

Additional information related to Application for Consent B8/24 – 398 John Street North

Received after January 28th, 2025

- 1. Letter from Fotenn – planning rationale**
2. Comments received:
 - a. Comment letter from Marcia Hicks**
 - b. Comment letter from Jessica Hallam**
 - c. Comment letter from Lacey Smith, Save the Grove Again**
 - d. Comment letter from John Scott**
 - e. Comment post cards – standard text**

February 3, 2025

Committee of Adjustment
c/o
Manager of Community Services / Planner
Town Hall
105 Elgin Street West
Arnprior, ON K7S 0A8

RE: Application for Consent
398 John Street North, Arnprior

Dear Committee of Adjustment,

Fotenn Planning + Design has been retained to assist Gibson Piazza Anders LLP, agent on behalf of the property owners, for the submitted Consent application for the lands known as 398 John Street North in Arnprior. The application was submitted by Gibson Piazza Anders LLP, legal counsel for the property owners. This Planning Rationale is being submitted in support of the application, for which a public hearing is scheduled for February 5, 2025.

The property owners are seeking to create one (1) new lot from the existing parcel, for a total of two (2) lots. In addition, existing easements affecting Parts 2, 4 and 8 on the Draft Reference Plan are to be maintained. The retained lands are to remain the Galilee Centre, with frontage and access on a public road through Parts 6 and 10 on the Draft Reference Plan.

As detailed within, it is our professional planning opinion that the proposed consent application meets the criteria under Section 51(24) of the *Planning Act, R.S.O 1990*, is consistent with the Provincial Policy Statement, conforms to the upper and lower-tier Official Plans and regulatory documents.

Please do not hesitate to contact us at bolduc@fotenn.com or 613.730.5709 x238, should you have any questions.

Sincerely,



Jacob Bolduc, MCIP RPP
Associate

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FOTENN

1.0 Introduction

Fotenn Planning & Design, acting as agents on behalf of 2785362 Ontario Inc. (“the Owners”), is pleased to submit this Planning Rationale in support of the existing Consent application for the lands located at 398 John Street North in the Town of Arnprior.

1.1 Consent Application Overview

The Owners are proposing the severance of the subject lands to create one (1) new parcel for future development, with the retained parcel remaining the location of the Galilee Centre. The below table provides an overview of the parts as referenced on the Draft Reference Plan submitted with the application, an annotated version of which has been included below as Figure 1.

