

**FOTENN**



## **Hawkesbury 2046 - Background Report**

New Official Plan Project  
Town of Hawkesbury  
June 2025



Prepared for Town of Hawkesbury

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# 1.0 Introduction

## 1.1 The New Official Plan

The Town of Hawkesbury is undertaking the preparation of a new Official Plan (OP), the community's primary land use policy document. As a significant amount of time has elapsed since the current Official Plan was adopted in 2010, there have been updates to the planning policy framework along with the evolution of the Town's context. This new OP will:

- / Be consistent with the new 2024 Provincial Planning Statement;
- / Conform with provincial legislation, regulations, and plans, including recent changes to the Planning Act;
- / Conform to the Official Plan of the United Counties of Prescott & Russell (2022);
- / Allow for public and agency input on planning matters;
- / Consolidate adopted Official Plan Amendments into the document; and
- / Address technical and housekeeping matters.

The purpose of an OP is to establish a comprehensive land use policy framework to guide growth and development within the Town. The document will establish goals, objectives and policies to manage and direct development and the effects on the social, economic, built and natural environments. OP policies create a framework for development and infrastructure activities by private landowners and developers, as well as the public sector. The final documents will include policies and schedules that will provide guidance on matters including:

- / Accessibility;
- / Active transportation;
- / Climate change;
- / Community engagement, including Indigenous consultation;
- / Employment and economic development;
- / Housing and density;
- / Intensification and redevelopment;
- / Land use compatibility;
- / Population, employment and economic projections;
- / Protection of cultural, archeological, and natural resources;
- / Sustainable planning practices;
- / Urban Design; and,
- / Administration of the Official Plan.

The OP will establish direction for development in designated areas, such as downtown, commercial, employment and industrial areas, each of which have unique characteristics and requirements. The OP policies will apply protections for important natural and cultural resources, such as sensitive environmental features or built heritage resources, while also protecting people and property from hazards such as floodplains, contamination, noise, unstable slopes and organic soils.



The provincial *Planning Act* requires all municipalities to adopt an OP and prescribes its contents, consultation requirements, and approval timelines. Municipalities, as authorized by the *Act*, can use a range of powers to implement the policies of their OP, such as zoning and land division control.

The new policy direction in the Town of Hawkesbury's OP should reflect the characteristics of the community and its vision for the future. The Plan will incorporate local needs for housing, recreation, commerce, employment, and infrastructure, with input from Council, Town Staff, local stakeholders, Indigenous groups, business owners, and residents.

Concurrently, policy direction in the OP is required to be consistent with the matters of Provincial Interest in the *Planning Act*, the Provincial Planning Statement (PPS), and the policy direction established in the United Counties of Prescott & Russell (UCPR) Official Plan. The UCPR OP was approved in 2022 and provides high-level policy direction for all lands and municipalities within the County, including Hawkesbury. Local official plans must be prepared and updated to conform to UCPR's OP within one year of its approval to ensure consistency across the upper-tier municipality.

Upon the adoption of this new OP, Hawkesbury Town Council will repeal the current OP and replace it, in accordance with Section 21 of the *Planning Act*. As required in the *Planning Act*, while the Town of Hawkesbury OP is adopted by Town Council but must be approved by the UCPR prior to taking effect.






The Town has engaged Fotenn Planning + Design to assist with the preparation of the new OP, as well as this Background Report and other activities necessary to complete the planning process to adopt a new Official Plan.

## 1.2 The Background Report

This Background Report has been prepared to inform the preparation of the new OP. The purpose of the report is to:

- / Inform Council, Staff, and the public on the OP process;
- / Outline the policy areas to be addressed in the new OP;
- / Understand the policy direction from the province and United Counties of Prescott & Russell that is required to be incorporated into the Hawkesbury OP; and
- / Recommend policy approaches for major policy areas in the new OP.

This Background Report will focus on five themes, which align with the chapters of the 2024 Provincial Planning Statement:

-  Building Homes, Sustaining Strong and Competitive Communities
-  Infrastructure and Facilities
-  Wise Use and Management of Resources
-  Protecting Public Health and Safety
-  Implementation and Interpretation

As these themes can overlap, achieving goals in one area could require policies under another. For this reason, icons for each theme are included in this Report to assist in linking the information to the themes.

Applicable legislation, policy documents, and other resources were reviewed to inform the findings of this report. Key reference documents cited in this report are listed below. These documents, combined with the information

gathered from discussions with organizations and individuals involved with planning activities within the Town, will help to inform the processes, content, and formatting of the new Hawkesbury Official Plan.

- / Planning Act, R.S.O. 1990, c.P.13
- / The Provincial Planning Statement (PPS), 2024
- / United Counties of Prescott and Russell Official Plan, 2022
- / EA Study County Road 17 Hawkesbury, 2015
- / United Counties of Prescott and Russell 10-Year Housing and Homelessness Action Plan, 2024
- / United Counties of Prescott and Russell 2023-2028 Accessibility Plan
- / United Counties of Prescott and Russell Commuter Cycling Plan, 2018
- / Town of Hawkesbury Official Plan, 2010
- / Hawkesbury Strategic Plan 2025-2030
- / Town of Hawkesbury Community Improvement Plan, 2017
- / Town of Hawkesbury Parks and Recreation Master Plan (ongoing)

## 2.0 Planning and Policy Framework

### 2.1 Planning Act

The *Planning Act* legislates land use and municipal planning proceedings in the Province of Ontario. The *Act* requires that all municipalities adopt an Official Plan and provides the legislative basis for a range of implementation tools. All planning decisions by the council of a municipality shall be consistent with the Provincial Planning Statement and must also have regard for the matters of provincial interest listed in Section 2 of the *Act*.

#### 2.1.1 Matters of Provincial Interest



Section 2 of the *Planning Act* contains a set of provincial interests, spanning a range of land use planning topics. In contrast with the Provincial Planning Statement (PPS), these interests are embedded directly in the *Planning Act*, and are expressed with broader and more concise wording. In carrying out its responsibilities under the legislation, the council of a municipality must have regard to these matters of provincial interest:

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of the agricultural resources of the Province;
- c) the conservation and management of natural resources and the mineral resource base;
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) the minimization of waste;
- h) the orderly development of safe and healthy communities;
  - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- j) the adequate provision of a full range of housing, including affordable housing;
- k) the adequate provision of employment opportunities;
- l) the protection of the financial and economic well-being of the Province and its municipalities;
- m) the co-ordination of planning activities of public bodies;
- n) the resolution of planning conflicts involving public and private interests;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) the promotion of built form that,
  - i. is well-designed,
  - ii. encourages a sense of place, and

- iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

### 2.1.2 Official Plans



The *Planning Act* mandates that municipalities adopt Official Plans, which must contain goals, objectives, and policies for physical development in the municipality. Section 26 of the *Planning Act* requires that local councils update their Official Plans not less than 10 years from the date a new Official Plan comes into effect. If an Official Plan is not being replaced in its entirety, local councils must ensure they are updated at least every five years. Further, Section 22 of the *Planning Act* is intended to provide a framework for amendments to the Official Plan, including procedural requirements for complete applications, consultation, notification, and appeals.

Section 25 of the *Planning Act* permits a municipality to acquire, hold, sell, lease or otherwise dispose of land for the purpose of implementing the policies of the Official Plan. For clarity, this power includes requiring lands for the widening of municipal roadways. To exercise this power the OP must contain provisions enabling this, detailing the requirements.

Section 27 of the *Planning Act* requires that a lower-tier municipality, such as Hawkesbury, must amend its OP and every by-law passed under Section 34 of the *Act* to conform with the OP of the upper-tier municipality (UCPR).

### 2.1.3 Other Land Use Planning Tools



The *Planning Act* enables municipalities to utilize tools and powers to improve and maintain appropriate land use planning, as guided by its Official Plan. Implementation tools include Community Improvement Plans (CIPs), zoning by-laws, land division mechanisms such as consents and plans of subdivision, and site plan control. Several of these tools must be explicitly enabled in an Official Plan, including those that are implemented through enabling by-laws. Some by-laws may change following the approval of a new Official Plan to align with revised policies. Section 26(9) of the *Planning Act* requires a municipality to amend their zoning by-law to ensure conformity with the OP within 3 years of a revision.

The area to which Site Plan Control applies must be prescribed in the OP (Section 41(2)). In addition to indicating the area subject to Site Plan Control, the OP must also list the submission materials required to process an application. This list of documents is also required in the OP for other planning applications.

Section 39.2, introduced in 2021, allows the council of a municipality to delegate authority to pass by-laws under Section 34 that are of a minor nature to a committee of council, or an individual who is an officer, employee or agent of the municipality. This delegation is only possible if the Official Plan specifies the types of by-laws subject to the delegation.

### 2.1.4 Community Improvement Project Area



The *Planning Act* also provides a municipality the ability to encourage community improvement in a prescribed area by following the policies within Section 28 and adopting a Community Improvement Plan (CIP). The Town of Hawkesbury has previously utilized this tool, and the new OP would need to contain policies to ensure the continuation of existing CIPs and/or the preparation of new CIPs, as desired.

### 2.1.5 Affordable Housing



The *Planning Act* requires that Official Plans include policies and measures to ensure the adequate provision of affordable housing, as practical. The *Act* references definitions of both “affordable” and “attainable” housing, based on the Development Charges Act:

- / “Rented affordable residential unit” means a residential unit intended for use as a rented residential premises for which the rent is no greater than 80 percent of the average market rent.”
- / “Ownership affordable residential unit” means a residential unit not intended for use as a rented residential premises for which the price of the residential unit is no greater than 80 percent of the average purchase price.”
- / “Attainable residential unit” means a residential unit that is not an affordable residential unit, is not intended for use as a rented residential premises, and is part of a prescribed development or class of developments

Regulations have not yet been enacted related to attainable housing.

While Section 16(4) of the *Planning Act* also enables municipalities to introduce Inclusionary Zoning policies to mandate the incorporation of affordable units in new developments, this power only applies in municipalities with major transit stations or where the Minister of Municipal Affairs and Housing has ordered the preparation of a Development Permit System. Consequently, Inclusionary Zoning by-laws cannot be enacted in Hawkesbury at this time.

### 2.1.6 Additional Units



Amendments to the *Planning Act* implemented in 2022 by the *More Houses Built Faster Act* require that Official Plans must include permissions for additional residential units. Under the new provisions, Official Plans must permit up to three units on a “parcel of urban residential land,” defined as “a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by:

- / Sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
  - A municipality
  - A municipal service board established under the *Municipal Act, 2001*,
  - A city board established under the *City of Toronto Act, 2006*,
  - A corporation established under sections 7 and 8 of the *City of Toronto Act, 2006*, in accordance with sections 148 and 154 of that Act, and
- / A municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*.”

Further to this definition, an “area of settlement” is defined as “an area of land designated in an Official Plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres or future urban use areas, or as otherwise prescribed by regulation.” In accordance with this definition, the entire Town of Hawkesbury qualifies as an area of settlement.

Additionally, *Planning Act* provisions stipulate that an Official Plan cannot restrict the minimum floor area of an additional unit.

Specifically, the new OP policies must permit all the following scenarios to meeting the requirements of Section 16(3) of the *Planning Act*:

- / Two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- / Three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- / One residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and not other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

### 2.1.7 Climate Change Policies



Section 16(14) of the *Planning Act* requires that an Official Plan shall contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency.

New Official Plan policies will be included that:

- / Seek to reduce greenhouse gas emissions from vehicles, buildings and other sources;
- / Identify areas of vulnerability in a changing climate, such as flooding risks;
- / Identify adaptation measures, such as green and conventional infrastructure; and
- / Address the social, economic, environmental, and physical impacts of a changing climate.

### 2.1.8 Parkland



While not a requirement, a council of a local municipality may, by by-law require conveyance of parkland or cash-in-lieu of dedicated parkland. Section 42 of the *Planning Act* outlines the restrictions on calculation requirements that may be included in a by-law. The *More Homes Built Faster Act* included the following changes:

- / The new maximum alternative rate for in-kind parkland dedication was decreased from 1 hectare per 300 units to 1 hectare to 600 units;
- / The new maximum alternative rate for cash in-lieu of parkland contributions was decreased from 1 hectare per 500 units to 1 hectare per 1,000 units;
- / Parkland dedications may only be provided to a maximum of 10 percent of the land for sites with an area of five hectares or less, or a maximum of 15 percent of the land for sites with an area of greater than five hectares;
- / Encumbered lands will be eligible for parkland contributions; and
- / Privately-Owned Public Space (POPS) will be eligible for parkland contributions.

If a municipality would like to use the alternative requirements as listed in Section 42(3) for parkland dedication, its OP must contain specific policies addressing the provision of lands for park or other public recreational purposes and the use of the alternative requirement.








## 2.2 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) establishes policy direction to protect matters of provincial interest in Ontario, as enabled by Section 3 of the *Planning Act*. The most recent version of the PPS came into effect on October 20, 2024. All municipal planning decisions, including the contents of Official Plans, “shall be consistent with” policy statements issued under the *Act*, which includes the PPS.

The PPS supports the goal of enhancing the quality of life for residents of Ontario, including the protection of public health and safety, the quality of the natural and built environment, and resources of provincial interest. The policies of the PPS support building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources and protecting public health and safety. While municipalities are the primary decision-makers for local communities and the land use planning decisions, they are tasked to implement provincial policies through the creation of municipal official plans and other planning-related documents. The policies of the new Hawkesbury OP must be consistent with the policies of the PPS.

The PPS contains five sections, which also serve as the themes for this Background Report:

-  Building Homes, Sustaining Strong and Competitive Communities (Chapter 2)
-  Infrastructure and Facilities (Chapter 3)
-  Wise Use and Management of Resources (Chapter 4)
-  Protecting Public Health and Safety (Chapter 5)
-  Implementation and Interpretation (Chapter 6)

### 2.2.1 Building Homes, Sustaining Strong and Competitive Communities



#### 2.2.1.1 Planning for People and Homes

The PPS requires that planning authorities base their population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance. When creating or updating an OP, the PPS states that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. This “designated and available” land must be capable of accommodating the residential growth projected for at least 15 years. Further, these “designated and available” lands must have the servicing capacity and zoning to meet a 3-year residential unit demand.

In a lower-tier municipality such as Hawkesbury, the land and unit supply should reflect the allocation of population and units by the upper-tier municipality (UCPR).

The PPS lists several attributes needed to achieve complete communities:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

### 2.2.1.2 Housing

To achieve an appropriate range and mix of housing options and densities to meet projected needs of current and future residents, the PPS requires planning authorities to:

- a) establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable<sup>1</sup> housing needs:
  - UCPR has set a minimum target of 30% of new housing, or units created by conversion, to be affordable in each local municipality; and,
  - 10% of new residential units resulting from new residential development and residential intensification through conversion of non-residential structures, infill and redevelopment, to be affordable housing.
    - Hawkesbury shall implement the Counties' most current Housing and Homelessness Prevention Plan when setting targets in their local Official Plan;
    - The affordable housing annual targets for new construction of rental ownership units in Hawkesbury is 10 to 14 units;
- b) permit and facilitate:
  1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) require transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

### 2.2.1.3 Settlement Areas and Settlement Area Boundary Expansions

Settlement areas shall be the focus of growth and development, focusing growth on strategic growth areas<sup>2</sup>, including major transit station areas (if applicable).

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<sup>1</sup> Affordable: means

- a) in the case of ownership housing, the least expensive of:
  1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
  1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  2. a unit for which the rent is at or below the average market rent of a unit in the municipality

<sup>2</sup> Strategic growth areas: means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form. They include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, and are transit- and freight-supportive (as appropriate). Minimum targets for intensification and redevelopment within built-up areas should be established by planning authorities. The PPS also encourages establishing density targets. These targets and densities should reflect the local context.

Policy 2.3.1.6 states that Official Plans should establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Identification of new settlement areas may only occur at the time of a comprehensive review, provided that the following has been considered:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and,
- g) the new or expanded settlement area provides for the phased progression of urban development.

The 2024 PPS includes a revision which now permits planning authorities to identify expansions of settlement areas outside of a comprehensive review, provided that the criteria above are satisfied, and only where it can be demonstrated that the infrastructure and public service facilities to support development are planned or available.

#### **2.2.1.4 Strategic Growth Areas**

The PPS encourages planning authorities to identify and focus growth and development in strategic growth areas. To support the achievement of complete communities, growth-focused areas should:

- a) accommodate significant population and employment growth;
- b) be focal areas for education, commercial, recreational, and cultural uses;
- c) accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) support affordable, accessible, and equitable housing.

Further, in these areas planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities;
- b) identify the appropriate type and scale of development and the transition of built form to adjacent areas;
- c) permit development and intensification to support the achievement of complete communities and a compact built form;
- d) consider a student housing strategy; and
- e) support redevelopment of commercially designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

### 2.2.1.5 Rural Areas

The Town of Hawkesbury does not currently contain any rural areas as defined in the PPS.

### 2.2.1.6 Employment

Section 2.8 of the PPS contains policies for employment uses and areas. Planning authorities are required to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

The PPS encourages industrial, manufacturing and small-scale warehousing uses without adverse effects to be located adjacent to sensitive land uses. However, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses.

