)(a) Public Parks outlines policies for the conveyance of land to the Town for parkland. Block 1 is proposed to be conveyed to the Town for parkland dedication purposes and will meet the 5% requirement.
- e) Section 18.2(18)(a) Servicing Policies encourages development that may be provided economically and discouraged where it is uneconomical to provide, improve or maintain. No new services are required from the public agencies. The new road, municipal water and utility services such as hydro will be provided at the developer's expense.
- f) Section 18.2(18)(b) requires that necessary utilities, waste disposal facilities, fire protection and police protection be ensured before the approval of the development. During a pre-consultation meeting with the Town's Staff, no issues were anticipated for the provision of these utilities and services. Servicing concerns were raised related to servicing the subdivision with municipal water ensuring that the water servicing proposed will have sufficient pressure for emergency services provision. No adverse impacts are anticipated on other municipal services such as waste disposal facilities, fire protection and police protection as a result of the proposed development. There should be no additional financial burden on existing residents as a result of the proposed development.
- g) Section 18.2(26) requires an Environmental Impact Study (EIS) to provide an assessment of the potential impacts of a proposed development. The EIS evaluates the environment where the development is proposed and provides mitigation measures and recommendations. The EIS has been prepared in accordance with the guidelines under section 18.2(26) of the Official Plan of the Town of Petawawa.

5.3 Servicing Policies Sewage and Water Systems (Section 16.0)

Section 16.3(3) states that all development proposals with six or more lots based on individual services will require a servicing options statement and hydrogeological study. A Servicing Options assessment is included in Section 6 of this report. All the options available for the development were examined and evaluated in the Servicing Options Statement. The assessment concludes that the most feasible option to service the development is with partial servicing on municipal water and private septic systems.

Municipal water is the preferred source of water servicing in the area and complies with the Official Plan Suburban land use designation policies. In order to evaluate the impact of private septic systems, a Hydrogeological Investigation and Terrain Analysis was completed that includes a nitrate impact assessment of the private sewage disposal systems and analysis of groundwater in the area. The results conform with MECP guidelines, and no adverse impacts are anticipated from the proposed development.

5.4 Plan of Subdivision Development Criteria (Section 19.3)

The proposed development has been reviewed in accordance with the subdivision development criteria in Section 19.3 of the Official Plan. A summary of how the proposed subdivision complies with the applicable Subdivision Development Criteria is presented as follows:

- 1) All lands intended to be used as building sites can be safely used for building purposes, so as not to be a danger to the health and safety of the present and future ratepayers of the Town.



- 2) A Hydrogeological Investigation and Terrain Analysis Report, Servicing Options assessment, Environmental Impact Study, Noise Impact Assessment, Traffic Study, Functional Servicing Report and Stormwater Management Plan and a Geotechnical Assessment have been prepared in support of the proposed subdivision.
- 3) The proposed sewage disposal systems can be placed with no adverse impacts on the surroundings.
- 4) The proposed development includes fifty-six (56) single detached residential lots.
- 5) Development on the subject lands will have access to Black Bay Road, a year-round, municipally maintained road. The new roads will be constructed to a standard suitable for accessibility by school buses, ambulances, fire trucks and other essential service vehicles.
- 6) No proposed lot will be landlocked as a result of the approval of the subdivision.
- 7) The developer is prepared to enter into an agreement with the Municipality following draft approval of the subdivision to cover matters such as roads, drainage, access, financial, insurance, servicing, and parkland requirements.
- 8) The proposed subdivision does not abut a Provincial highway or collector road.
- 9) Parks and open space policies will be applied. Parkland will be provided through the conditions of draft approval.

5.5 Summary

The proposed subdivision complies with all applicable policies of the Town of Petawawa Official Plan and represents a form of development and lot configuration that is compatible and consistent with surrounding land uses. Study recommendations and mitigation measures will be implemented through a zoning by-law amendment, a subdivision agreement and/or other conditions of approval.



6 Servicing Options Assessment

A servicing options assessment of the subdivision proposal is required in fulfilment of the requirements of the Provincial Policy Statement, 2020 (PPS), Ontario Regulation 544/06 (Plans of Subdivision) as well as the servicing policies of the Town of Petawawa Official Plan. This Servicing Options Assessment evaluates the various methods of servicing the proposed development in accordance with the local Municipal and Provincial servicing requirements.