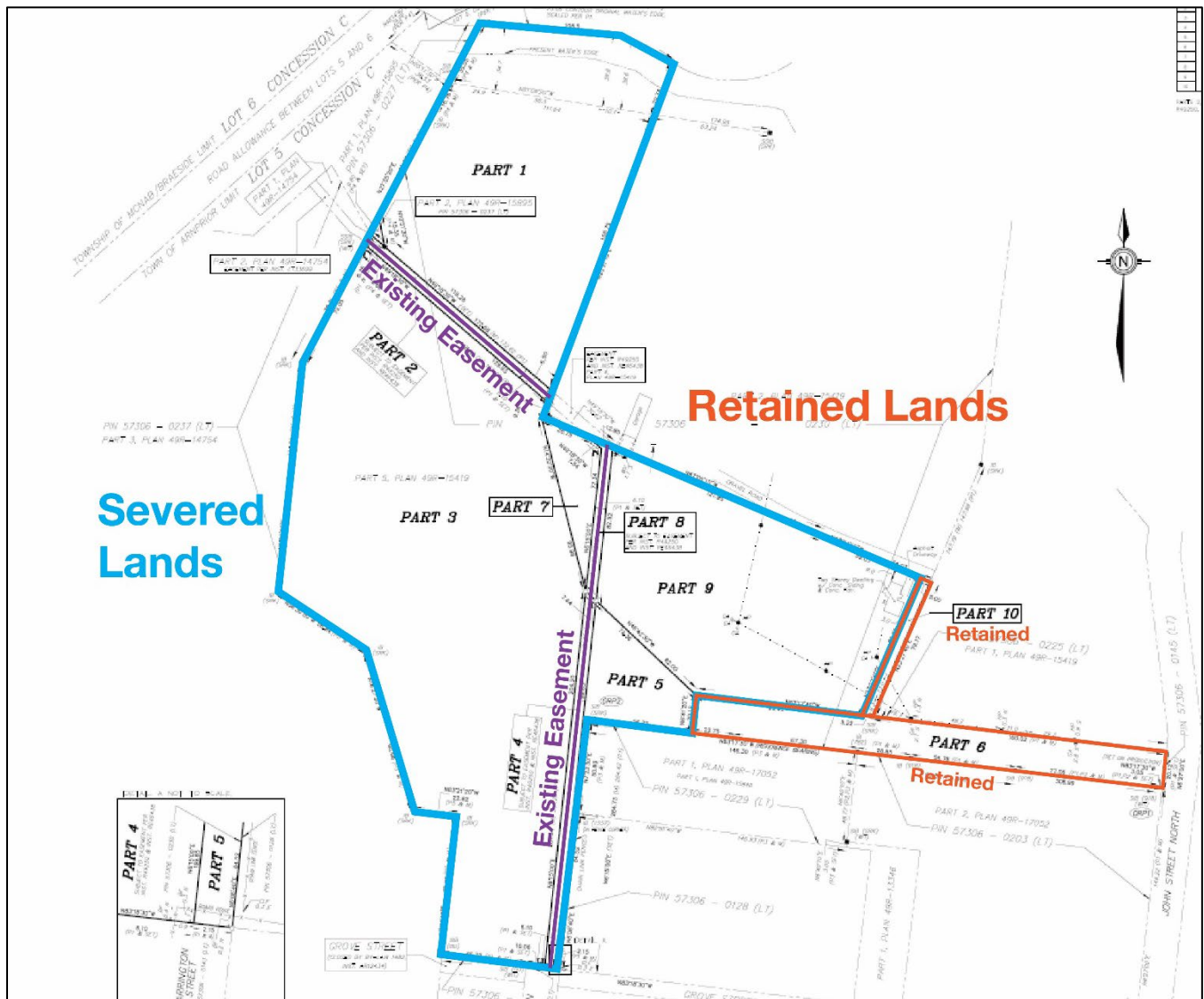


Figure 1: Annotated Draft Reference Plan.

Table 1: Parts on Draft Reference Plan

Status	Parts on Draft Reference Plan	Total Area	Municipal Frontage	Notes
Severed	1, 2*, 3, 4*, 5, 7, 8* & 9	7.886 hectares / 19.49 acres	Harrington Street (18.31 metres)	*Existing easement over Parts 2, 4 and 8 for water distribution to parcel to the northwest of the site (Insts. R49250 & RE46438)
Retained	6 & 10 (and remaining lands)	5.214 hectares / 12.91 acres	John Street North (20.12 metres)	



Figure 2: Aerial image showing the proposed severed and retained lands.

Site Context and Surrounding Area

The subject property is located in the northern corner of the Town of Arnprior, adjacent to the Ottawa River. The existing property has a total area of approximately 13.1 hectares (32.4 acres) and municipal frontage on two roads, being John Street North (20.12 metres) to the east and Harrington Street (18.31 metres) to the south. The property also has approximately 450 metres of frontage on the Ottawa River, to the north of the subject property. The property is legally described as Part Lot 5 Concession C McNab, Registered Plan 49R15419, Parts 2, 4 & 5.

The subject property is currently occupied by the Galilee Centre, a faith-based facility that can accommodate up to 50 people with meals, accommodations, walking paths, community gardens, a greenhouse, conference rooms, a private beach and other gathering spaces.