Planning authorities shall plan protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. Protection is specifically important for lands located in proximity to major goods movement facilities and corridors<sup>3</sup>.

Importantly, the PPS revised the range of land uses permitted to be developed within an employment area, along with a corresponding change to the *Planning Act*. The PPS defines an employment area as:

Those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities [...] Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

As a consequence of this new definition, the new Official Plan must re-evaluate its supply of employment lands in accordance with future needs and land use compatibility. These areas must be planned to support the long-term growth of permitted uses. Other sensitive land uses that are not ancillary to the uses permitted in the employment area should also be prohibited. The new Official Plan should ensure appropriate transition to adjacent non-employment areas to protect land use compatibility and economic viability.

Removal of employment lands to non-employment uses is permitted only if the following criteria are met:

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<sup>3</sup> Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans.

- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the employment area by:
  - 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses;
  - 2. maintaining access to major goods movement facilities and corridors;
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan

#### **2.2.1.7 Energy Conservation, Air Quality and Climate Change**

The PPS requires planning authorities make land use planning decisions considering the goal of reducing greenhouse gas emissions and prepare for the impacts of a changing climate. Approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
- c) support energy conservation and efficiency;
- d) promote green infrastructure, low impact development, and active transportation,
- e) protect the environment and improve air quality; and
- f) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

### **2.2.2 Infrastructure and Facilities**



#### **2.2.2.1 General Policies for Infrastructure and Public Service Facilities**

Section 3.1 of the PPS contains policies for infrastructure and public service facilities<sup>4</sup>. These services should be provided in an efficient, coordinated, and financially-viable manner. Before developing new infrastructure and public service facilities planning authorities should consider whether the existing infrastructure and/or public service facilities has been optimized and opportunities for adaptive re-use explored should be considered.

Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. Further, public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. This includes collaborating on innovative approaches to the design of schools and associated child care facilities.

#### **2.2.2.2 Transportation Systems**

The PPS states that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles. Planning authorities should plan, maintain and improve multimodal transportation

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<sup>4</sup> Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, longterm care services, and cultural service.

systems with connectivity among transportation systems, including connections which cross jurisdictional boundaries.

### **2.2.2.3 Transportation and Infrastructure Corridors**

Official Plans must plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs. Development shall not be permitted in planned corridors that could preclude or negatively affect the use of the corridor.

Development should not proceed on lands adjacent to existing or planned corridors unless it demonstrated that it is compatible with, and supportive of, the long-term purposes of the corridor. Adjacent development should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities. The co-location of linear infrastructure should be promoted, where appropriate.

The reuse and preservation of abandoned corridors is encouraged for purposes that maintain the corridor's integrity and continuous linear characteristics.

### **2.2.2.4 Airports, Rail and Marine Facilities**

The PPS requires that planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that their long-term operation and economic role is protected. Appropriate design and buffering are also required.

### **2.2.2.5 Land Use Compatibility**

Policy 3.5 of the PPS states that policies are required to achieve compatibility between major facilities and sensitive land uses. Major facilities are defined as uses that require adequate separation, including industrial uses, resource extraction, and transportation and utility infrastructure. Sensitive land uses are buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience adverse effects from major facilities.

If avoidance is not possible, planning authorities shall minimize and mitigate potential adverse impacts from odour, noise and other contaminants to balance public health and safety imperatives with the long-term operation and economic viability of major facilities. In these scenarios, sensitive uses are only permitted where:

- / The potential adverse effects to the proposed sensitive land use are minimized and mitigated;
- / The potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

### **2.2.2.6 Sewage, Water and Stormwater**

Planning for sewage and water services shall accommodate forecasted growth in a timely, efficient, coordinated, sustainable and safe manner. Municipal sewage and water systems are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

The Town of Hawkesbury is serviced by municipal systems and may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.

Among other policies, the PPS contains policies for partial services, defined as development serviced by a combination of public and private water or sanitary systems. Policy 3.6.5 states that partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;



- b) 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.

The PPS requires that stormwater management shall be integrated with planning for sewage and water services. These systems should be optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle. Regrading stormwater, planning authorities should:

- / Reduce the increases in stormwater volumes and contaminant loads;
- / Maximize the extent and function of vegetative and pervious surfaces;
- / Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development;
- / Minimize erosion and changes in water balance including through the use of green infrastructure;
- / Mitigate risks to human health, safety, property and the environment;
- / Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

#### **2.2.2.7 Waste Management**

Waste management systems need to be considered by planning authorities. They should be sized, designed and located appropriately to accommodate present and future requirements.

#### **2.2.2.8 Energy Supply**

Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.

#### **2.2.2.9 Public Spaces, Recreation, Parks, Trails and Open Space**

When making land use planning decisions, planning authorities should promote healthy, active, and inclusive communities by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

### **2.2.3 Wise Use and Management of Resources**



The PPS generally classifies resources as physical or cultural values worthy of protection for future use. Protection of these resources bring economic, environmental and social benefits to their surrounding communities and the Province as a whole. The categories of resources are described in the following subsections:

### 2.2.3.1 Natural Heritage

The PPS requires that natural features and areas be protected for the long-term. Diversity and connectivity of these features should be maintained, restored, or improved where possible. Linkages between and among natural heritage features and areas, surface water features, and ground water features should be recognized.

Hawkesbury is identified in Ecoregions 6E and 7E of the PPS. In these regions, natural heritage systems<sup>5</sup> must be identified, recognizing that their size and form will vary between urban and rural areas. The Province has a recommended approach for identifying natural heritage systems, but a municipality can use other methods if they achieve or exceed the same objective. Within these areas, development and site alteration shall not be permitted in significant wetlands. Similarly, development and site alteration are not permitted in significant woodlands, significant valleylands, significant wildlife habitat, and significant areas of natural and scientific interest, unless no negative impacts will result on the natural features or their ecological functions. Regrading development and site alteration in fish habitat or in habitat of endangered species and threatened species it is only permitted in accordance with provincial and federal requirements.

Development and site alteration shall similarly be prohibited on adjacent lands to natural heritage features and areas, unless no negative impacts on the natural features or on their ecological functions can be demonstrated.

### 2.2.3.2 Water

Planning authorities are required to protect, improve or restore the quality and quantity of water. The PPS lists a range of measures to achieve these objectives, including:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed 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.

Further underscoring a) above, municipalities are encouraged to undertake watershed planning in collaboration with applicable conservation authorities to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.

Planning authorities shall restrict development and site alteration in or near sensitive surface water features and sensitive ground water features. Mitigation measures may be required.

### 2.2.3.3 Agriculture

The PPS requires that prime agricultural areas be protected for long-term use for agriculture. Such areas may only be excluded from a prime agricultural area for settlement area expansions.

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<sup>5</sup> Natural heritage system: means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue.

Prime agricultural areas are:

Areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Considering the definition, Hawkesbury does not contain any agriculture lands that would warrant considerations for the policies of Section 4.3, 4.4.4, and 4.5.4 of the PPS.

#### **2.2.3.4 Minerals and Petroleum**

The PPS requires that mineral and petroleum resources be protected for long-term use. Official Plan policies must identify and protect these resources from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.

Known mineral deposits, known petroleum resources as well as significant areas of mineral potential, shall be identified and protected. Development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted in prescribed circumstances.

Policies also require rehabilitation to accommodate subsequent land uses after extraction and other related activities have ceased.

#### **2.2.3.5 Mineral Aggregate Resources**

Mineral aggregate resources include gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act*. Similar to mineral resources, the PPS requires that mineral aggregate resources shall be protected for long-term use.

Mineral aggregate resources, including deposits, shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Notwithstanding this direction, development may be permitted if:

- a) The resource use would not be feasible; or
- b) The proposed land use or development serves a greater long-term public interest; and
- c) Issues of public health, public safety and environmental impact are addressed.

#### **2.2.3.6 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants**

The PPS requires that Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants be permitted in all areas, except areas of existing development or particular environmental sensitivities, when being used on public authority contracts.

#### **2.2.3.7 Cultural Heritage and Archaeology**

The PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved. These areas refer to resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. Development and site alteration shall not be permitted on these lands or adjacent to these resources, unless an evaluation has determined that the heritage attributes of the resource will be conserved.

Similarly, development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved. To aid in this, planning authorities are encouraged to develop and implement strategies for conserving cultural heritage and resources.

## 2.2.4 Protecting Public Health and Safety



Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

### 2.2.4.1 Natural Hazards

Policy 5.2.1 of the PPS states that planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands<sup>6</sup> and hazardous sites<sup>7</sup> and manage development in these areas, in accordance with provincial guidance.

Development shall generally be directed away from hazard lands subject to flooding and erosion hazards, as well as hazardous sites. Similarly, development is prohibited outright in, among others:

- a) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- b) A floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.

More specifically, development is not permitted on hazardous lands or on hazardous sites where the use is:

- a) An institutional use, including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
- c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Some limited development and site alteration may be permitted on hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) New hazards are not created and existing hazards are not aggravated; and
- d) No adverse environmental impacts will result.

<sup>6</sup> Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

<sup>7</sup> Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

In some cases, planning policies may apply a two-zone concept for floodplains, which is comprised of a floodway and a flood fringe. Where a two-zone concept is applied, some land uses may be appropriate in the flood fringe, subject to appropriate floodproofing.

The PPS also contains policies for hazardous forest types for wildland fire. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire, unless the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

Planning authorities are to prepare appropriately for the impacts of a changing climate as it relates to the increased risk for natural hazards.

#### **2.2.4.2 Human-Made Hazards**

Human-made hazards are generated by development activities, including but not limited to:

- / mine hazards
- / oil, gas and salt hazards
- / former mineral mining operations
- / mineral aggregate operations
- / petroleum resource operations

Development on, abutting or adjacent to human-made hazard lands may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

#### **2.2.5 Implementation and Interpretation**



The sixth chapter of the PPS provides guidance for the implementation and interpretation of its policies. Planning authorities and municipal councils are expected to interpret the PPS policies and implement them in accordance with this chapter. Listed below are the considerations applicable to the creation of a new Official Plan for the Town of Hawkesbury:

- / Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.  
In order to protect provincial interests, planning authorities shall keep their official plans up-to date with the Provincial Planning Statement. The policies of the Provincial Planning Statement continue to apply after adoption and approval of an official plan.
- / Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.
- / Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.

- / In addition to land use approvals under the *Planning Act*, infrastructure may also have requirements under other legislation and regulations. For example, an environmental assessment process may be required for new infrastructure and modifications to existing infrastructure under applicable legislation.
- / Wherever possible and practical, approvals under the Planning Act and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.
- / Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any requirements for reporting planning information to the Province, data standards, and including through any other guidelines that may be issued by the Minister.
- / Strategic growth areas and designated growth areas are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.
- / Density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the Provincial Planning Statement or any other provincial plan.
- / Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate.
- / A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
  - a) managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities;
  - b) economic development strategies;
  - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
  - d) infrastructure, multimodal transportation systems, public service facilities and waste management systems;
  - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
  - f) natural and human-made hazards;
  - g) population, housing and employment projections, based on regional market areas, as appropriate; and
  - h) addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.
- / Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.
- / Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.
- / Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.
- / Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.



- / Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
- identify and allocate population, housing and employment projections for lower-tier municipalities;
  - identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets;
  - identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and
  - provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

## 2.3 United Counties of Prescott and Russell Official Plan

United Counties of Prescott and Russell (UCPR) is composed of eight member municipalities, including the Township of Hawkesbury, the Township of Alfred and Plantagenet, the Municipality of Casselman, the Township of Champlain, the City of Clarence-Rockland, the Township of East Hawkesbury, The Municipality of The Nation and the Municipality of Russell. The UCPR Council is made up of each of the mayors of these member municipalities.

The Official Plan of UCPR is the primary land use planning document adopted under the *Planning Act*. The main objective of the plan is to guide the growth towards efficient and dynamic land use planning, while stimulating economic prosperity and protecting the environment and public health for UCPR and the municipalities within the jurisdiction. The Plan was approved by the Ministry of Municipal Affairs and Housing and was in effect as of July 8, 2023. The Official Plans of all lower-tier municipalities, including Hawkesbury, must conform with the policies of the UCPR Official Plan.

### 2.3.1 Projections



The UCPR Official Plan based the population, housing unit and employment growth forecasts on the Growth Management Strategy Update prepared by Hemson and dated March 30, 2022. Population, housing unit and employment growth and associated land needs between the years 2021 to 2046 are outlined in Section 2.1.1 of the Official Plan.

Table 1 - Total Population Forecast to 2046, Allocation to Local Municipalities

Municipality	2021	2046	Growth 2021-2046
Alfred and Plantagenet	10,190	11,400	1,210
Casselman	4,070	5,820	1,750
Champlain	8,860	9,930	1,070
Clarence-Rockland	27,270	34,930	7,660
East Hawkesbury	3,500	3,880	380
Hawkesbury	10,380	11,620	1,240
Russell	20,160	30,740	10,580
The Nation/La Nation	13,750	16,680	2,930
<b>UCPR</b>	<b>98,180</b>	<b>125,000</b>	<b>26,820</b>

(Source: Growth Management Strategy Update, Hemson, March 2022)

#### 2.3.1.1 Population

The Counties are predicted to continue to grow rapidly over the next decade, and begin to slow in 2031 as the population ages. The permanent resident population for UCPR is expected to grow to 125,000 by 2046. With the major driver of growth being in-migration from the City of Ottawa, the municipalities closer to Ottawa will see the biggest increase. As shown in

## Housing

The UCPR Official Plan anticipates that 12,350 new housing units will be required between 2021 and 2046 to meet the demand. Hawkesbury will need 570 new units to reach the projected total of 5,650 housing units by 2046.

The Counties predicts that the current market preference for single-detached homes will shift towards medium- and higher-density housing forms as a result of changing demographics and the Provincial Planning Statement policies that encourage intensification, transit-supportive communities, and a more compact urban form.

The UCPR Official Plan designates the whole of Hawkesbury as an Urban Policy Area, the designation in which the Plan directs 70% of the housing unit growth for the Counties, as a means to encourage growth in existing communities. A portion of the Counties' future housing needs shall be provided through residential intensification. The Plan contains policies targeting 15 percent of all new residential units to be built through intensification, with additional policies directing that:

- / small-scale intensification shall be permitted in all Urban Policy Areas;
- / municipalities monitor the level of residential development within the built-up areas;
- / development is consistent with the policies of the Urban Policy Area;
- / proposed intensification is on lands are well suited in context with the surrounding physical and existing built environment, including the character of the streetscapes, parks and open space areas, built form, land uses and significant cultural heritage resources;
- / multimodal transportation system can accommodate the traffic generated by the proposed intensification;
- / intensification is appropriately designed;
  - development provide adequate privacy, sunlight and views of the sky for existing and new residents;
  - development mitigate the effects on existing residential areas;
  - development screens loading and service areas; and
  - development complies with the appropriate urban design and built form policies.

, Hawkesbury is expected to accommodate 4.62 percent of this population growth, for a total population increase of 1,240 people over the horizon of the Plan. The UCPR Plan projects the total population of Hawkesbury to be 11,620 by 2046.

### 2.3.1.2 Housing

The UCPR Official Plan anticipates that 12,350 new housing units will be required between 2021 and 2046 to meet the demand. Hawkesbury will need 570 new units to reach the projected total of 5,650 housing units by 2046.

The Counties predicts that the current market preference for single-detached homes will shift towards medium- and higher-density housing forms as a result of changing demographics and the Provincial Planning Statement policies that encourage intensification, transit-supportive communities, and a more compact urban form.

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- / municipalities monitor the level of residential development within the built-up areas;

- / development is consistent with the policies of the Urban Policy Area;
- / proposed intensification is on lands are well suited in context with the surrounding physical and existing built environment, including the character of the streetscapes, parks and open space areas, built form, land uses and significant cultural heritage resources;
- / multimodal transportation system can accommodate the traffic generated by the proposed intensification;
- / intensification is appropriately designed;
  - development provide adequate privacy, sunlight and views of the sky for existing and new residents;
  - development mitigate the effects on existing residential areas;
  - development screens loading and service areas; and
  - development complies with the appropriate urban design and built form policies.

In addition to intensification, and through the implementation of the policies of their Official Plan, the Council of UCPR will:

- / maintain a five-year supply of serviced land;
- / permit broad range of housing types; and
- / have consideration for the need for housing options for all income types and household sizes.

### 2.3.1.3 Employment

With housing affordability concerns and increased work-at-home patterns, the Counties are a net exporter of labour, with approximately half of the resident employed labour force living and working within UCPR. Despite commuting patterns, the area remains an attractive location for development in employment areas, particularly those that are located within easy access of Highway 417, are fully serviced, are close to existing labour pools and existing business clusters and allow for a range and mix of business activities, particularly the assembly of large land parcels.

Employment growth is expected to be steady and accommodated within existing employment areas within the Counties. The Plan allocates 5.5 percent of this growth to Hawkesbury (Table 2).