6.1 Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

The subject lands are within a "Settlement Area," which is defined by the PPS as: "urban areas and rural Settlement Areas, and include cities, towns, villages and hamlets". The PPS further explains that Settlement Areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. 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, provide site conditions are suitable for the long-term provision of such services with no negative impacts. In this case, the subject lands lie in a settlement area designated as Suburban in the Official Plan, which permits infilling and rounding out of development on the basis of municipal water and private septic systems. Moreover, there is existing development in the surrounding area with partial servicing. Consequently, partial servicing is being considered as an option for the proposed development.

6.2 Ontario Regulation 544/06 (Plans of Subdivision)

Section 20 of Schedule 1 "Information and Material to be provided with an Application under Section 51(17) of the Act" states that:

"20. If the plan would permit development of more than five lots or units on privately owned and operated individual or communal septic systems,

- a) A servicing options report;
- b) A hydrogeological study."

In this case, a total of fifty-six (56) new lots are proposed on municipal water and individual septic systems. Therefore, a servicing options report and hydrogeology study are required to be provided in support of an Application for a Plan of Subdivision. This Servicing Options Assessment and the Hydrogeology Investigation and Terrain Analysis are prepared in fulfilment of Ontario Regulation 544/06.



6.3 Town of Petawawa Official Plan

The land resources of the Town of Petawawa are intended to be developed in accordance with the sewage and water system policies of Section 16 as well as the servicing policies of Section 18(18) of the Town's Official Plan. The sewage and water system and servicing policies are intended to make efficient use of the existing public infrastructure by maintaining sufficient capacity for public water and sewage systems. Moreover, development will be encouraged for which provision of services is economical or which may assist in paying for existing services.

Consistent with the PPS, Section 16.1 of the Town's Official Plan states that development should be serviced by full municipal sewage and water services to make efficient use of the public infrastructure. Communal services are the preferred means of servicing multiple units where full municipal services cannot be provided. Where the use of communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site sewage and water systems.

Section 16.1 of the Plan permits development on one service in the Suburban designation which corresponds to the area of the Town serviced by the municipal waterworks system. Development on partial services is permitted provided it represents infilling and/or rounding out of existing development and provided there is reserve capacity in the municipal water system and that the site conditions are suitable for the long-term provision of partial services. Additionally, Subsection 16.3(3) of the Town's sewage and water systems policies state that all development proposals consisting of six (6) or more lots on the basis of private individual water or septic services will require a servicing options statement and hydrogeological study.

These policies are considered as part of the evaluation of servicing options below.

6.4 Servicing Options Evaluation

Options selected for evaluation include municipal sewage and water services; municipal water and private communal sewage services; and municipal water and individual on-site sewage services. Options for private communal water or individual wells have not been included in this evaluation as municipal water is available in the area and a connection to it is a requirement of the Town's Official Plan. The results of the servicing options evaluation are described below.

6.4.1 Full Municipal Sewage and Water Services:

- Opting for full municipal sewage and water services would eliminate the use of private individual on-site septic systems and individual on-site water systems.
- No adverse environmental impacts are anticipated with the full municipal sewage and water services option.
- Full municipal sewage and water services are the preferred form of servicing in accordance with the policies of the PPS.
- The nearest sanitary service is on New Street, which drains to the Renfrew Street Pumping station. The Renfrew Street pumping station was not designed to provide municipal sanitary services to the subject lands. There are no other sanitary sewers in the vicinity that have the capacity to accommodate the subject lands.
- The extension of sanitary sewers to the proposed subdivision is technically and economically unfeasible for the scale of the project.



- The subject lands are located in an area designated as Suburban under the Official Plan policies of the Town of Petawawa. The provision of full municipal servicing is not required for development in areas designated Suburban.