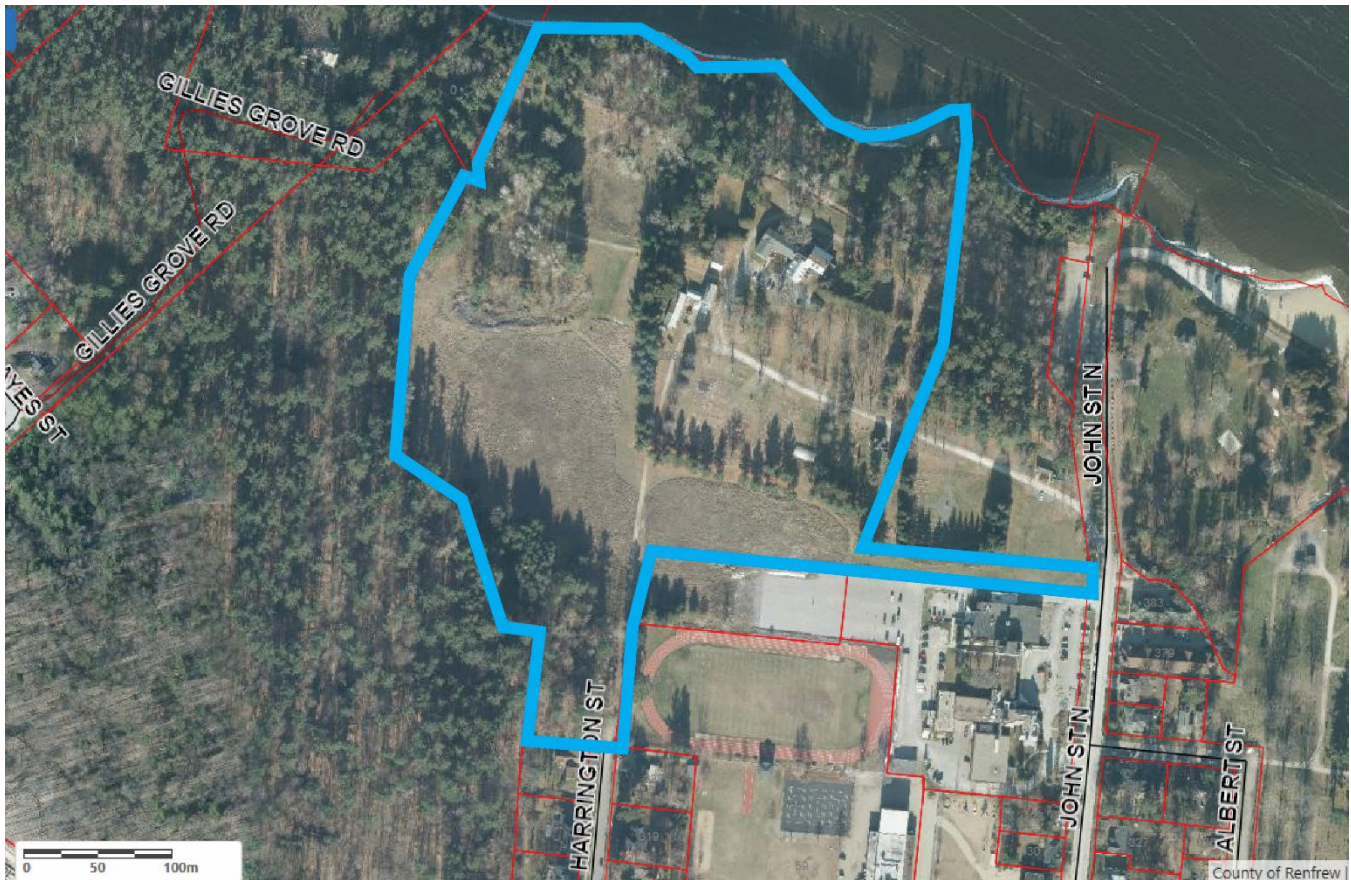


Figure 3: Aerial image of the subject property, identified in blue. (Source: Country of Renfrew GIS)

The surrounding area can generally be described as follows:

North: To the north of the subject site is the Ottawa River.

East: Immediately east of the subject site is the Arnprior and District Regional Hospital (Arnprior Regional Health), and a vacant parcel which currently provides vehicular access to the Galilee Centre. Further east across John Street North Robert Simpson Park and Arnprior Beach, as well as the Albert Street Cemetery and existing low-rise residential dwellings.