Table 2 - Total Employment Forecast to 2046, Allocation to Local Municipalities

Municipality	2021	2046	Growth 2021-2046
Alfred and Plantagenet	2,190	2,670	480
Casselman	1,930	2,220	290
Champlain	3,310	3,590	280
Clarance-Rockland	6,200	7,220	1,020
East Hawkesbury	880	1,170	290
Hawkesbury	6,780	7,140	360
Russell	5,020	7,960	2,940

Municipality	2021	2046	Growth 2021-2046
The Nation/La Nation	3,140	4,020	880
<b>UCPR</b>	<b>29,450</b>	<b>35,990</b>	<b>6,540</b>

(Source: Growth Management Strategy Update, Hemson, March 2022)

Through the implementation of the policies of its Official Plan, the Council of UCPR will:

- / designate sufficient supply of land for employment growth in the urban areas; and
- / focus on increasing total employment within the Counties, but more specifically within the urban areas and the Trade and Industry policy areas.

### 2.3.2 Land Use Designations

Schedule A2 (Land Use Designation) of the Counties Official Plan includes the Town of Hawkesbury, designating the whole of the Town Urban Policy Area, except for a site-specific area which is identified as a Landfill Site.

#### 2.3.2.1 Urban Policy Areas



Urban Policy Areas shall be the predominant focus for new growth. Section 2.3.1 of the UCPR Official Plan contains policies for the Urban Policy Area designation, which will encourage, and support diversified, mixed-use communities that are to avoid costly unplanned engineered water and sewer infrastructure needs and the creation of environmental problems in the future.

With guidance from the UCPR Official Plan and, if applicable, a local Official Plan, local zoning by-laws shall establish residential zones within the Urban Policy Area. They will provide for the uses and densities in Table 3.

Table 3 - Residential Zones requirements within the Urban Policy Area

Permitted Uses	Additional Requirements
<b>Low-density residential</b> <b>*Up to 35 units per net hectare</b>	/ 70% of the residential mix
<b>Medium density residential (town/row homes)</b> <b>*not to exceed 55 units per net hectare</b>	/ 20% of the residential mix
<b>High density residential (apartments)</b> <b>+75 units per net hectare</b>	/ 10% of the residential mix
<b>Tiny Homes</b>	/ defer to Ontario Building Code (OBC) requirements for minimum gross floor area coverage

Permitted Uses	Additional Requirements
<b>Group Homes</b>	<ul style="list-style-type: none"> <li>/ 3 to 10 residents (excluding supervisory or operating staff)</li> <li>/ licensed or approved under provincial statutes</li> <li>/ permitted in all land use designations which permit residential uses within a single detached dwelling or a semi-detached or duplex dwelling</li> <li>/ accessory dwelling unit or a garden suite shall not be permitted on the same lot as a licensed group home.</li> </ul>
<b>Rooming and boarding houses</b>	<ul style="list-style-type: none"> <li>/ N/A</li> </ul>
<b>Garden Suites and Additional Residential Units</b>	<ul style="list-style-type: none"> <li>/ garden suites shall be governed by a Temporary Use By-law</li> </ul>
<b>Schools, parks and churches</b>	<ul style="list-style-type: none"> <li>/ N/A</li> </ul>
<b>Home-based businesses</b>	<ul style="list-style-type: none"> <li>/ meet UCPR OP Policy 7.5.5</li> </ul>
<b>Local commercial</b>	<ul style="list-style-type: none"> <li>/ located on a collector road</li> <li>/ zoned appropriately</li> <li>/ not detrimental to the economic well-being core commercial areas</li> </ul>

In addition to residential neighbourhoods, Urban Policy Areas will also contain other uses. These are Community Core Areas, Commercial, and Industrial Areas.

#### Community Core Area

Local municipalities are encouraged to identify and support the development of a Community Core Area. These areas are to evolve into compact, mixed-use and pedestrian-friendly activity nodes.

#### Commercial Areas

In addition, Commercial development shall be encouraged, supported, and directed to Urban Policy Areas. The following types of commercial uses shall generally be permitted in the Urban Policy Area, if the scale of such uses does not have a negative impact on the viability of identified community core areas.

- |   |                            |
|---|----------------------------|
| / retail uses and retail complex        | / vehicle sales and repair |
| / service commercial                    | / commercial trade shops   |
| / office commercial                     | / recreational uses        |
| / restaurants and eating establishments | / tourist commercial       |
| / entertainment facilities              | / parks and open space     |



### Industrial Areas

A local municipality may designate in the local Official Plan employment lands to accommodate industrial development. These areas do not support institutional uses or destination-oriented commercial and shopping uses, such as large-format retail uses, however, can generally permit the following uses if the scale of such uses does not present environmental problems or where the presence of industrial uses is incompatible with the community.

- / manufacturing and processing
- / warehousing and wholesaling of bulk products
- / transportation depots
- / heavy equipment sales and service
- / business or industrial parks

Regardless of the use, appropriate buffering of the industrial use from adjacent land uses as well as ensuring that there is efficient and immediate access to transportation links which separates industrial traffic from normal community traffic is required.

#### **2.3.2.2 Waste Water Treatment and Landfill Sites**



Within the boundary of Hawkesbury there are both waste water and landfill disposal sites designated. Development within 500 meters of these sites shall generally be discouraged unless supported by an appropriate study or studies which confirm that there will be no negative impacts on the proposed development related to the waste water. The study shall also confirm that the proposed development will not impact future expansions of the site in question.

#### **2.3.3 Infrastructure**



Having transportation, water, waste water, solid waste, energy and communication infrastructure is needed to ensure that UCPR can accommodate growth as envisioned in the Official Plan.

The responsibility for the planning, construction and maintenance of some infrastructure is the responsibility of local municipalities, such as Hawkesbury. Regarding the building, operating, maintaining, renewing, replacing and disposing of infrastructure assets, the objective is to maximize benefits, manage risk, and provide appropriate levels of service to the public when making decision on at the upper and lower tier municipality. To do this Hawkesbury must;

- / Discourage development that would result in, or could lead to, unplanned expansions to existing water and waste water infrastructure;
- / Only create new lots with a connection to the municipal water service in accordance with subsection 7.4.2 and when located with a Trade and Industry Policy Area, an Urban Policy Area, a Community Policy Area or a Hamlet Policy Area;
- / Allocate infrastructure capacity for infill and economic development purposes;
- / Require stormwater management for all new development in accordance with guidelines. Exceptions can be given for small-scale developments where there is no impact on the watershed;
- / Consider the use of low-impact development (LID) practices;
- / Encourage innovative technologies to reduce waste water volumes or which improve the quality of waste water effluents; and
- / Assess the impacts on municipal drainage infrastructure when new development is proposed.

### 2.3.4 Transportation



The management of the roadway infrastructure in UCPR is shared between the Province, the Counties and the local municipalities. The transportation system is composed of provincial highways, county roads, local public roads opened and maintained on a year-round basis, seasonal roads which are not maintained during the winter season and local private roads. Council's objective for the development and maintenance of the transportation infrastructure is to ensure that the multimodal transportation system will function in a cost-effective, efficient and safe manner for the movement of people and goods throughout the territory.

Schedule D of the UCPR Official Plan indicates that Hawkesbury contains the right-of-way and road classifications summarized in Table 4. Land for road widening will be taken equally from either side and will not exceed a width of 5 metres from either adjacent property. Additional lands for widening to provide corner triangles at all road intersections may also be required.

Table 4 - Hawkesbury Road Classifications and ROW Protection

Road Classification	Protected ROW	Name
<b>Provincial Highway</b>	N/A	Highway 34
<b>Primary Arterial</b> <i>*upper tier highway</i>	30 m (township limit west to Hwy 34) 50 m (Hwy 34 to eastern township limit)	Highway 17
<b>Major Collector</b> <i>*upper tier highway</i>	26 m	Highway 4
<b>Minor Collector</b> <i>*upper tier highway</i>	26 m (Main St. W. until West St)	Main St. West
<b>Local Streets</b>	20 m <small>*reduced right-of-way widths may be accepted through the subdivision or condominium review process</small>	Multiple

#### Provincial Highway

There are two Provincial Highways in Prescott and Russell, Highway 34 and Highway 417. Council and the MTO will work cooperatively with respect to the planning of land development and associated access connections within the MTO's permit control area adjacent to the provincial highway within the Counties, to protect the future safety, operation and capacity of both the provincial highway network and the Counties and municipal transportation corridors for the movement of people and goods.

#### Upper tier highways

The Upper Tier Road system (responsibility of UCPR) has three categories, primary arteries (County Road 17), major collectors and minor collectors. UCPR shall be consulted prior to any submission of the following proposed development application adjacent to and/or with the potential impact to a County Road:

- 1) Consent application;
- 2) Minor Variance;
- 3) Local Official Plan amendment;
- 4) Zoning By-law;
- 5) Plan of Subdivision;
- 6) Plan of Condominium;

## 7) Site Plan Control.

It should be noted that lot creation for residential purposes by Consent is not permitted along County Road 17 and Highway 4. Further, subdivisions fronting on County Road 17, Highway 4 and Main Street West must have their access through a local public road.

UCPR undertook a review of roadway infrastructure improvements, as well as land acquisition to accommodate such improvements as part of their OP process, which are described in Appendix I of the OP. This should be reviewed and considered as part of the new Official Plan for Hawkesbury. As a condition of the approval of a development application, landowners are required to provide land at no expense to the road authority in accordance with the OP.

### Local Roads

Local roads consist of local collectors and local streets which are publicly maintained on a year-round basis, seasonal roads and private roads. The local roads within Hawkesbury are identified as local streets on Schedule D, generally permitting new development and lot creation along them.

#### **2.3.4.1 Active Transportation**

Section 3.3.12 contains policies for pedestrian and cycling routes and facilities, which encourage local municipalities to develop interconnected systems of cycling and walking routes to not only encourage a healthier lifestyle but provide access to major activity and employment areas by way of self-powered travel. To support active transportation, UCPR and the local municipalities will:

- / pursue the connection of existing and future trails, sidewalks, and paved shoulders. Land dedication may be required to accommodate these connections;
- / Design new developments to be walkable and bike-friendly;
- / look for opportunities to enhance existing trails and cycling routes;
- / connect settlement areas and built-up areas to allow residents and tourists to travel between these areas and other community facilities;
- / encourage tourism and recreational developments that support active transportation;
- / roads within settlement areas and built-up areas should be designed as complete streets to support all age groups and a variety of travel modes; and
- / develop walkability guidelines to assess the walkability of new and existing neighbourhoods.

### Cycling Policies

The Counties consider cycling as part of a balanced transportation system and for this reason encourage the following of their municipalities:

- / include the provision of bike lanes and bicycle facilities to address the needs of cyclists when undertaking public works;
- / establish a cycling plan which identifies cycling routes; and
- / support the Counties' Cycling Plan.

### Pedestrian Policies

One of the objectives of UCRP's OP is to establish a pedestrian-friendly environment. This will be achieved by having a clearly defined network of sidewalks and pathways, linking established public areas. To assist with this goal Hawkesbury can:

- / require new development or redevelopment to provide pedestrian walkways and sidewalks constructed to an appropriate standard;
- / include the provision of facilities to address the needs of pedestrians when undertaking public works;
- / encourage pedestrian travel with safe, convenient and attractive streetscapes, which may include providing sidewalks, locating commercial uses at street level, encouraging building design that provides shelter and providing appropriate lighting, street furniture and landscaping; and
- / establish a pedestrian walkway plan identifying where walkways exist and where they should be created within an overall network.

#### **2.3.4.2 Railway Properties**

The Counties OP recognizes the critical role of rail infrastructure in long-term economic growth by containing policies that will ensure the continued viability and ultimate capacity of the rail corridors and yards. As there is rail infrastructure in Hawkesbury, their new OP will protect it by:

- / not encouraging sensitive land uses adjacent or in proximity to rail facilities;
- / requiring all proposed residential or other sensitive use development within 300 metres of a railway right-of-way to undertake noise studies;
- / requiring all proposed residential or other sensitive use development within 75 metres of a railway right-of-way to undertake vibration studies;
- / requiring all proposed development adjacent to railways to have the appropriate safety measures such as setbacks, berms and security fencing;
- / ensuring that sightline requirements of Transport Canada are addressed;
- / Requiring notices on title to implement and maintain of any required rail noise, vibration and safety impact mitigation measures;
- / prohibiting new residential development within 300 metres of a rail yard;
- / requiring all proposed residential or other sensitive use development within 300 metres and 1,000 of a rail yard undertake noise studies.

#### **2.3.4.3 Marine Facilities**

Marine facilities (as defined by the PPS) located in the Counties shall be protected for the long-term due to their economic role. To ensure this, Hawkesbury will ensure that applications for development adjacent to these facilities are designed, buffered and/or separated appropriately.

#### **2.3.5 Energy Conservation, Air Quality and Climate Change**



In response to climate change, the Counties encourage Hawkesbury through their OP to consider identifying adaptation and mitigation measures aimed at improving resilience to changing environmental stresses. Hawkesbury's new OP should support energy efficiency and improved air quality through land use and development patterns by:

1. Promoting compact form and a structure of nodes and corridors;
2. Promoting, design and building orientation which maximize the use of alternative or renewable energy, such as solar and wind energy;
3. Encouraging active transportation by supporting increased density in proximity to downtowns in Urban Policy settlement areas, and through improved connections for active transportation;
4. Focusing freight-intensive land uses to areas well served by major highways, rail and marine facilities;

5. Improving the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
6. Considering the mitigation effects of vegetation and green infrastructure;
7. Maximizing vegetation within settlement areas, by setting local urban forest cover targets to reduce the heat island effect;
8. Supporting measures and activities that reduce greenhouse gas;
9. Encourage new development to consider energy efficient construction techniques and incorporate energy-efficient design principles and materials;
10. Protecting the natural heritage system; and
11. Permitting alternative energy projects and renewable energy systems as appropriate.

### 2.3.6 Utility and Communication Facilities Corridors



Facilities and corridors for utility and communications infrastructure, such as electricity, telecommunications, natural gas, and fibre-optics must be protected, as they play an important role in economic development. These, with abandoned rail lines also offer seasonal active transportation corridors, such as those used by snowmobile clubs, the TransCanada Trail and the Five Counties Recreational Trails.

### 2.3.7 Natural Heritage



Natural heritage features are important to the Counties and those identified as being significant must be protected. Through the use of an overlay on Schedule B1, the OP indicates that Hawkesbury contains Fish Habitat, with its western border located adjacent to a Wildlife Corridor and finally contains a ground water recharge area. The Hawkesbury OP must contain policies to maintain, restore or, where possible, improve the linkages between and among these natural heritage features. New development or site alteration in the Natural Heritage System will demonstrate no negative impact on, and no net loss of, habitat and that connectivity between the features is maintained. These goals will be accomplished by:

- / Designating features where development is prohibited or must be controlled;
- / Permitting minor alterations to the boundaries of natural heritage features where evidence demonstrates that such modifications are justified;
- / Considering the public acquisition of natural heritage lands;
- / Controlling development using zoning and site plan control; and
- / Exploring the need and options for purchasing, or otherwise acquiring, managing or providing access to lands within the Natural Heritage System.

#### 2.3.7.1 Fish Habitat

The Town of Hawkesbury contains areas that are designated Fish Habitat in the Counties OP. Rivers, municipal drains and all other watercourses are either direct or indirect fish habitat and site alteration shall not be permitted in areas of fish habitat, except in accordance with relevant provincial and federal requirements. Policies of the new OP will protect fish habitat as follows:

- / Ensuring that development and site alteration does not result in a net loss of fish habitat, result in harmful alteration, disruption, degradation or destruction of fish habitat or negatively impact fish passage;
- / Requiring an environmental impact study demonstrating there will be no negative impacts on the natural feature or on the ecological functions for which the feature is identified;

- / Encouraging the re-establishment of naturally vegetated buffer strips along water bodies and head-water areas, especially within the Natural Heritage System; and
- / Considering the impacts of storm water management and drainage activities upon fish habitat.

#### **2.3.7.2 Significant Wildlife Habitat**

The Counties has identified lands along the western border of Hawkesbury as significant wildlife habitat. While not within the area covered by the new OP, development and site alteration within 120 metres of these areas is only permitted provided that such development will not negatively affect the natural features or ecological functions of the habitat. Environmental Impact Studies will be a requirement.

#### **2.3.7.3 Ground Water Recharge Area**

UCPR and its constituent municipalities have an obligation to consider the impact of development and land use on ground water to ensure the long-term viability of this resource. A ground water recharge area for water quality is identified in Hawkesbury, and consequently major developments will be required to provide a water budget.

#### **2.3.7.4 Source Water Protection**

UCRP's Source Water Protection Plan protects the municipal sources of drinking water. The Plan maps areas within Hawkesbury that play a critical role in the municipal drinking water supply. These are Intake Protection Zones (IPZ), and local OPs and Comprehensive Zoning Bylaws must adopt policies to ensure their protection. These include:

- / Prohibit high-risk activities from establishing within IPZs;
- / Consulting with the Risk Management Office for any project proposed under the *Planning Act* or *Building Code Act*;
- / Encouraging the development and promotion of Best Management Practices (BMPs), such as financial incentives, domestic chemical use guidelines, septic tank maintenance and operation guidelines and programs related to proper well decommissioning and dug well alternatives.