6.4.2 Municipal Water and Private Communal Sewage Services:

- Where full municipal sanitary sewers are not available or feasible, private communal sewage services are considered to be an acceptable form of sewage system under the PPS and Town's hierarchy of municipal services.
- A privately operated sanitary sewage treatment plant would be prohibitively expensive for the scale of development that could be accommodated on the subject site.
- A communal septic system would require a large amount of land which would reduce the amount of development area for development. Also, further hydrogeological study would be required support the development of a communal septic system. The scale of development would be limited to the site's ability to accommodate a communal septic system.
- A responsibility agreement would be required with the Town to ensure the ongoing operation, maintenance and possible replacement of a communal sewage system.
- Municipalities are typically reluctant to enter into responsibility agreements, as they place responsibility on the municipality to ensure the ongoing operation, maintenance and replacement of communal systems, in the event of failure.
- In cases where a municipality enters into a responsibility agreement, the Owners are normally required to provide a security deposit in the amount of 100% of the replacement cost of the system, held in perpetuity.
- For the reasons listed above, a private communal sewage system is not considered to be a viable option for the subject lands.

6.4.3 Municipal Water and Individual On-site Sewage Services:

- A Hydrogeological Investigation and Terrain Analysis, including a nitrate impact assessment, concludes that the proposed development is suitable for the installation of individual on-site sewage systems with no adverse impacts in the long-term.
- This option is the most economical and practical to maintain for a low-density development where lot owners are responsible for the care and maintenance of their own private septic system.
- The development of 56 detached residential lots on is considered low-density and would be compatible with the surrounding suburban development. It is also consistent with the character of development in the area and other settlement areas within the Town of Petawawa.
- The Town of Petawawa Official Plan designates the subject area as a "Suburban" settlement area and there is existing residential development in the surrounding neighbourhood on partial services (i.e., municipal water and private septic systems) where the servicing infrastructure is compatible with the proposed development.
- Section 1.6.6.5 of the PPS allows infilling and minor rounding out of existing development on partial services (i.e., municipal water and private septic systems) within settlement areas. The proposed development rounds out an existing parcel of land within the settlement area.

6.4.4 Conclusion

It is concluded that the development including the provision of municipal water and individual septic systems is the most appropriate servicing option for the following reasons:

- The Hydrogeological Investigation and Terrain Analysis supports the private septic systems option.
- This servicing option is the most practical and economically viable servicing option as full municipal or communal services is not technically or economically feasible.



- This servicing option complies with the Suburban policies of the Official Plan of the Town of Petawawa and the PPS.
- The proposed development is considered to be “rounding out” of an existing parcel of land designated Suburban in the Town’s Official Plan.



7 Town of Petawawa Zoning By-law No. 456/07

The subject lands are currently zoned Rural (RU) under Zoning By-law No. 456/07. The Rural zone permits the detached dwellings that are proposed to be constructed on the new lots, however the minimum lot frontage and area requirements in the Rural zone are larger than what is proposed. A site-specific zoning by-law amendment will need to be completed as a condition of draft approval. It is proposed to rezone the property to Residential One (R1), with exceptions to permit reduced lot frontages as may be required. This would be consistent with the zoning elsewhere in the Town of Petawawa, where the majority of the residential properties on municipal water and private sewage services are zoned R1.

With respect to the parkland block, it is proposed that Block 1 be re-zoned to Open Space.

A zoning by-law amendment application will be submitted at the conclusion of the draft approval process. Appropriate zone provisions and new definitions, if required, will be established through the zoning by-law amendment. Further changes to the zoning by-law to permit the proposed development may be identified during the subdivision review process.



8 Conclusions and Recommendations

The proposed Draft Plan of Subdivision has been reviewed against the policies contained in the PPS and the Town of Petawawa Official Plan. Consideration has also been given to the standards in the Town of Petawawa zoning by-law with respect to the design of the lots and the proposed built form. It is concluded that the proposed subdivision is consistent with the PPS and conforms to the Official Plan for the Town of Petawawa. The proposal would result in development that is compatible with the surrounding area. It is furthermore concluded that the Draft Plan of Subdivision is consistent with Section 51(24) of the Planning Act. The proposed subdivision represents good planning. It is recommended that this Planning Justification Report and supporting documentation be filed in support of the application for Draft Plan of Subdivision with the County of Renfrew.