South: To the south of the subject site lies a school complex comprising of Walter Zadow Public School, the Arnprior District High School, and associated facilities such as Oattes Field and playgrounds. There are also low-rise residential dwellings on Ottawa Street and Harrington Street, as well as the Emmanuel Anglican Church.

West: Immediately west of the subject site is the Gillies Grove and House National Historic Site (1993), an old-growth forest of scattered white pines, emblematic of the Ottawa Valley’s natural and industrial histories, and the Gillies House, a Colonial Revival-style house dating to 1937. Gillies Grove is owned by the Nature Conservancy (purchased in 2001) and the organization administers the property with volunteers from the Land Preservation Society of the Ottawa Valley.



Figure 4: View looking west across the severed lands from the dirt road continuation from Harrington Street, facing Gillies Grove, which does not form part of the subject site or its development applications.



Figure 5: View of the Galilee Centre building from the main driveway access off of John Street North.

3.0 Consent Application

It is our professional planning opinion that the application meets the criteria for lot division as described in Section 53(1), 53 (12) and 51 of the Planning Act. As the proposal does not include an internal road network, major servicing or other elements of a subdivision, the following criteria are generally those which apply to applications for consent:

a) The effect of development of the proposed subdivision on matters of provincial interest

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS came into effect October 20, 2024, and consolidates the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a more streamlined land-use planning policy for the Province of Ontario. The PPS provides policy direction for housing supply in the province, supporting development and alignment with infrastructure. It also provides policy direction on opportunities for job creation and economic development, increasing the supply of developable land, protections for the environment and natural resources, and protections for communities, resources, and properties from natural and man-made hazards.

The following PPS policies are applicable to the subject property, among others:

Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by:

- 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.

Housing

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing 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 housing needs;
- b) permitting and facilitating:
 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) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Settlement Areas and Settlement Area Boundary Expansions

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate [...]

2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;

to accommodate and support the transit network and provide connection points for inter- and intra-regional transit [...]

Strategic Growth Areas

2.4.1.3 Planning authorities should:

permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;

Natural Heritage

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The proposed consent application represents an opportunity for intensification that makes efficient use of existing municipal services in a designated settlement area and is therefore aligned with the PPS and provincial interests. The purpose of the application is to create one (1) new lot for future development.

With respect to policy 4.1.8 referenced above, specific to natural heritage, as discussed in subsection (f) of this section of this report, the majority of the lands are currently zoned Future Development (FD), which exclusively permits existing land uses. Any proposal for development of the lands both severed and retained, that introduces new land uses, will

require approval of a Zoning By-law Amendment to re-zone the lands accordingly. As per policy 4.1.8 of the PPS, it is anticipated that any development proposal would require the preparation of an Environmental Impact Statement (EIS), or equivalent environmental report(s), to determine the impacts and mitigation factors for the future development proposal on adjacent, ecologically sensitive, natural heritage features such as Gillies Grove.

b) Whether the proposed subdivision is premature or in the public interest

Both the severed and retained lands are located within the Town of Arnprior, an identified Settlement Area under the PPS. The purpose of the Consent application is for the Galilee Centre to sever lands deemed to be excessive to their needs. The purchaser of the severed lands will need to

The Consent application is technical in nature, allowing for the creation of one (1) new parcel of land from an existing lot, for future development. The existing use is expected to be maintained on the retained lands, while the severed lands are reserved for future development, in accordance with its current Official Plan designation (see below) and zoning, and/or subject to further planning approvals.

c) Whether the plan conforms to the Official Plan and adjacent pans of subdivision, if any.

3.1.1 County of Renfrew Official Plan (2022, as amended)

The Town of Arnprior is located within the County of Renfrew and therefore the proposal must conform to both the lower-tier and upper-tier Official Plans.

As per Section 1.6 (Local Planning) of the Official Plan, Section 3 (Urban Community) contains general guidelines of what should be included in the local urban Official Plan and is the only section of the [county's] Official Plan that applies to the Town of Arnprior and the other identified urban towns within the County.

The objectives under Section 3.2 include, but are not limited to:

1. To ensure that adequate lands, municipal services and community facilities are available to serve the existing and future needs of the community
2. To provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community
4. To ensure that development proceeds in an environmentally responsible manner.