### **2.3.8 Public Health and Safety**



Environmental conditions can present constraints to the development of land due to the potential to effect people's health, safety or property. In Hawkesbury, these constraints are related to hazardous conditions such as the existence of floodplains, an abandoned mine, contaminated sites including closed waste disposal sites, wildfire hazards and the presence of unstable slopes. There is also a responsibility to protect major facilities and sensitive land uses. Official Plans within the Counties shall regulate land uses in and around areas identified as having natural or human-made hazards.

#### **2.3.8.1 Flooding**

Using the mapping prepared by the South Nation Conservation, by the Ministry of Natural Resources and Forestry and by the Counties, areas of flooding have been identified in Hawkesbury. A proponent of development must demonstrate that there are no flood hazards prior to approval. Where it is determined that flood hazard does exist, the below shall apply.

- / Institutional uses, new septic systems, essential emergency services, uses related with hazardous substances and outdoor storage is prohibited.
- / The following is permitted:
  - o Repairs and minor additions to nonconforming buildings and accessory buildings subject to site plan control.
  - o Uses which by their very nature must be located within the floodplain.



- Works required for floods and/or erosion control and passive recreational and/or open space non-structural uses.
  - Uses such as agriculture, forestry, conservation, wildlife management and similar activities (associated buildings to be outside of the flood plain).
- / Natural vegetation is encouraged.
- / Zoning of floodplain lands will reflect the restricted use of these lands.

#### **2.3.8.2 Abandoned Mine**

An abandoned mine is identified within the Town limits of Hawkesbury. Development on, abutting or adjacent (1,000 m) to this may proceed in accordance with the policies of the underlying land use designation only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The Regional Land Use Geologist responsible for the area or the Mine Rehabilitation Section of the MNDM shall be contacted to determine the scope and terms of reference of any technical studies that may be required to proceed with development.

#### **2.3.8.3 Closed Waste Disposal and Other Contaminated Sites**

Along with the closed waste disposal sites identified in Hawkesbury, there will be other sites where the environmental condition of the property may have the potential for adverse effects to human health or the natural environment. Development may proceed in these areas in accordance with the policies of the underlying land use designation subject to the following.

- / Adherence to the Ministry of the Environment, Conservation and Parks Guideline D4 (for closed waste disposal sites); and
- / Completion of an Environmental Site Assessment (ESA); and
- / Mitigation of any known or suspected hazards; and
- / A period of twenty-five years from the year in which such land ceased to be a waste disposal site has passed, unless approval received under Section 46 of the Environmental Protection Act.

#### **2.3.8.4 Wildland Fire Hazards**

An area of Hawkesbury has been identified with the potential to be unsafe due to the presence of hazardous forest types for wildland fire. Development will generally be directed away from this area, unless the risk may be appropriately mitigated.

#### **2.3.8.5 Unstable Slopes**

Within Hawkesbury there are unstable slopes identified. The regulated area for unstable slopes associated with a watercourse is top of slope plus 30 metres. In these areas development and site alteration are prohibited except by site-specific Zoning By-law Amendment. In these site-specific circumstances approval can only be granted when:

- / It is not for institutional uses, new septic systems, essential emergency services, uses related with hazardous substances and outdoor storage is prohibited;
- / development aligns with the underlying designation;
- / sufficient soils and engineering information is made available to indicate that it is in fact suitable or can be made suitable for development; and
- / alterations to the site will not result in increased hazards or cause adverse effects on- or off-site;

#### **2.3.8.6 Protection of Major Facilities and Sensitive Land Uses**

To avoid adverse effects on sensitive uses and to protect the long-term economic viability of industrial uses and major facilities, the Province's Guidelines, as amended from time to time, shall be applied to the development



of major facilities and/or sensitive land uses in proximity of a major facility. Impacts of odour, noise and other contaminants to future sensitive uses should be considered as part of the planning approval process.

### 2.3.9 Implementation



The Hawkesbury OP must contain policies on;

- / Existing Land Uses and Non-Conforming Uses
  - o Extension or Enlargement where a property is not zoned in accordance with the existing use
- / Minor Variance or Permission
- / Lots of Record
  - o Fronting on a year-round publicly maintained road that can be adequately serviced
- / Public Uses
  - o Public utility facilities subject to the requirements of the Environmental Assessment Act may be permitted in all land use designations and where not subject to the EA Act are:
    - made compatible with its surroundings
    - providing adequate off-street parking and loading facilities
    - avoiding construction of permanent buildings in areas of environmental sensitivity
    - encouraged to locate new power and telecommunication services underground
    - approved by the Ministry of the Environment, Conservation and Parks and appropriately zoned (for municipal water treatment plants)
    - in line with the general intent of the policies of the OP
- / Parkland Dedication (Section 51.1 of the Planning Act, R.S.O. 1990)
- / Holding Provisions (Section 36 of the Planning Act R.S.O. 1990)
- / Temporary Use By-laws (Section 39 of the Planning Act R.S.O. 1990)
- / Interim Control By-laws (Section 39 of the Planning Act R.S.O. 1990)
- / Community Improvement Project Areas (Section 28 of the Planning Act R.S.O. 1990)
- / Home Based Businesses

Further, the new Official Plan will need to provide guidance on development decisions. How are different types of development controlled and what criteria, studies and results are required in order to implement approvals that follow the applicable planning framework.

#### 2.3.9.1 Development Control

##### Subdivision and Condominium Approval

All plans of subdivision or condominium applications shall conform to the requirements of the UCRP OP and that of the Town of Hawkesbury OP. Applicants for this type of application may be required to prepare studies to support the development being proposed.

Draft approval of plans of subdivision or plans of condominium will include conditions which must be satisfied prior to final approval. Such conditions shall be required to be satisfied within an initial specified time period, or draft approval may be withdrawn by the Approval Authority. In accordance with Section 51 (32) of the Planning Act, R.S.O. 1990 this approval can lapse 3 to 5 years from the date draft approval is given.

##### Consents

In Hawkesbury, consents shall not permit the creation of more than a total of 4 lots (3 severed, 1 retained) to be established from the original lot as it existed as of January 14, 2021. A maximum of one new lot may be created per consent application. However, if the approval authority is satisfied that there is no need to proceed through the subdivision process additional lots can be created through the Consent process.

The following is to be considered when reviewing a consent application:

1. The size, configuration and, where applicable, the soil structure of a proposed lot on private or partial services shall be appropriate for the long-term provision of services.
2. That there is sufficient capacity to treat hauled sewage from private communal or individual septic systems
3. That there is sufficient capacity in existing water and waste water services for a new lot on full or partial municipal services
4. That there is frontage on a year-round publicly maintained road with at least one side of the lot which physically abuts the public road
5. Compatibility with adjacent land uses
6. That it will not result in a traffic hazard as a result of limited sight lines on curves or grades
7. Minimum Distance Separation formulae
8. That it will not land lock another parcel once created
9. That it will not contribute to or extend strip development
10. That it will not result in scattered development
11. The need for 20-metre-wide openings, which would allow for future road allowances at strategic locations
12. natural heritage and natural hazard policies
13. mineral extraction policies
14. conformance to the requirements of the UCRP OP and that of the Town of Hawkesbury OP
15. Conformance to the Zoning By-law.
16. Section 51 (24) of the Planning Act, R.S.O. 1990
17. County Road and Ministry of Transportation entrance permit requirements

#### Site Plan Control

Local Councils are encouraged to adopt Site Plan Control By-laws to enhance the quality of new development or redevelopment. These by-laws are intended to outline when Site Plan Control is required, the requirements for an application, and who should be consulted as part of the review. Site Plan Control will ensure safe and efficient vehicular and pedestrian movement, compatibility between land uses and appropriate placement and provision of services and drainage. It is also intended to regulate the exterior design of buildings and structures, and development sustainability.

#### Rear-lot Development

UCPR discourages the creation of rear-lot development (flag-shaped lots) for residential purposes unless the following design considerations are addressed:

- / Each lot shall separate pedestrian and vehicle access
- / Sufficient space beside driveways to buffer the adjacent properties with landscaping and fencing
- / Adequate spaces for waste collection pick-up locations at the street and snow storage

- / Avoidance of front to back relationships between existing and proposed dwelling units
- / Adequate rear yards for existing dwellings fronting on to the street

#### Secondary Plans

A secondary plan is a part of an upper- or lower-tier official plan added through an amendment. It contains more detailed land use policy and land use designations that apply to multiple contiguous parcels of land, but not an entire municipality. Prior to preparing a secondary plan, Hawkesbury shall prepare terms of reference in consultation with the Counties.

#### Zoning By-law

Zoning shall be the primary means for implementing the Official Plan. All municipal Comprehensive Zoning By-laws shall conform to the policies of the UCPR OP within 3 years of adoption. Further, the local zoning by-law shall contain provisions regarding the outdoor storage and loading areas associated with commercial and industrial land uses that are adjacent to provincial highways and/or County Road.

#### Community Planning Permit System

If Hawkesbury wishes to enact a Community Planning Permit By-law, an amendment to the UCPR OP will be required.

#### Rental Unit Conversion

To ensure the ongoing supply of rental units within the Counties, the conversion of rental units to condominiums style ownership may be permitted only when it meets certain criteria as set out in the UCPR OP.

#### Short-Term Accommodation

The Counties recognize the need to identify and have regard for short-term accommodations and that they could pose land use conflicts for surrounding residential areas and could have long-term implications on the available rental market. As such Hawkesbury should implement regulating policies or by-laws to address any potential long-term concerns with these types of accommodations.

#### Cultural Heritage

UCPR recognizes and conserves cultural heritage resources, including heritage buildings and structures. Hawkesbury must consider cultural heritage resources in their planning decisions.

Through zoning regulations, subdivision and condominium control and site plan control, local councils shall regulate development in the Urban Policy Area in accordance with the UCPR Official Plan as per Table 5;

Table 5 – UCPR Council Objectives for Local Municipality Implementation Within Urban Policy Areas

<b>Policy Area</b>	<b>UCPR OP Section Reference for Requirements</b>
<b>Residential Neighbourhoods</b>	2.3.3 Policy 7
<b>Community Core Area</b>	2.3.4 Policy 3
<b>Commercial Areas</b>	2.3.5 Policies 2, 5 and 6
<b>Industrial Areas</b>	2.3.6 Policies 1, 6 and 7

When considering compatibility and appropriateness of any new development or redevelopment, Hawkesbury's planning decisions will need to consider the following development criteria:

1. The provision of safe access onto or from a local or county road or provincial highway;

2. Adequate access to, and provision of, off-street parking;
3. Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons;
4. Access and manoeuvring of emergency vehicles in providing protection to public and private properties;
5. The availability of municipal services and the cost of upgrading such services;
6. Adequate grade drainage or storm water management and erosion;
7. The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage;
8. The provision of landscaping including the creation of privacy and/or open space areas and the establishment of setbacks to maintain proper distance separation;
9. Adequate exterior lighting for access and parking areas;
10. The control of signs and advertising;
11. Protection of the environment by avoiding air, soil or water pollution;
12. The adequacy of school board facilities;
13. Protection or enhancement of natural heritage;
14. Location outside of hazards areas or required mitigation;
15. Conserving cultural heritage resources; and
16. The physical suitability of the land for the proposed use.

Further when reviewing development applications, the following factors must be considered;

- / The impact of the proposed development on the neighbourhood in terms of parking, traffic, open space, and proposed uses;
- / Any proposed development located within MTO's permit control are under the Public Transportation and Highway Improvement Act (PTHIA) will be subject to MTO review and approval prior to the issuance of entrance, building and land-use permits;
- / The Prescott and Russell Public Works Department will approve the design and location of the lot access for commercial and industrial development along Highway 17;
- / Limiting vehicle access from developments abutting county minor collectors (Main St. West);
- / The need and recommendation of a Municipal Class Environmental Assessment;
- / The need for noise, vibration safety measures and sight line studies when proposing development within proximity to rail infrastructure;
- / The requirements of the Guideline D-2 and Guideline D-4 issued by the Ministry of the Environment, Conservation and Parks;
- / Any potential hazards and rehabilitation measures when developing on a former abandoned mine site;
- / The need for an Environmental Impact Study (EISs) to deem a planning application complete;
- / The need for an engineer's geotechnical slope evaluation;
- / That the subdivision be designed such that the lots do not have direct access to a provincial highway;
- / "Dark Skies Friendly" lighting;
- / Provisions for a barrier-free environment in accordance with Ontarians with Disabilities Act and the Counties annual Accessibility Plan;

- / Safety and security criteria, such as lighting, sight lines, mix of uses and logical circulation patterns;
- / Conformity to the Zoning By-law; and
- / Archaeological potential.

In accordance with the provisions of Section 41 (7) of the Planning Act, R.S.O. 1990, Hawkesbury may require the owner of land to provide to the satisfaction of and at no expense to the municipality any or all of the following as part of the planning approval process:

- (a) Widening of highways that abuts the land;
- (b) Access to and from the land;
- (c) Off-street vehicular loading and parking facilities;
- (d) Pedestrian access;
- (e) Lighting facilities;
- (f) Landscaping and other facilities for the protection of adjoining lands;
- (g) Facilities and enclosures for the storage of garbage and other waste material;
- (h) Required municipal easements;
- (i) Grading of lands and disposal of storm water;
- (j) Emergency and secondary accesses; and
- (k) Facilities designed to have regard for accessibility for persons with disabilities.

Extensions, improvements, and additions to the local or county road system can be done without an amendment to the URPR Official Plan. Further, conversions from a County Road to a local municipal road and/or the conversion of a local municipal road to a County road does not require an amendment, however conversions of seasonal roads or private roads to public roads maintained on a year-round basis shall require an amendment to this Plan if those roads will not meet the municipal design standards for public roads.

In addition to the list below (Table 6), the new OP for Hawkesbury will list the types of materials relevant to the development and lands. These required supporting studies, information and materials will be made clear to applicants.

Table 6 - Planning Application Requirements

Requirement	Application	When required
Geotechnical Assessments	/ All <i>Planning Act</i> applications	To satisfy the tests set out in the “Hazardous Sites Technical Guide”, MNRF, 2006.
Environmental Site Assessment (ESA)	/ All <i>Planning Act</i> applications	Site deemed as potentially contaminated due to previous or existing uses on or adjacent to the property
Ontario Regulation 153/04, Record of Site Condition	/ All <i>Planning Act</i> applications	Sites where contaminants are in concentrations above Ministry established acceptable concentrations

Requirement	Application	When required
Noise and/or Vibration studies	/ All <i>Planning Act</i> applications	When new sensitive land uses are proposed adjacent stationary or line sources where noise and vibration may be generated
Compliance with the Ministry of the Environment, Conservation and Parks Guidelines on Land Use Compatibility (Guidelines D—1, D-2, D-4 and D-6 and any other relevant or future MOECP Guideline documents)	/ All <i>Planning Act</i> applications	When incompatible land uses are proposed near one another existing or planned use
Planning Impact Analysis	/ Official Plan Amendment / Zoning By-Law Amendment	Always
Neighbourhood Character Statement	/ All <i>Planning Act</i> applications	When proposing a residential intensification development, for high density dwellings, within the Urban Policy Area
Compatibility Report	/ All <i>Planning Act</i> applications	When proposing a residential intensification development, for high density dwellings, within the Urban Policy Area
Archaeological Assessments	/ All <i>Planning Act</i> applications	When proposing development or works on lands or water containing a known archaeological site or considered to have archaeological potential
Environmental Impact Study	/ All <i>Planning Act</i> applications	When proposed development or works on lands or water within or in proximity to a natural heritage system feature.  When proposed development or works on lands or water within 120 metres of significant wildlife habitat.
Water Budget	/ All <i>Planning Act</i> applications	When proposed development or works is major enough to potentially affect ground water recharge

Requirement	Application	When required
Geotechnical Slope Evaluation	/ All <i>Planning Act</i> Applications	When proposed development or works is within the regulated area of an unstable slope which is the top of slope plus 30 meters.

### 2.3.10 Algonquins of Ontario

The Algonquins of Ontario have an interest in lands along the Ottawa River and South Nation River and Castor River; as well as the Jessups Falls and Alfred Bog area and a current interest in the Larose Forest. The Counties and local municipalities, such as Hawkesbury will engage the Algonquins of Ontario on the following:

1. Input and possible participation in Stage 2 Archaeological Assessment required for land use planning or development purposes where a Stage 1 Assessment indicates interest or potential for encountering aboriginal artifacts;
2. Consultation on Archaeological Studies related to proposed developments where areas of Algonquin interest and/ or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;
3. Consultation prior to the approval of Council of future Official Plan amendment or site plan approval where an Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered.

### 2.3.11 Administration of the Official Plan

The Counties Official Plan in Section 7.8 outlines the administrated elements required for an Official Plan. Hawkesbury's new OP will be required to provide direction on:

- / Amendments to their new Official Plan
- / Consultation
- / Alternative Dispute Resolution
- / Procedural Guidelines
- / Review and Monitoring
- / Land Use Designation Boundaries
- / Reference to Statutes, Ministries and Review Agencies
- / Matters of Interpretation of Figures, Quantities and Uses
- / Transition Policies

In the event of a conflict between the Official Plan of the Counties and the official plan of a local municipality, the Plan of the Counties prevails to the extent of the conflict but in all other respects the Official Plan of the local municipality remains in effect.