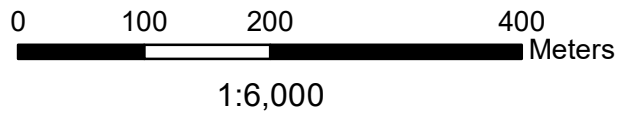
Respectfully submitted,

Jp2g Consultants Inc.
Engineers • Planners • Project Managers



Map 1

Site and Surrounding Land Use



Site and Surrounding Land Use

Project No. 20-7031B
 Prepared by: KC | Reviewed by: AH
 Date: September 2023



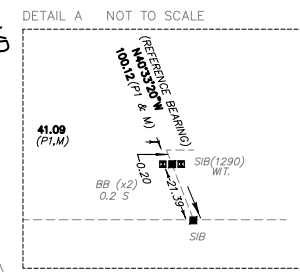
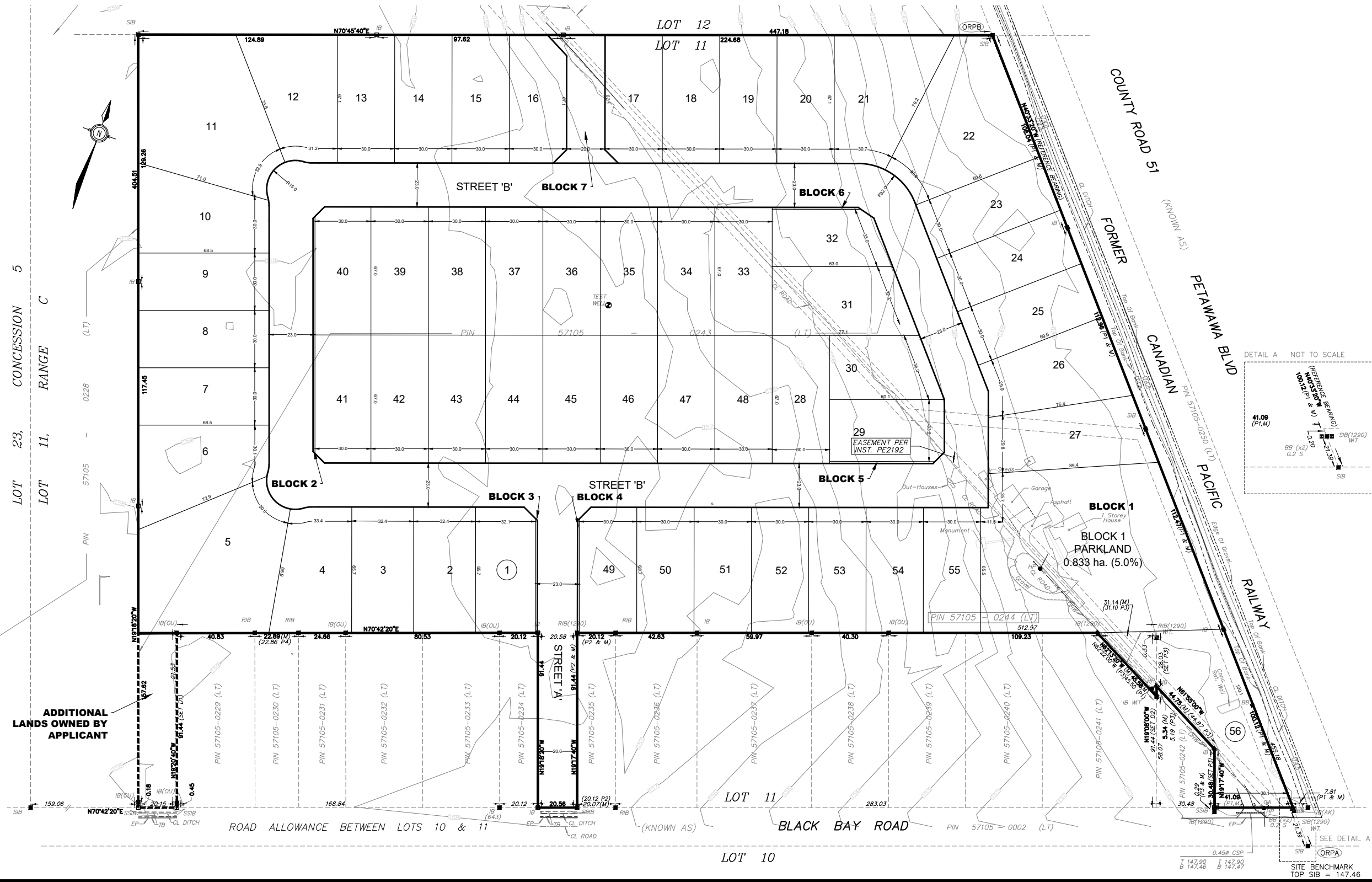
Appendix 1

Draft Plan of Subdivision

LOT #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
FRONTAGE (m)	32.1	32.4	32.4	33.6	30.6	30.2	30.0	30.0	30.0	30.0	32.9	31.2	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.7	30.4	30.0	30.0	30.0	30.0	30.0	33.2	36.0
LOT DEPTH	65.8	65.8	65.9	65.9	65.9	67.1	68.5	68.5	67.6	67.6	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	67.1	69.6	69.6	69.6	69.6	69.6	67.0	90.1	77.1	
LOT AREA (ac)	0.5	0.5	0.5	0.6	0.7	0.7	0.5	0.5	0.6	0.5	0.9	1.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.8	1.0	0.5	0.5	0.6	0.7	0.5	0.8	0.4
LOT AREA (ha)	0.2	0.2	0.2	0.2	0.3	0.3	0.2	0.2	0.3	0.2	0.4	0.5	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.4	0.2	0.2	0.3	0.2	0.3	0.2	

LOT #	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56
FRONTAGE (m)	35.4	36.2	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	38.1	
LOT DEPTH	64.2	64.2	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	67.0	65.7	65.7	65.7	65.7	65.5	65.5	100.1	
LOT AREA (ac)	0.4	0.6	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	
LOT AREA (ha)	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.4	

BLOCK #	1	2	3	4	5	6	7
LOT AREA (sq.m)	9848	37	20	19	29	14	1452
LOT AREA (ac)	2.433	0.009	0.005	0.005	0.007	0.003	0.359
LOT AREA (ha)	0.985	0.004	0.002	0.002	0.003	0.001	0.145



ADDITIONAL INFORMATION

UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O., 1990 CHAPTER P.13.

a) AS SHOWN ON DRAFT PLAN.

b) AS SHOWN ON DRAFT AND KEY PLANS.

c) AS SHOWN ON DRAFT AND KEY PLANS.

d) LOTS 1-56 SINGLE DETACHED RESIDENTIAL LOTS. BLOCK 1 - PARKLAND DEDICATION, BLOCK 2-6 ONE FOOT RESERVE BLOCK 7 FUTURE ACCESS

e) TO THE NORTH - FOREST, VACANT
TO THE EAST - TRAIL
TO THE SOUTH - RESIDENTIAL
TO THE WEST - FOREST, VACANT

f) AS SHOWN ON DRAFT PLAN.

g) AS SHOWN ON DRAFT PLAN.

h) MUNICIPAL WATER

i) SAND/SANDY LOAM

j) AS SHOWN ON DRAFT PLAN.

k) MUNICIPAL ROADS, WATER & STORM SEWERS. PRIVATE SANITARY SERVICES.

l) AS SHOWN DRAFT PLAN.

OWNER'S AUTHORIZATION

I AUTHORIZE Jp2g Consultants Inc. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF RENFREW FOR APPROVAL.

DATE _____ JAMES W. LAPOINTE MOTOR HOLDINGS INC.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE _____ SIMON KASPRZAK, O.L.S.

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(31) OF THE PLANNING ACT ON _____ DAY OF _____ 2023

BRUCE HOWARTH, M.C.P., R.P.P.
MANAGER OF PLANNING, DEVELOPMENT & PROPERTY DEPARTMENT,
COUNTY OF RENFREW

TOTAL LAND AREA 16.66 HA (41.17 ACRES)

UNIT DENSITY
- 56 UNITS TOTAL
- 1.36 UNITS/ACRE

No.	REVISION COMMENTS
1	ISSUED FOR APPROVAL

BLACK BAY SUBDIVISION
PETAWAWA, ONTARIO
DRAFT PLAN OF SUBDIVISION

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

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DESIGNED: MNF
DRAFTED: MNF
CHECKED: AH APPROVED: BW

DRAFT PLAN OF SUBDIVISION