## 2.4 EA Study County Road 17 Hawkesbury

In 2015, a Municipal Class Environmental Assessment (EA) Schedule C Study was undertaken for improvements to County Road 17 from the Highway 34 interchange to approximately 800 metres east of Tupper Street. The recommendations of this EA are to be considered in Hawkesbury's new Official Plan. Specifically,

- / intersection improvements;
- / the widening of County Road 17 from two lanes to three and four lanes; and
- / a raised concrete median, to control access locations.

Further, no driveways are to be permitted, and any new road/street will be subject to the approval by the United Counties Prescott and Russell Public Works Department.

## 2.5 United Counties of Prescott and Russell 10-Year Housing and Homelessness Action Plan

The Housing and Homelessness Plan for United Counties of Prescott and Russell was established in 2014 with the goal of improving residents' housing conditions. That Plan formed the basis for the 10-Year Housing and Homelessness Action Plan which was approved in November 2024. This Action Plan provided insight specific to Hawkesbury, highlighting that:

- / Hawkesbury has a significant portion of the region's homeless population
- / Hawkesbury has a high rate of low-income households
- / Hawkesbury has a minimal supply of affordable housing stock
- / Hawkesbury has a significant percentage of its inhabitants spending more than 30% of their annual income on shelter
- / Hawkesbury has significant portion of the population, which is older, with a growing need for affordable senior and / or assisted living residences

To address this the Action Plan provides recommendations, some of which are appropriate considerations for the new Official Plan for Hawkesbury including;

- / Support for the development of transitional housing such as modular housing
- / Strengthen policy directives in the Official Plan and changes in zoning (i.e., inclusionary zoning) which can facilitate the development of affordable housing projects
- / Defining what constitutes 'affordable' within the context of the community it serves

## 2.6 United Counties of Prescott and Russell 2023-2028 Accessibility Plan

In 2003, the Council of the UCPR supported the creation of an Accessibility Advisory Committee to address the requirements of the *Ontarians With Disabilities Act, 2001*. As the Counties are committed to the removal and prevention of all types of barriers, an Accessibility Plan was prepared which outlined objectives to help realize their goal of full accessibility for persons with disabilities. Related to land use planning the Plan encourages the evaluation and improvement of buildings and properties with the objective of removing barriers and to make them more accessible.

## 2.7 United Counties of Prescott and Russell Commuter Cycling Plan

The Commuter Cycling Plan for UCPR was completed in 2018 and provides recommendations for a connected commuter cycling network. The main priority of the Plan was to identify a network of paved shoulders on County

roadways. However, both on- and off-road cycling facilities were also considered. This Plan was to act as a guide to facilitate the implementation of cycling facilities within UCPR. The recommendations specific to Hawkesbury are shown in **Error! Reference source not found.** and include cycling routes along the waterfront, additional paved shoulders and extensions to recreational pathways.

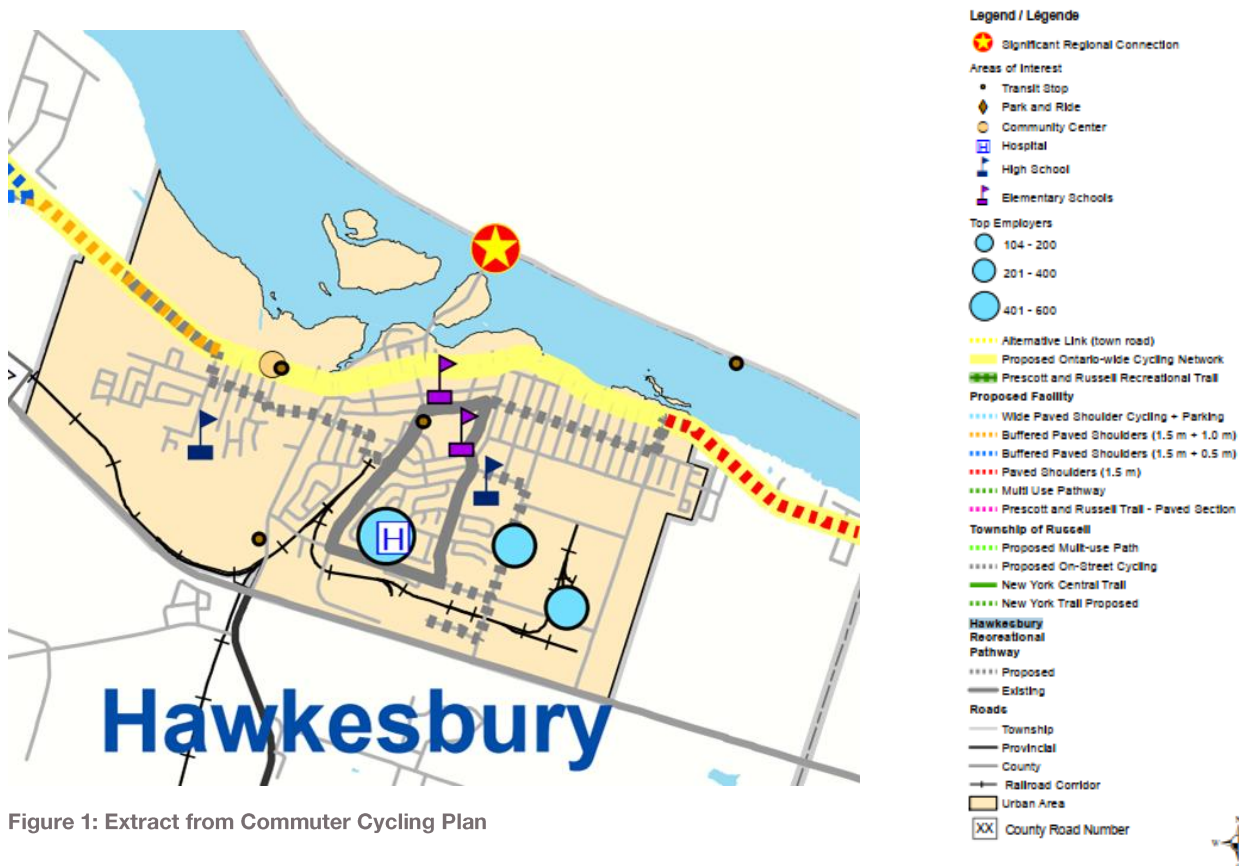


Figure 1: Extract from Commuter Cycling Plan

## 2.8 Town of Hawkesbury Official Plan

The Town of Hawkesbury Official Plan (2010) is the essential planning document which guides future growth, development and change in the municipality. It provides a framework for land use decisions within the Town's boundaries. These decisions reflect community values, resulting in a liveable community that is economically and environmentally sustainable.

The Official Plan specifies visions and goals over the course of a defined planning horizon, which are informed by public engagement and staff expertise, and ultimately are voted on by Council. As the Town of Hawkesbury's Official Plan is a lower-tier municipality Official Plan, it must conform with the goals, visions, and principles of the upper-tier municipality's (UCPR) Official Plan, and provincial policy.

Policies that are commonly included in a municipality's official plan are those that guide compatible land use (e.g. residential, commercial, industrial, institutional, etc.), housing, the natural heritage system and natural hazards, economic development, cultural heritage resources, and process and implementation. The current Official Plan includes policies regarding each of these topics.

Since its adoption in 2010, Hawkesbury has undertaken amendments to the Official Plan. Amendments include:

- / Official Plan Amendment #1
  - Change the land use policies of two properties along County Road 17 from “Residential” to “Trade and Industry Policy Area”
- / Official Plan Amendment #2
  - Revise Schedule "A" in order that the Official Plan and the Town’s Zoning By-law both conform with one another
- / Official Plan Amendment #6
  - Re-designate 545 Industriel Boulevard from “Community Commercial Policy Area” and “Trade and Industry Policy Area” to “Residential Policy Area” and “Trade and Industry Transition Policy Area”
- / Official Plan Amendment #7
  - Permit “Research Center” within the “Community Commercial Policy Area” for the lands described as Part of Lot 13, of the Concession Broken Front, formerly in the geographic Township of West Hawkesbury, now in the Town of Hawkesbury, County of Prescott.
- / Official Plan Amendment #8
  - Re-designate 430 County Road 17 from “Regional Commercial Policy Area” to “Trade and Industry Policy Area”

In 2024, the Town initiated a process to prepare a new Official Plan. Hawkesbury 2046 is intended to realize that initiative resulting in a Plan that considers the current Provincial and UCRP policies directing land use development and the evolving vision for Hawkesbury and incorporates the previous Official Plan Amendments.

In preparing this Background Report, the current Official Plan was reviewed against the requirements needed to comply with the Planning Act, Provincial Planning Statement and UCPR Official Plan. Other reports were similarly considered, and Appendix 1 contains a table comparing the existing Official Plan to what should be included in the new Official Plan. The table will form the basis for drafting the new Official Plan, ensuring that what is ultimately adopted not only represents the vision of Hawkesbury until 2046, but also addresses any legislative requirements.

## 2.9 Hawkesbury Strategic Plan 2025-2030

The Town of Hawkesbury's 2025-2030 Strategic Plan was established in May of 2025. Incorporating input from residents, Town employees, local partners, Council members, and members of the municipal administration, it sets out an ambitious and structured vision for the future of the Town. The following guiding statements taken from the Strategic Plan will inform the new Official Plan.

## Mission

*The Town of Hawkesbury provides quality services and supports its partners to contribute to the well-being of the community.*

## Vision

*Hub for growth in Eastern Ontario, Hawkesbury is a great place to live, visit, work and do business.*

## Aspiration

*The Town of Hawkesbury shapes its future and continues to build a safe and resilient community, while enhancing the quality of life of its citizens.*

## Values

<ul style="list-style-type: none"> <li>- Active Listening</li> <li>- Mutual Support</li> <li>- Flexibility</li> </ul>	<ul style="list-style-type: none"> <li>- Innovation</li> <li>- Fiscal Responsibility</li> </ul>
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### 2.10 Town of Hawkesbury Community Improvement Plan

The Community Improvement Plan (CIP) for the Town of Hawkesbury was initiated by Town Council and originally adopted in December 2017 (amended in 2021). It is a planning and economic development tool to promote community revitalization helping to achieve economic, community planning and urban development goals. By outlining the eligibility criteria and setting out the conditions and goals required to receive a financial incentive, the CIP provides direction on where private sector redevelopment is encouraged. These areas are;

#### / **The Downtown Precinct**

**GOAL** to create a welcoming and economically vibrant town centre by:

- Improving the aesthetics and heritage character of building façades;
- Facilitating the rehabilitation and ongoing use of existing storefronts;
- Increasing the supply and improving the condition of commercial and mixed-use building stock within a pedestrian-oriented streetscape;
- Improving wayfinding, building signage and building accessibility; and
- Supporting the development of environmentally sustainable building and landscaping features.

#### / **The Gateway Precinct**

**GOAL** to create a distinct and welcoming first impression and visual identity for the Town by:

- Improving the aesthetics and heritage character of building façades;
- Improving wayfinding and building signage; and
- Supporting the development of environmentally sustainable building and landscaping features.

#### / **The Brownfields and Adaptive Reuse Precinct**

**GOAL** to promote the redevelopment of contaminated and/or underutilized properties by:

- Supporting environmental remediation activities; and
- Supporting the adaptive reuse of abandoned institutional or industrial properties.

The new Official Plan will need to work in tandem with the CIP to ensure that goals are aligned and policies encourage the application of the financial incentives programs (Table 7)

Table 7 - Implementation for Financial Incentive Programs (Hawkesbury CIP)

	<b>Downtown Precinct</b>	<b>Gateway Precinct</b>	<b>Brownfield and Adaptive Reuse Precinct</b>
<i>Accessibility Grant</i>	X	X	X
<i>Affordable Housing Development Charges Grant</i>	X	X	X
<i>Affordable Housing Planning and Building Permit Fee Grant</i>	X	X	X
<i>Affordable Housing Tax Increment Equivalent Grant</i>	X	X	X
<i>Brownfield Property Tax Assistance Grant</i>	X	X	X
<i>Commercial Space Conversion Grant</i>	X		
<i>Downtown Housing Grant</i>	X		
<i>Environmental Site Assessment Grant</i>	X	X	X
<i>Façade Improvement Grant*</i>	X	X	X
<i>Industrial Lands Building Permit Fee Grant</i>	X	X	X
<i>Industrial Lands Tax Increment Equivalent Grant</i>	X	X	X
<i>Landscaping &amp; Parking Area Grant*</i>	X	X	X
<i>Mixed Use Development Grant</i>	X	X	X
<i>Planning and Building Grant</i>	X	X	X
<i>Rental Housing Tax Increment Equivalent Grant</i>	X	X	X
<i>Signage Improvement Grant*</i>	X	X	X
<i>Tax Increment Equivalent Grant</i>	X	X	X

\* Applicable when an industrial land is abutting a residential zone

## 2.11 Town of Hawkesbury Parks and Recreation Master Plan

The Town has recently commenced the preparation of a Parks and Recreation Master Plan, which will identify the recreational assets within the Hawkesbury, taking stock of resources and recreational sites. The Master Plan will address assets and needs and provide policy direction to address various gaps in the provision of recreational resources in the community.

As this process is running concurrently with Hawkesbury 2046, there is an opportunity to coordinate, ensuring alignment of the two plans, informing future recreation and park needs within the Town.

## 3.0 Existing Conditions

### 3.1 History

The Town of Hawkesbury, with its location along the Ottawa River, acted as an important link between the Great Lakes region and the northeastern part of the continent. Once occupied by aboriginal peoples it was incorporated as a town in 1896 and has a long history of industry, beginning with lumber. It now an important regional center for trades and services. Within the Counties it is identified for its urban character and population density. According to the 2023-2025 Citizens' Guide, "Hawkesbury stands as a community rich in assets that holds appeal for families, businesses, and visitors alike."

### 3.2 Population and Housing Projections

#### 3.2.1 Population

According to Statistics Canada, Hawkesbury had a population of 10,194 residents in 2021. The PPS directs that for a lower-tier municipality such as Hawkesbury; the land and unit supply should reflect the allocation of population and units by the upper-tier municipality. That said the UCPR OP projected a 2046 total population of 11,620 for Hawkesbury, contributing to the Counties projected population of 125,000.

The PPS now clarifies that that planning authorities are to base their population forecasts on Ontario Population Projections published by the Ministry of Finance. At the time of writing this report the 2023 Census information on population has not been released at the municipal level, however the Counties data is available. As summarized in Table 8 the projected population for UCPR is higher than what was assumed in their OP.

Table 8 - United Counties of Prescott and Russell Population Projections

Year	UCPR Projected Population
2024	106,620
2032	116,889
2046	132,944

(Source: Statistics Canada for 2023 and Ontario Ministry of Finance projections (Fall 2024).)

Further, on May 7, 2025 the Province via their "Ontario population projections" website announced that "Following the release of the federal government's 2025–2027 Immigration Levels Plan in October 2024, the Ministry of Finance's population projections have been updated for Ontario". As the new immigration targets are much lower than those of the previous federal immigration plan and that immigration is the main driver of population growth in the Ministry of Finance population projections, a new set of population projections has been updated and re-based for Ontario only. Regional population projections are planned to be released early in the summer of 2025.

To estimate the projected population for Hawkesbury in 2046, we can assume that 10.6 percent<sup>8</sup> of UCPRs population in Table 8's is attributed to the Town. Therefore, the total population for Hawkesbury is expected to be 14,092 in 2046. Respecting that this number differs from that used by the upper-tier, further discussion with UCPR will be undertaken as part of this Official Plan project to ensure alignment. Hopefully the regional projections are released by the Province as anticipated and can be incorporated.

<sup>8</sup> This represents the same proportion of UCPR's population that Hawkesbury accounted for in 2021.



Considering the 2021 Census information the population in Hawkesbury consisting of 32% seniors (65 and older), 56% working-age adults (15 to 64) and 12% children (under 15). This indicates that Hawkesbury had fewer working-age adults than seniors compared to the average in Ontario. Consulting the Government of Canada's economic profile for Hawkesbury it was summarized that by 2031, without immigration, the region could experience an 8.4% decrease in population, an 11% decrease in the population's proportion of working-age adults, with an increase in the population's proportion of seniors. This could change the demand for housing types.

### 3.2.2 Housing

According to the 2021 Census, there were 5,080 households in Hawkesbury, with a homeownership rate of 51.4%. While most homes are single-detached, many households live in multi-unit-built forms (Figure 2). The average household size is 1.9 persons.

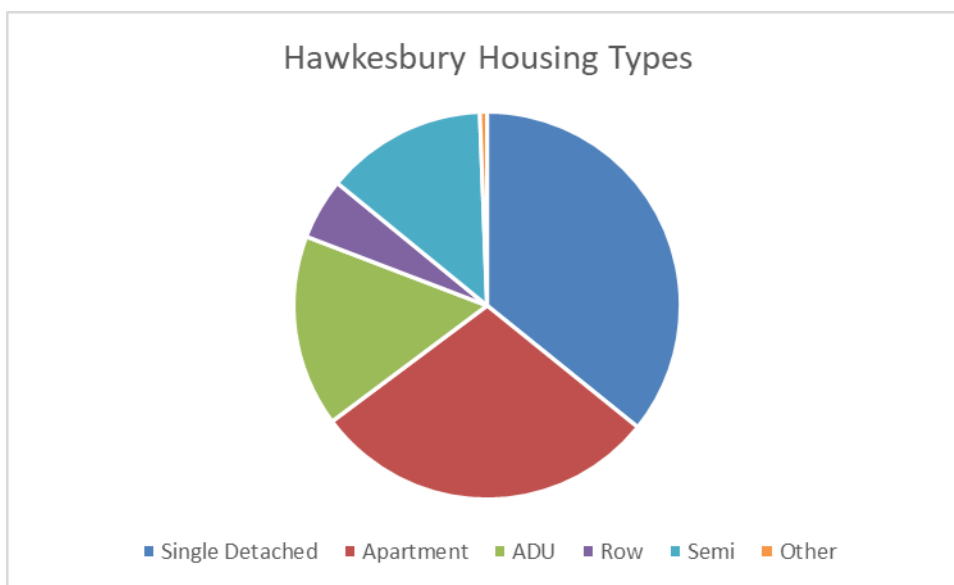


Figure 2 - Hawkesbury Housing Profile

The percentage of single-detached dwellings in the Counties is 72.4, while in Hawkesbury the percentage is 35.8%. Further, the percentage of single-detached dwellings in Hawkesbury is lower than the provincial average (53.9%). Consequently, the Town has a larger proportion of apartments, additional dwelling units and semi-detached as a percentage of overall units when comparing to the Counties and provincial averages. The percentage of row dwellings is significantly lower than the provincial average. The housing stock in the Town is a mix of older housing stock complemented by new residential development, with 60% of the housing stock built before 1980.

Some new greenfield subdivisions have been developed on the edges of the Town in recent decades. While they contain single-detached dwellings, these subdivisions continue the trend of providing for more denser housing forms such as townhouses. The opportunities for larger new housing development projects are limited within the Town, however with the older stock of housing, redeveloping with higher density infill is favorable. The existing, grid-based lot fabric lends itself to lot consolidation and with smaller household sizing additional units can be realized that respond to the evolving demographic in need of lower cost housing.



### 3.2.3 Housing Trends

Similar to other communities in Ontario and across Canada, Hawkesbury has experienced the development of denser forms of housing in recent years. This shift can be attributed to:

- / Affordability challenges for residents, prompting a demand for smaller units;
- / Economies of scale, resulting in more efficient development forms;
- / Demographic changes, in which older residents or smaller households prefer smaller dwellings; and
- / Proactive policy changes at the Provincial, Counties, and municipal levels that encourage a greater range of housing forms.

Following the COVID-19 pandemic, remote work and home-based-business models have increased in Hawkesbury and beyond. As more residents seek the ability to work from home, housing forms may again shift to accommodate offices or business activities. Concurrently, the ability to work from home may prompt households to leave larger urban centres for smaller communities. Hawkesbury's location approximately one hour from Ottawa and Montreal offers an opportunity for more affordable housing (MLS average house price \$383,322), while still within commuting distance for those working in hybrid environments.

## 3.3 Employment Areas

### 3.3.1 Existing Employment Area Policies

The PPS requires municipalities to reserve lands for "Employment Areas." Employment Areas means locations with a cluster of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. The intent of designating Employment Areas is to ensure that sufficient land and adequately sized parcels are available for employment land uses, particularly those that are incompatible with sensitive land uses.

Currently, the Town of Hawkesbury has lands designated Trade and Industry Policy Areas where Employment Areas are directed. These are in the southeast of the Town, surrounding the rail lines. There remains vacant or underutilized parcels within this designation that could provide opportunities to expand the employment base in the Town.

### 3.3.2 Employment Profile

The Town of Hawkesbury contains a diverse employment profile with a number of established businesses, most of them small. There are a few organizations that employ over 100 people, such as the Hawkesbury and District General Hospital, IKO Industries and schools. Most businesses involve in-person work, but in recent years many have started offering options for hybrid or fully remote models. The workforce is comprised of education, health care, food and industrial manufacturing jobs.

Retail services are concentrated in two areas. Large format, "big box" stores are along County Road 17 and additional smaller-scale businesses are located on Main Street East (Highway 4).

## 3.4 Public Spaces, Recreation, Parks, and Open Space

### 3.4.1 Existing Major Parks and Open Spaces

The proximity to the Ottawa River for the Town provides opportunities for access to open spaces, water resources, and parks for residents and visitors. Confederation Park is located on Chenail Island in Ottawa River, which is accessed by a bridge, with amenities including a boat launch, picnic area, bathrooms, beach volleyball court and lounge area with Muskoka chairs. Additionally, Hawkesbury has multiple other parks and open

spaces. Amenities in these parks include splash pads, outdoor rinks, a fenced dog park, playgrounds, outdoor stages, a bike repair station and skateboard facilities.

The Town also features the Robert Hartley Sports Complex, a multi-disciplinary sports centre with a skating rink and swimming pool. The complex offers classes and programming, providing residents the opportunity to remain active.

### 3.4.2 Tourism Opportunities

The natural amenities in Hawkesbury create opportunities for tourism, serving visitors from across Ontario and beyond. Tourism traffic is higher in the summer months, particularly those seeking to experience the amenity of the Ottawa River. The Counties have been promoting bicycle-based tourism with routes through Hawkesbury. While riders may not stay overnight, their presence offers opportunities to cater to those passing through.

## 3.5 Infrastructure and Public Service Facilities

### 3.5.1 Municipal Infrastructure

#### 3.5.1.1 Roads and Bridges

Most roads in Hawkesbury are owned and maintained by the Town. At present, municipal roads are not classified into a formal hierarchy, and right-of-way cross-sections are generally designed on a case-by-case basis. The widest and highest-capacity roads in the municipality are County Roads, which are owned and maintained by UCPR. The width of County Road rights-of-way are subject to policies in the County Official Plan.

Additionally, the Long-Sault Bridge is a bridge connecting Hawkesbury to Grenville, Quebec. It crosses the Ottawa River via Chenail Island. It connects Quebec Route 344 and Ontario Highway 34, it is the only fixed crossing of the Ottawa River between Ottawa and Montreal. It is owned and maintained by the Government of Canada (Public Works and Government Services Canada).

#### 3.5.1.2 Water and Sanitary Services

Municipal water and sanitary services are provided to land parcels in Hawkesbury. The Town owns and operates the Wastewater Treatment Plant located at 815 Main East Street and the Jean-Claude Drouin Building (Water Treatment Plant) on Main Street West. The systems are generally operating within capacity and are compliant with regulations.

In 2021, federal and provincial funding was received for water treatment plant upgrades. The Hawkesbury water treatment plant also provides water for Vankleek Hill, L'Orignal, and the Laurentian Park subdivision on Front Road, east of Hawkesbury. The pipe that supplies the water to Vankleek Hill is buried beside Highway 34. Further details can be found in the annual Drinking Water Reports and Wastewater Treatment Plant Performance Report prepared by the Town and available online.

The purpose of this Discussion section is to provide high-level information and options for a range of key policy areas. In general, the topics in this section are drawn from the preceding summaries of land use policies and existing conditions, including Provincial and County direction.

The topics presented in this section are not exhaustive, nor will they necessarily contain all relevant details or analysis. The intent is to provide a high-level discussion on topics to be addressed in the new Hawkesbury Official Plan for the benefit of Council members, Staff, stakeholders, neighbours, and residents. It should be read in conjunction with Appendix 1.

The detailed policy direction for these topics and others will be determined through the planning process as the new Official Plan is prepared.

### 4.1 Employment Uses

#### 4.1.1 Compatibility

Employment uses in Hawkesbury are located within the settlement area. While this location offers access to services and proximity to supporting uses, employment uses have the potential to generate conflicts with adjacent sensitive land uses, including noise, fumes, dust, odours, or lighting impacts. The expansion or development of industrial uses specifically can contribute to the economic development goals of the community, provide employment opportunities for residents, and further diversify the local economy.

The new Official Plan presents an opportunity to establish policies to ensure compatibility of new employment uses with surrounding land uses. These policies may include:

- / Application of the D-Series Guidelines of the Ministry of the Environment, Conservation and Parks for appropriate buffering and mitigation;
- / Establishing requirements for the submission of compatibility studies as part of a complete application for impact-generating land uses;
- / Permission for some employment uses to be located in designations other than the Trade and Industry Policy Areas; and
- / Encouraging the provision of landscaping and other approaches to mitigate visual impacts.

#### 4.1.2 Tourism and Recreation

The proximity to the Ottawa River, the presence of waterfront areas, parks, commercial mainstreet and the growth and promotion of cycling routes creates an opportunity for the Town of Hawkesbury to enhance its status as a desirable tourist destination. Whereas the Ottawa River was once viewed as critical infrastructure for resource industries, today it represents a prime asset for tourism and recreation.

Water-based activities in the River such as boating, fishing, and swimming are common pastimes for residents and tourists. In response to the popularity of these activities, new businesses and access to the water should be encouraged to grow the tourism industry. The new Official Plan should recognize these trends through new policies including:

- / Recognition and encouragement of water-based tourism and recreation in Hawkesbury;
- / Emphasis on achieving a balance between tourism promotion and environmental protection;
- / Providing direction for larger facilities or operations, while recognizing that smaller-scale activities and retail may be appropriate elsewhere to connect components of tourism system; and

- / Direction to consider the tourism and recreation industry in future infrastructure investments, including active transportation, bridges, flood control, parkland, and open space.

#### 4.1.3 Home-Based Businesses

While home-based businesses have always existed, improvements in technology and the societal changes generated by the COVID-19 pandemic have created favourable conditions for working and operating businesses from private dwellings. Some of these businesses are client- or public-facing, which has the potential to create traffic, noise, lighting, or visual impacts to surrounding properties.

New and existing home-based businesses, many of which utilize online tools and functions, will be further supported by ongoing investments in high-speed internet infrastructure. These investments are expected to spur further economic growth, including a potential proliferation of home-based businesses.

Current Official Plan policy 5.9.5 states:

Home based businesses are permitted in all areas where residential uses are permitted subject to the provisions of the implementing Zoning By-law and other by-laws established by Council as well as the principles set out herein. Permitted uses shall include, but are not limited to professional, administrative and consulting services, office uses, computer technology uses, instructional services, distribution sales offices and, arts and crafts. Home based businesses shall be:

1. clearly accessory, secondary, incidental and subordinate to the permitted residential use;
2. compatible with surrounding residential and/or non-residential uses;
3. regulated by Council through provisions contained within zoning by-laws.

Home based businesses of an industrial nature, such as a carpentry shop, tinsmith shop, welding shop etc., may be permitted as an accessory use to a principal residential use. Council may however restrict these types of home based businesses to specific sectors through the Zoning By-law.

These policies may be supplemented to include:

- / Specific limitations on the number of employees, or direction for the Zoning By-law to clarify this restriction;
- / Limitations on the dwelling types in which a home-based business can operate;
- / Articulation of the distinction between home-based businesses, home-based occupations, and home-based industries, where separate policies are warranted; and
- / Policies for parking requirements for home-based businesses, or direction for the Zoning By-law to establish parking requirements.

## 4.2 Housing

The Province has made changes to land use policy and legislation in recent years with the intention of addressing the affordability crisis and shortage of housing supply. In addition to the urgent necessity of responding to changes in the market, the policy framework also reflects good planning principles, including encouraging a mix of housing types to accommodate diverse demographics and ensuring an efficient use of land.

In accordance with the current policy and legislative framework, the new Hawkesbury Official Plan must include new or refined housing policies for affordable housing, mix of housing types, and permissions for additional units.

#### 4.2.1 Affordable Housing

The *Planning Act* requires that Official Plans include policies and measures to ensure the adequate provision of affordable housing. “Affordable” as it relates to housing is defined in the PPS (2024).

Currently, policy 5.10.1 and of the Official Plan provides for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Town of Hawkesbury. This policy direction can be expanded upon in the new Official Plan in several potential ways:

- / The policy should be broadened to explicitly reference affordable ownership housing, rental housing, housing for families, and seniors housing;
- / The policy can include specific affordable housing targets (such as 20 percent or 25 percent of new housing supply) to provide a goal for affordable housing provision over the planning horizon;
- / Policies can include specific measures to encourage the development of affordable housing, including more flexible zoning, alternative development standards, direct provision of municipal land, and waiving of application fees and charges;
- / Include a policy to promote coordination with the Social Services Department of the United Counties of Prescott and Russell, to improve the potential to receive funding for affordable housing projects; and
- / Monitoring provisions can be introduced to track progress over the planning horizon.

#### 4.2.2 Mix of Housing Types

Unlike UCPR and the province, the existing housing supply in Hawkesbury is not dominated by single-detached dwellings. The new Official Plan should continue to provide policy direction that encourages an appropriate range and mix of housing types in the Town. This direction would respond to Provincial and County policies requiring context-sensitive intensification and increased densities. Existing policy direction can be complemented or amended, such as:

- / Extended policy support for a range of residential uses to all areas under the Residential Policy Area;
- / Providing clear definitions for “low density,” “medium density,” and “high density” to clarify development targets;
- / Support a market-based range of housing;
- / Create a policy that supports adaptive reuse of existing buildings, where appropriate, to provide for more diverse housing forms;
- / Allow for mixed-use buildings containing residential uses, in an appropriate location and form; and
- / Require adequate water and sanitary servicing for each dwelling type.

#### 4.2.3 Additional Units

Through recent amendments to the *Planning Act*, municipalities must now permit up to three dwelling units on parcels of urban residential land. The new Official Plan must contain policies to permit, and potentially further regulate, these development forms. Policy direction could include:

- / The general policy that permits up to three residential units, reflecting the permissions and stipulations established in the *Planning Act*;
- / Clarify the building forms that qualify as ancillary units, and general policy guidance for these housing forms;

- Garden suites, including direction established under the *Planning Act*;
  - Stand-alone dwelling units (commonly known as “in-law suites,” “granny flats,” “coach houses,” etc.);
  - Tiny homes; and
  - Accessory buildings containing dwelling units (e.g. garages, boathouses);
- / Provide clarification that a maximum of one parking space is permitted in association with an additional unit; and
- / Provide direction to the Zoning By-law to implement the associated Official Plan policies for additional units.

#### 4.2.4 Short-Term Accommodations

New online platforms connecting travellers with temporary lodgings in existing dwellings have created new opportunities and challenges for municipalities around the world. While these new platforms facilitate tourism in communities and offer additional income to homeowners, they also present challenges to the existing accommodations industry, create potential land use conflicts, and often remove housing from the rental market.

A new Official Plan presents an opportunity to introduce policies regarding short-term accommodations. Through this Official Plan process the Town can seek input from residents and stakeholders on how to address the current and future desire for short-term accommodations. Findings can be incorporated into the new Official Plan to provide direction on this form of housing.

### 4.3 Settlement Areas

The UCPR Official Plan and provincial direction in the Provincial Planning Statement requires adjustments to settlement areas be completed as part of a comprehensive review process, such as the creation of a new Official Plan. As the entirety of Hawkesbury is considered a settlement area, expansion would require annexation from a neighbouring municipality. Considering the growth projections for housing and employment needs, the existing settlement area is currently sufficient to meet the requirements of the PPS so it is not anticipated that this new Official Plan will require adjustments to Hawkesbury’s settlement area. As part of the Hawkesbury 2046 project a detailed review will be done to evaluate the current land supply and validate the availability to accommodate the predicted growth. While lands will be designated to allow for the growth, it’s only once you get into the detailed planning that one understands the yield of a project both in terms of the number of units/GFA and timing. For this and other reasons the required 5-year review of the OP will help consider whether annexation needs to be explored.

#### 4.3.1 Projected Housing Requirements

As presented in the Population and Housing section of this Report, the population of Hawkesbury has historically seen a decline in population growth. While UCPR has seen a surge in growth as of late, the influx is not evenly distributed across the municipalities. Russell, Casselman and Calrence-Rockland, being closer to the City of Ottawa and offering larger singles detached homes are the focus of growth. The UCRP’s OP indicated that between 2021 and 2046, 570 new households are forecasted to be required.

The population is generally aging, with an average age of 49.7 years old in 2021, which suggests that demand for new low-density ground-oriented forms of housing will be less in demand during the planning horizon. The land area required for these new units is expected to decrease, as just as elsewhere across the Province more compact, multi-unit developments are being built. The ability to have 3 units on a lot will also contribute to more dense developments. Further the UCPR OP requires at least 15% of all new residential units be built through intensification.



### 4.3.2 Projected Employment Requirements

As outlined above, there is still available commercial and industrial lands to accommodate employment growth within the settlement area. Any future commercial and/or industrial development has opportunities on vacant or underutilized lands in Hawkesbury. Through this Official Plan process policies will be reviewed and drafted to encourage and protect these uses to ensure commercial and industrial growth can proceed.

## 4.4 Climate Change

The *Planning Act* requires Official Plans to contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.

The current Official Plan references consideration for climate under one of the Master Plan themes. While there is discussion in the Plan encouraging sustainable development and the importance of environmental protection, there are no specific policies that respond directly to climate change. The new Official Plan will need to remedy this and can do so by including policies that address:

- / Mitigation of climate change impacts by:
  - Supporting active transportation infrastructure and complete street design;
  - Promoting reductions in private vehicle travel through the creation of complete communities;
  - Encouraging high-performance design for buildings;
  - Supporting denser forms of housing; and
  - Supporting policies for alternative energy generation.
- / Adaptation
  - Protecting wetlands and greenspaces that provide ecological services;
  - Considering expected storm and flooding conditions in land use mapping and development review;
  - Reduce the urban heat island effect by introducing green infrastructure and reducing hard surfaces, where feasible; and
  - Consideration of climate change through infrastructure planning initiatives.
- / Resilience
  - Planning for social infrastructure (parks, gathering spaces) in infrastructure planning and development review;
  - Supporting the local food system;
  - Providing cooling centres and warming centres for emergency support.

## 4.5 Parkland

Recent amendments to the *Planning Act* have introduced new requirements for parkland dedication. Specifically, alternative calculation rates have decreased for in-kind and cash in-lieu contributions, along with the introduction of a cap on the total amount of area provided.

As the alternative parkland dedication rates can only be enabled through an Official Plan policy, the new Hawkesbury Official Plan should include specific policies to require these dedications. Policies should address:

- / New in-kind dedication rates of 1 hectare per 600 units;
- / New cash in-lieu of parkland dedication rates of 1 hectare per 1,000 units;



- / The maximum parkland dedication limits of 10 percent for lots with an area of five hectares or less and 15 percent for lots with an area of greater than five hectares;
- / Permissions for encumbered lands for parkland contributions; and
- / Permissions for Privately-Owned Public Spaces (POPS) to be dedicated as required parkland.

To complement and further refine these policies, additional policies may be beneficial, including:

- / Stating a preference for the circumstances in which in-kind or cash in-lieu of parkland is preferred;
- / Encouraging the creation of fully public parkland, while recognizing the right to a POPS; and
- / Describe circumstances or establish evaluation criteria to determine when the Municipality will refuse to accept parkland identified by a development proponent.

#### 4.6 Infrastructure Corridors

The Provincial Planning Statement contains policies requiring protections for infrastructure corridors, including roads, rail corridors, active transportation, electricity, pipeline, and similar corridors. Policies must protect the corridor for its intended purpose by prohibiting incompatible land uses within, and adjacent to, these corridors.

The current Hawkesbury Official Plan does contain policies on infrastructure corridors in Sections 4.1.9 and 4.1.10, however they do not reflect the new policy direction of the PPS. Therefore, the new Official Plan must introduce new policies in this regard to ensure conformity with provincial requirements.

#### 4.7 Liveable Neighbourhoods

A liveable Hawkesbury requires economic vitality, social cohesion and the health and well-being of its residents being a priority. This all depends upon a healthy natural and built environment. The new Official Plan will need to contain policies to encourage the evolution of neighbourhoods into healthy, inclusive and walkable 15-minute neighbourhoods with a diverse mix of land uses, including a range of housing, shops, services, local access to healthy and affordable food, schools, employment, mature trees, greenspaces and pathways. To achieve this the new Official Plan should consider policies that:

- / Encourage the co-location of artistic, cultural, sporting and recreational activities
- / Increase the variety of affordable, housing options for residents within existing neighbourhoods
- / Allow for a mix of housing options including family-sized units, for a range of incomes
- / Permit small-scale non-residential uses in Residential Policy Area
- / Increase the urban tree canopy
- / Encourage safe and convenient sustainable transportation options
- / Ensuring that the services, parks, recreational facilities, public spaces, infrastructure and other elements of a complete community, are keeping up with the increases in population
- / Promote high-quality, human-scale urban design that creates a sense of place
- / Create a public realm that fosters social connections by inviting people to be in

#### 4.8 Creating a Community-Based Plan

The preparation of the new Hawkesbury Official Plan will be informed by feedback received through public consultation. The Town will conduct public consultation to solicit comments on prominent land use planning

issues. This will be done by hosting an open house and public meetings to discuss the Official Plan project. The community will be able to provide their feedback in-person as well as through written submissions.

The Plan will also be informed by engagement with Indigenous communities, as well as Provincial and County policy that have each been developed through a broader engagement strategy.

## Conclusion

This Background Report serves to provide foundational information and a high-level analysis on topics to be incorporated into the new Hawkesbury Official Plan. It seeks to explain how the policy and legislative framework must inform the Town's Official Plan policy direction, and how each of these documents contributes to shaping a healthy community.

The purpose of this Report is also to generate interest in the Hawkesbury 2046 project and provides a starting point for stakeholder engagement through the planning process. The preparation and release of this Report will be followed by engagement with residents, landowners, workers, and Indigenous communities who live, work, and play in the Town of Hawkesbury.

# APPENDIX 1

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This table has been prepared to compare existing Hawkesbury Official Plan to the consideration for what should be included in the new Official Plan. This table will form the basis for drafting the new Official Plan, ensuring that what is ultimately adopted not only represents the vision of Hawkesbury until 2046, but also addresses any legislative requirements.

Item	The new Hawkesbury OP will	Existing OP vs New OP
		REVIEW NEW CARRY OVER
Have regard to matters of provincial interest	Reference the interests from Section 2 of the PPS	
Councils update their Official Plans not less than 10 years from the date a new Official Plan	Ensure compliance with this requirement as the current OP was approved in 2010	
Follow framework for amendments to the Official Plan found in the <i>Planning Act</i>	Ensure compliance with Section 22 of the <i>Planning Act</i>	
OP must contain provisions enabling a municipality to acquire, hold, sell, lease or otherwise dispose of land for the purpose of implementing the policies of the Official Plan	Have policies enabling this power for the Town	Section 5.2
Conform with the OP of the upper-tier municipality	Be informed by and comply with the OP of UCPR	
	Confirm that in the event of a conflict between the official plan of the Counties and the official plan of Hawkesbury, the plan of the Counties prevails to the extent of the conflict but in all other respects the official plan of Hawkesbury remains in effect	
Tools and powers to improve and maintain appropriate land use planning must explicitly be enabled in an Official Plan	Enabled processes and by-laws (such as zoning by-law, site plan control by-law, CIPs, land divisions and parkland dedication by-law)	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Tools and powers to improve and maintain appropriate land use planning must explicitly be enabled in an Official Plan</b>	Specify the planning applications that can be subject to delegated authority	
	Need to indicate if alternative rates for parkland dedication could be implemented	
<b>Zoning by-law to conform with the OP within 3 years of a revision</b>	Require a review and update of the existing zoning by-law	
<b>Community Improvement Plans</b>	Need to contain policies to ensure its CIP continuation	
	Consider the area that are the focus for the CIP	
<b>Inclusionary Zoning policies</b>	Need to establish a development permit system area to be eligible to incorporate Inclusionary Zoning	
<b>OPs must permit up to three units on a “parcel of urban residential land</b>	Need to contain policies to ensure this	
<b>A municipality cannot require more than one parking space per residential unit.</b>	Need to contain policies to ensure this direction in the Zoning By-law	
<b>Energy Conservation, Air Quality and Climate Change</b>	Ensure that land use planning decisions considering the goal of reducing greenhouse gas emissions and prepare for the impacts of a changing climate	
	Permit alternative energy projects and renewable energy systems	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Energy Conservation, Air Quality and Climate Change</b>	Promote compact form, design and building orientation which maximize the use of alternative or renewable energy and energy efficient construction techniques and design	
	Tree canopy goals	
	Focus freight-intensive land uses to areas well served by major highways, rail and marine facilities	
	Encourage a mix of employment and housing uses to shorten commute journeys	
	Consider the mitigation effects of vegetation and green infrastructure - Street trees	
	Protect natural heritage system	
	Contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency.	
<b>Population and employment growth forecasts</b>	Base their population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance	
	Based on and reflect the allocation of population and units by UCPR	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Land availability to accommodate 20–30 year growth	Ensure that sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years.	Section 5.10.1 Policy 4
	Land needs to be able to accommodate the residential growth projected for at least 15 years, further, they are to be zoned and have the servicing capacity to meet the 3-year residential unit demand	
Complete Communities	Achieve complete communities by; <ul style="list-style-type: none"> <li>- providing for an appropriate range and mix of land uses, housing options, transportation options</li> <li>- considering accessibility</li> <li>- improving social equity</li> </ul>	
Housing	Establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households <ul style="list-style-type: none"> <li>• 30% of new housing, or units created by conversion, to be affordable</li> <li>• 10% of new residential units to be affordable housing</li> <li>• annual targets for new construction of rental ownership units in Hawkesbury is 10 to 14 units</li> </ul>	Policy 5.10.1 Policy 2
	Permit intensification	
	Consider inclusionary zoning policies	
	Discourage the demolition of affordable private rental housing	



Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Housing	Define affordable housing	Section 5.3.1
	Permit accessory apartments as-of right	
Settlement Areas and Settlement Area Boundary	Establish the Settlement Area	Policy 2.3.1
Settlement Areas and Settlement Area Boundary	Set minimum targets for intensification and redevelopment in settlement areas	
	Consider establishing density targets in settlement areas	
	Establish and implement phasing policies related to infrastructure and public service facilities (if required)	
	Determine the need to expand the settlement area	
Strategic Growth Areas	Identify and focus growth and development in strategic growth areas	
Employment	Provide for an appropriate mix and range of employment, institutional, and broader mixed uses	
	Provide opportunities for a diversified economic base, including maintaining a choice of suitable sites for employment uses	
	Encourage intensification of employment uses and compatible, compact, mixed-use development	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Employment</b>	Address land use compatibility adjacent to employment areas	Policy 3.4.2.2.2 Policy 3.iv
	Address transportation impacts	
	Encourage industrial, manufacturing and small-scale warehousing uses without adverse effects to be located adjacent to sensitive land uses	
	Contain policies outlining when removal of employment lands to non-employment uses is permitted <ul style="list-style-type: none"> <li>- the land is not required for employment area uses over the long term</li> <li>- proposed non-employment uses would not negatively impact the overall viability of the employment area</li> <li>- access to major goods movement facilities and corridors is maintained</li> <li>- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses</li> <li>- municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan</li> </ul> areas will not support institutional uses or destination-oriented commercial and shopping uses, such as large-format retail	
	Designate employment lands to accommodate industrial development	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Employment</b>	Within 300 metres of employment areas protect for the long term economic viability and expansion of these employment uses	
<b>Major Goods Movement Facilities and Corridors</b>	Identify strategic locations for employment in proximity to major goods movement facilities and corridors, in this case the inter- and intarprovincial movement of goods	
	Prohibit residential uses, commercial uses, public service facilities, other institutional uses and retail and office uses that are not associated with the primary employment use within these areas	
	Ensure appropriate transition to adjacent non-employment areas	
<b>Infrastructure and Facilities</b>	Plan, maintain and improve multimodal transportation systems	
	Ensure public service facilities are strategically located	
	Prioritize municipal sewage and water systems service in settlement areas	Section 4.1.4.1 Policy 1
	Discourage development that would result in, or could lead to, unplanned expansions to existing water and waste water infrastructure	Section 4.1.4.1 Policy 3
	Permit lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.	Section 5.4.1 Policy 1

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Infrastructure and Facilities</b>	Require stormwater management for all new development.	Section 4.1.4.1 Policy 6
	Consider the use of low-impact development (LID) practices	
	Only permit partial services when <ul style="list-style-type: none"> <li>- necessary to address failed individual on-site sewage services and individual on-site water services in existing development</li> <li>- allowing for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the longterm provision of such services with no negative impacts</li> </ul>	
	Contain policies that will reduce increases to stormwater volumes and contaminant loads	Section 4.1.4.2
<b>Transportation Systems</b>	Plan, maintain and improve multimodal transportation systems	
<b>Transportation and Infrastructure Corridors</b>	Protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems by <ul style="list-style-type: none"> <li>- prohibit development in planned corridors</li> <li>- ensure development adjacent to existing or planned corridors is compatible with, and supportive of, the long-term purposes of the corridor</li> </ul>	Section 4.1.10

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Transportation and Infrastructure Corridors</b>	Encourage the reuse and preservation of abandoned corridors for active transportation corridors such as snowmobile clubs, the TransCanada Trail and the Five Counties Recreational Trails	
<b>Rail and Marine Facilities</b>	Protect the long-term operation and economic role of rail and marine facilities	Section 4.1.10
<b>Waste Management and Other Contaminated Sites</b>	<p>Will contain policies allowing development to proceed in contaminated areas in accordance with the policies of the underlying land use designation subject to the following</p> <ul style="list-style-type: none"> <li>- Adherence to the Ministry of the Environment, Conservation and Parks Guideline D2</li> <li>- Adherence to the Ministry of the Environment, Conservation and Parks Guideline D4 (for closed waste disposal sites), and</li> <li>- Completion of an Environmental Site Assessment (ESA), and</li> <li>- Mitigation of any known or suspected hazards, and</li> <li>- A period of twenty-five years from the year in which such land ceased to be a waste disposal site has passed, unless approval received under Section 46 of the Environmental Protection Act.</li> </ul>	Section 4.1.7
	Identify the closed waste disposal sites identified in Hawkesbury	
	Consider waste management in planning decisions	Section 4.1.7

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Land Use Compatibility</b>	Ensure compatibility between major facilities and sensitive land uses by considering the impacts of odour, noise and other contaminants to future sensitive uses as part of the planning approval process	
	Minimize and mitigate potential adverse impacts from odour, noise and other contaminants	
<b>Energy Supply</b>	Provide opportunities for the development of energy supply	Section 4.1.8
<b>Public Spaces, Recreation, Parks, Trails and Open Space</b>	Consider the needs of persons of all ages and abilities when planning public streets, spaces and facilities	
	Provide opportunities for public access to shorelines	Section 3.3.3.2
	Minimize impacts to protected areas	
<b>Natural Heritage</b>	Identify natural heritage systems	
	Protect natural features areas by not permitting development and site alteration in significant wetlands, woodlands, valleylands, significant wildlife habitat, and significant areas of natural and scientific interest unless no negative impacts will result on the natural features or their ecological functions	
	Recognize linkages between and among natural heritage features	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
	Consider the public acquisition of natural heritage lands	
	Explore the need and options for purchasing, or otherwise acquiring, managing or providing access to lands within the natural heritage system	
<b>Fish Habitat</b>	Ensure that development and site alteration does not result in a net loss of fish habitat, result in harmful alteration, disruption, degradation or destruction of fish habitat or negatively impact fish passage.	Section 3.6.2 Fish Habitat Policy 1
	Encourage the re-establishment of naturally vegetated buffer strips along water bodies and head-water areas	Section 3.6.2 Fish Habitat Policy 4
	Consider the impacts of storm water management and drainage activities	Section 3.6.2 Fish Habitat Policy 5
	Require Conservation Authority review for all development or site alteration within 120 meters of fish habitat	
<b>Water</b>	Protect, improve or restore the quality and quantity of water by restricting development and site alteration in or near sensitive surface water features and sensitive ground water features	
	Encourage the need to undertake watershed planning	Section 4.1.5



Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Source Water Protection	Identify Source Water Intake Protection Zones	
	Adopt policies to ensure the protection of Source Water intake protection zones by; <ul style="list-style-type: none"> <li>- Prohibiting high-risk activities from establishing within IPZs</li> <li>- Requiring consultation with the Risk Management Office</li> <li>- Encouraging the development and promotion of Best Management Practices</li> </ul>	
Minerals and Petroleum	Protect minerals and petroleum resources by <ul style="list-style-type: none"> <li>- identifying them</li> <li>- not permitting development and site alteration that would preclude or hinder the establishment of new operations or access to the resources</li> </ul>	
	Contain policies dealing with rehabilitation to accommodate subsequent land uses after extraction and other related activities have ceased.	
Abandoned Mine	Identify the former mineral aggregate operation within the Township.	
	Only permit development on, abutting or adjacent (1,000 m) in accordance with the policies of the underlying land use designation only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants</b>	Ensure that Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants are permitted in all areas except areas of existing development or particular environmental sensitivities, when being used on public authority contracts	
<b>Cultural Heritage and Archaeology</b>	<p>Conserve significant built heritage resources and significant cultural heritage landscapes by</p> <ul style="list-style-type: none"> <li>- not permitting development and site alteration that would impact the heritage attributes of the resource</li> <li>- not permitting development and site alteration on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved</li> </ul>	Section 5.10.3
	Consider cultural heritage resources in their planning decisions	
<b>Protecting Public Health and Safety</b>	<p>Direct development away from areas of natural or human-made hazards including</p> <ul style="list-style-type: none"> <li>- hazard lands subject to flooding</li> <li>- erosion hazards</li> <li>- hazardous sites</li> <li>- hazardous forest types for wildland fire</li> </ul>	
	Identify hazardous lands and hazardous sites	
<b>Floodplains</b>	Identify floodplains	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Floodplains</b>	Consider the appropriateness of two-zone concept for floodplains	
	Require Conservation Authority permission prior to any development and site alteration in or within 15 metres of a floodplain	
	Prohibit institutional uses, new septic systems, essential emergency services, uses related with hazardous substances and outdoor storage from locating within a floodplain	Section 3.7.4.2
	Encourage natural vegetation	
	Require the zoning of floodplain lands to reflect the restricted use of these lands	
<b>Human-Made Hazards</b>	Only permit development if rehabilitation or other measures to address and mitigate known or suspected hazards and contaminants are under way or have been completed.	
<b>Wildland Fire Hazards</b>	Identify area with the potential to be unsafe due to the presence of hazardous forest types for wildland fire	
	Direct development away from these areas	
<b>Unstable Slopes</b>	Identify unstable slopes	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Unstable Slopes</b>	Prohibit development and site alteration within the regulated area of an unstable slope which is the top of slope plus 30 meters unless through a site-specific zoning amendment it can be demonstrated that <ul style="list-style-type: none"> <li>- It is not for institutional uses, new septic systems, essential emergency services, or uses related with hazardous substances and outdoor storage; and</li> <li>- development aligns with the underlying designation; and</li> <li>- sufficient soils and engineering information is made available to indicate that it is in fact suitable or can be made suitable for development; and</li> <li>- alterations to the site will not result in increased hazards or cause adverse effects on- or off-site</li> </ul>	Section 3.7.5
<b>Horizon of the Official Plan</b>	Match that of UCPR and plan out until 2046	
<b>Population and Employment Projections</b>	Plan for a population of 11,620* *Confirm with Ministry numbers	
	Plan for 7,140 jobs an increase of 360 to 2046	
<b>Intensification</b>	Ensure 15% of all new residential units be built through intensification (UCPR OP)	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Intensification</b>	Ensure intensification is designed to <ul style="list-style-type: none"> <li>- providing adequate privacy, sunlight and views of the sky for existing and new residents;</li> <li>- mitigate the effects on existing residential areas</li> <li>- screens loading and service areas</li> <li>- complies with the appropriate urban design and built form policies</li> </ul>	
<b>Densities and unit mix</b>	Define low density as up to 35 uph, medium density to not exceed 55 uph and high over 75 uph	
	Required a mix of densities <ul style="list-style-type: none"> <li>- Low – 70% of mix</li> <li>- Med (towns and rows) = 20%</li> </ul> High (apts) = 10%	
<b>Community Core Area</b>	Establish a Community Core Area <ul style="list-style-type: none"> <li>- compact, mixed-use and pedestrian-friendly activity nodes</li> </ul>	Section 3.1.2
<b>Commercial Area</b>	Have identified commercial areas <ul style="list-style-type: none"> <li>- scale of such uses does not have a negative impact on the viability of identified community core</li> </ul>	Section 3.2.2
<b>Waste Water Treatment and Landfill Sites</b>	Identify these sites and ensure that the policies of the UCPR OP are followed (Section 3.5.4)	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Road Widenings	Ensure the following ROW protection	
	Road Classification	Protected ROW
	Name	Section 4.1.3.2
	Provincial Highway	
	N/A	
	Highway 34	
	Primary Arterial <i>*upper tier highway</i>	
	30 m (township limit west to Hwy 34)  50 m (Hwy 34 to eastern township limit)	
	Highway 17	
	Major Collector <i>*upper tier highway</i>	
	26 m	
	Highway 4	
	Minor Collector <i>*upper tier highway</i>	
	26 m (Main St. W. until West St)	
	Main St. West	
	Local Streets	
	20 m <i>*reduced right-of-way widths may be accepted through the subdivision or condominium review process</i>	
	Multiple	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Road Widenings	Ensure that road widening will be taken equally from either side and will not exceed a width of 5 metres from either adjacent property	
	Consider the need for additional widenings to provide corner triangles at all road intersections	
MTO	Outline the requirement to work cooperatively with respect to the planning of land development and associated access connections within the MTO's permit control area	Section 4.1.3.1
	Ensure that proposed development located within MTO's permit control are subject to MTO review and approval	
UCPR Involvement	<p>Ensure that UCPR be consulted prior to any submission of the following proposed development applications adjacent to and/or with the potential impact to Highways 17,4 and Main St. West</p> <ul style="list-style-type: none"> <li>- Consent application;</li> <li>- Minor Variance;</li> <li>- Local Official Plan amendment;</li> <li>- Zoning By-law;</li> <li>- Plan of Subdivision;</li> <li>- Plan of Condominium;</li> <li>- Site Plan Control.</li> </ul>	
Consents	Prohibit lot creation for residential purposes along County Road 17 and Highway 4	



Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Subdivisions</b>	Ensure that subdivisions fronting on County Road 17, Highway 4 and Main St. West will have their access through a local public road	
<b>Subdivisions</b>	Not permit subdivisions that have lots with direct access to the provincial highway	
<b>Active Transportation</b>	Pursue the connection of existing and future trails, sidewalks, and paved shoulders.	
	Identify existing and planned trails and cycling routes.	
	Encourage complete street design.	
	Promote walkability in new and existing development	
	Include a cycling plan that supports that of the United Counties of Prescott and Russell Commuter Cycling Plan	
	Encourage pedestrian travel with safe, convenient and attractive streetscapes	
	Include a sidewalk and walkway plan (pedestrian plan)	
<b>Railway</b>	Not permitting sensitive land uses adjacent or in proximity to rail facilities	
	Require all proposed residential or other sensitive use development within 300 metres of a railway right-of-way to undertake noise studies	Section 3.1.1.1 Policy 1

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Railway</b>	Require all proposed residential or other sensitive use development within 75 metres of a railway right-of-way to undertake vibration studies	Section 3.1.1.1 Policy 1
	Require all proposed development adjacent to railways to have the appropriate safety measures including sight lines	
	Ensure that sightline requirements of Transport Canada are addressed	
	Prohibit new residential development within 300 metres of a rail yard	
	Require all proposed residential or other sensitive use development within 300 metres and 1,000 of a rail yard undertake noise studies	Section 3.1.1.1 Policy 1
<b>Marine Facilities</b>	Ensure that applications for development adjacent to marine facilities are designed, buffered and/or separated appropriately	
<b>Implementation</b>	Will contain policies on...	
	Existing Land Uses and Non-Conforming Uses <ul style="list-style-type: none"> <li>Extension or Enlargement where a property is not zoned in accordance with the existing use</li> </ul>	Section 5.3.2
	Minor Variance or Permission	Section 5.3.2.2
	Parkland Dedication	Section 5.4.5

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Implementation</b>	Lots of Record <ul style="list-style-type: none"> <li>Fronting on a year-round publicly maintained road that can be adequately serviced</li> </ul>	Section 5.3.3
	Holding Provisions	Section 5.4.6
	Interim Control By-laws	Section 5.4.8
	Public Uses <ul style="list-style-type: none"> <li>Permitting public utility facilities subject to the requirements of the Environmental Assessment Act in all land use designations and where not subject to the EA Act are;               <ul style="list-style-type: none"> <li>made compatible with its surroundings</li> <li>provide adequate off-street parking and loading facilities</li> <li>avoid construction of permanent buildings in areas of environmental sensitivity</li> <li>encouraging new power and telecommunication services underground</li> <li>approve by the Ministry of the Environment, Conservation and Parks and appropriately zoned (for municipal water treatment plants)</li> <li>in line with the general intent of the policies of the OP</li> </ul> </li> </ul>	Section 5.3.4
	Community Improvement Project Areas	Section 5.5
	Home Based Businesses	Section 5.9.5

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Implementation</b>	Temporary Use By-laws	Section 5.4.7
<b>Subdivision and Condominium Approval 5.1.1.1</b>	Ensure that all plans of subdivision or condominium applications conform to the requirements of the UCRP OP and that of the Town of Hawkesbury OP	Section 5.4.1 Policy 2
<b>Consents</b>	Not permit the creation of more than a total of 4 lots (3 severed, 1 retained) to be established from the original lot as it existed as of January 14, 2021.	Section 5.4.2
<b>Consents</b>	Permit a maximum of one new lot may to be created per consent application, unless the approval authority is satisfied that there is no need to proceed through the subdivision process at which point additional lots can be created through the Consent process	Section 5.4.2  Section 5.4.2 Policies 1-7
	List the consideration when reviewing a consent application which are; <ol style="list-style-type: none"> <li>1. The size, configuration and, where applicable, the soil structure of a proposed lot on private or partial services shall be appropriate for the long-term provision of services.</li> <li>2. That there is sufficient capacity to treat hauled sewage from private communal or individual septic systems</li> <li>3. That there is sufficient capacity in existing water and waste water services for a new lot on full or partial municipal services</li> </ol>	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Consents</b>	<ol style="list-style-type: none"> <li>4. That there is frontage on a year-round publicly maintained road with at least one side of the lot which physically abuts the public road</li> <li>5. Compatibility with adjacent land uses</li> <li>6. That it will not result in a traffic hazard as a result of limited sight lines on curves or grades</li> <li>7. Minimum Distance Separation formulae</li> <li>8. That it will not land lock another parcel once created</li> <li>9. That it will not contribute to or extend strip development</li> <li>10. That it will not result in scattered development</li> <li>11. The need for 20 metres wide openings, which would allow for future road allowances at strategic locations</li> <li>12. natural heritage and natural hazard policies</li> <li>13. mineral extraction policies</li> <li>14. conformance to the requirements of the UCRP OP and that of the Town of Hawkesbury OP</li> <li>15. Conformance to the Zoning By-law.</li> <li>16. Section 51 (24) of the Planning Act, R.S.O. 1990</li> <li>17. County Road and Ministry of Transportation entrance permit requirements</li> </ol>	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Site Plan	Include policies related to Site Plan Control including references to a Site Plan Control By-law.	Section 5.4.3
	Make it clear when Site Plan Control is required, the requirements for an application, and who should be consulted as part of the review.	
Rear Lot Development	<p>Discourage the creation of rear-lot development (flag-shaped lots) for residential purposes unless the following design considerations are addressed:</p> <ul style="list-style-type: none"> <li>• Each lot shall separate pedestrian and vehicle access</li> <li>• Sufficient space beside driveways to buffer the adjacent properties with landscaping and fencing</li> <li>• Adequate spaces for waste collection pick-up locations at the street and snow storage</li> <li>• Avoidance of front to back relationships between existing and proposed dwelling units</li> <li>• Adequate rear yards for existing dwellings fronting on to the street</li> </ul>	
Secondary Plans	Require terms of reference to be prepared in consultation with the Counties, and Conservation Authority for any secondary planning process.	
Zoning By-law	Require that the Zoning By-law of Hawkesbury to conform to the policies of the UCPR OP and New Hawkesbury OP within 3 years of adoption.	Section 5.8

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Zoning By-law</b>	Indicate that the local zoning by-law shall contain provisions regarding the outdoor storage and loading associated with commercial and industrial land uses that are adjacent to provincial highways and/or County Road	
<b>Community Planning Permit System</b>	Need to determine if a Community Planning Permit System by-law is desirable <ul style="list-style-type: none"> <li>If yes, an OPA to the UCPR OP will be required</li> </ul>	
<b>Rental Unit Conversion</b>	Prohibit conversion of rental units to condominiums style ownership only when it meets certain criteria as set out in the UCPR OP.	
<b>Short-Term Accommodation</b>	Discuss the need for policies or by-laws to address any potential long-term concerns with these types of accommodations	
<b>Urban Policy Area</b>	Have regard to the policies within the follow sections of the UCRP OP for designations within Hawkesbury <ul style="list-style-type: none"> <li>2.3.3 Policy 7 (Residential Neighbourhoods)</li> <li>2.3.4 Policy 3 (Community Core Area)</li> <li>2.3.5 Policies 2, 5 and 6 (Commercial Areas)</li> <li>2.3.6 Policies 1, 6 and 7 (Industrial Areas)</li> </ul>	
<b>Compatibility and Appropriate Development</b>	Consider the following development criteria when making planning decisions	



Item	The new Hawkesbury OP will	Existing OP vs New OP <b>REVIEW</b> <b>NEW</b> <b>CARRY OVER</b>
<b>Compatibility and Appropriate Development</b>	The provision of safe access onto or from a local or county road or provincial highway.	Section 5.4.4 Policy 1
	Adequate access to, and provision of, off-street parking	Section 5.4.4 Policy 2
	Barrier-free design in accordance with Ontarians with Disabilities Act and the Counties annual Accessibility Plan, including to access to public and commercial buildings and the designation of parking spaces for physically challenged persons.	Section 5.4.4 Policy 3
	Access and manoeuvring of emergency vehicles in providing protection to public and private properties	Section 5.4.4 Policy 4
	The availability of municipal services and the cost of upgrading such services.	Section 5.4.4 Policy 5
	Adequate grade drainage or storm water management and erosion	Section 5.4.4 Policy 6
	The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage.	Section 5.4.4 Policy 7
	The provision of landscaping including the creation of privacy and/or open space areas and the establishment of setbacks to maintain proper distance separation.	Section 5.4.4 Policy 8

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Compatibility and Appropriate Development</b>	Adequate exterior lighting for access and parking areas	Section 5.4.4 Policy 9
	The control of signs and advertising	Section 5.4.4 Policy 10
	Protection of the environment by avoiding air, soil or water pollution.	Section 5.4.4 Policy 11
	The adequacy of school board facilities.	Section 5.4.4 Policy 13
	Safety and security criteria, such as lighting, sight lines, mix of uses and logical circulation patterns	Section 5.4.4 Policy 17
	The physical suitability of the land for the proposed use	Section 5.4.4 Policy 16
<b>Access/Connection to County Roads</b>	Limit vehicle access from developments abutting county minor collectors (Main St. West)	
<b>Access/Connection to County Roads</b>	Require Prescott and Russell Public Works Department approval for the design and location of the lot access for commercial and industrial development along Highway 17	
<b>Municipal Class Environmental Assessment</b>	Make reference to the need for Municipal Class Environmental Assessment as required by the <i>Environmental Assessment Act, R.S.O. 1990</i>	
<b>Dark Skies Friendly Lighting</b>	Will encourage Dark Skies Friendly lighting	

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Land and Easement Requests</b>	<p>Include policies that will require the owner of land to provide to the satisfaction of and at no expense to the municipality any or all of the following as part of the planning approval process:</p> <ul style="list-style-type: none"> <li>a) Widening of highways that abuts the land;</li> <li>b) Access to and from the land;</li> <li>c) Off-street vehicular loading and parking facilities;</li> <li>d) Pedestrian access;</li> <li>e) Lighting facilities;</li> <li>f) Landscaping and other facilities for the protection of adjoining lands;</li> <li>g) Facilities and enclosures for the storage of garbage and other waste material;</li> <li>h) Required municipal easements;</li> <li>i) Grading of lands and disposal of storm water;</li> <li>j) Emergency and secondary accesses;</li> <li>k) Facilities designed to have regard for accessibility for persons with disabilities</li> </ul>	Section 5.4.11.10 Policies a) 1-9
<b>Planning Application Requirements</b>	Make clear the required supporting studies, information and materials required as part of a Planning Act application.	<p>Section 5.4.11.5</p> <p>See Table 6 in the Official plan 2025 – Background Report for further details.</p>
<b>Consultation</b>	Require that that an official plan amendment be submitted to the Approval Authority at least 60 days before the municipality gives notice of an open house or public meeting	Section 6.1

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
<b>Algonquins of Ontario</b>	<p>Require engagement with the Algonquins of Ontario on the following</p> <p>Ontario on the following:</p> <ol style="list-style-type: none"> <li>1. Input and possible participation in Stage 2 Archaeological Assessment required for land use planning or development purposes;</li> <li>2. Archaeological Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;</li> <li>3. Prior to the approval of future Official Plan amendment or site plan approval where an Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered.</li> </ol>	
<b>Administrative Direction</b>	In the Administrative Section provide direction on...	
	Amendments to the Plan	Section 6.1
	Consultation	Section 6.2
	Alternative Dispute Resolution	
	Procedural Guidelines	
	Review and Monitoring	Section 6.3
	Land Use Designation Boundaries	Section 6.4

Item	The new Hawkesbury OP will	Existing OP vs New OP REVIEW NEW CARRY OVER
Administrative Direction	Reference to Statutes, Ministries and Review Agencies	Section 6.5
	Matters of Interpretation of Figures, Quantities and Uses	
EA Study County Road 17 Hawkesbury	Implement the recommendations of the Municipal Class Environmental Assessment (EA) Schedule C Study for improvements to County Road 17 from the Highway 34 interchange to approximately 800 metres east of Tupper Street	
Official Plan Amendments	Incorporate previous OPAs as appropriate OPA 1 OPA 2 OPA 6 OPA 7 OPA 8	
Strategic Plan	Consider the new Strategic Plan and the vision of being a hub for growth in Eastern Ontario	
Parks and Recreation Master Plan	Coordinate with the on-going Parks and Recreation Master Plan process	
Housing and Homelessness Action Plan	Support for the development of transitional housing such as modular housing	
	Define what constitutes 'affordable' within the context of the community it serves	