The policies under Section 3.3 provide direction to municipalities in the creation and implementation of the local Official Plans, including policies for residential, commercial, industrial, institutional, natural/environmental, recreation and other land use designations. Further, the local Official Plans should contain, at minimum, implementation policies dealing with issues ranging from amendment to the Plan, to Zoning By-law Amendments, Minor Variances, Consents, Plans of Subdivision, and other planning matters.

3.1.2 Town of Arnprior Official Plan

Land Use Designation

The subject property is generally designated as Established Residential Area on Schedule A (Land Use) of the Town of Arnprior Official Plan. The portion of the property abutting the Ottawa River is designated Environmental Protection Area, further discussed under subsection h) below.

As per Section C1 of the Official Plan, the Established Residential Area designation “applies to residential areas that were established and completed approximately 5 years before Council adopted this Plan.” The objectives under this section are as follows:

- a. Recognize, maintain, and protect the character and identity of existing low density residential neighbourhoods and plans of subdivision;
- b. Recognize existing medium and high density developments that have already occurred and allow for their completion and redevelopment as appropriate;
- c. Provide for new development/redevelopment on existing lots in a manner that maintains and protects the existing neighbourhood character;
- d. Provide for modest intensification in the form of townhouses and apartment dwellings in appropriate locations; and,
- e. Provide for alterations to existing residential uses in a manner that maintains and protects the existing neighbourhood character.



The list of permitted uses includes a range of residential dwelling types, including single-detached dwellings, semi-detached dwellings, townhouses, low-rise apartment buildings (up to 3 storeys), as well as secondary residential units, garden suites, home businesses, bed and breakfast establishments, day nurseries and local institutional uses.

Section C1.4 provides direction on the form of expected development and states that these areas will continue to be attractive for intensification and redevelopment because of their location near amenities including schools, parks and retail uses. As such, the policies anticipate limited development in the form of lot creation and where lots are being subdivided, that lot sizes, where permitted and appropriate, complement the sizes of existing lots in the area. The policies also state that it is the intent of the Plan to ensure that the scale of any redevelopment is compatible with the scale of existing development.

Section C.1.4.2 specifically addresses lot creation in the Established Residential Area. The policies are generally focused on the intensification of existing, smaller lots and address matters related to compatibility with existing development. The proposed severance aims to establish one (1) new lot for future residential development. Any further development of the lands would be subject to additional planning applications and subsequent approvals.

As noted on Schedule A, the existing Galilee Centre is subject to an Area Specific Policy (C1.6.1), which states:

“The conversion of the existing building on the lands that are the subject of this Section on Schedule A to this Plan to commercial uses may be permitted, subject to an amendment to the Zoning By-law and Site Plan approval.

In reviewing such Zoning By-law amendment, Council will give consideration to the applicable policies of the Official Plan, including the cultural, heritage and archaeological resources policies, the policies related to impacts on existing retail businesses and commercial area, the downtown core and the waterfront area, as well as the impact on surrounding residential uses.”

The proposal to create one (1) new lot for future development purposes is consistent with the direction of the Official Plan for the Established Residential Area. The existing Galilee Centre can continue to function on the retained lands, though would be subject to a Zoning By-law Amendment for any proposed change in land use. The severed lands may permit new development including a range of residential uses subject to approval of a Zoning By-law Amendment.

Section E1 of the Official Plan pertains to the subdivision of land. Section E1.3 of the Official Plan notes that a Plan of Subdivision is generally required if:

- a. The extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
- b. The extension of municipal water and/or sewer services is required to service the lands; or,
- c. A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner;
- d. More than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots in accordance with the land use designation in the local Official Plan.

Both the severed and retained lands have adequate frontage on a public right-of-way, can be serviced through municipal servicing, does not require a Plan of Subdivision at this stage of development, proposes the creation of one (1) lot and both the severed and retained lots have adequate lot areas.

The creation of new lots by Consent is permitted under Section E1.5 of the Official Plan. The section notes, in full:

“Where this Plan permits the consideration of an application for consent, Provisional Consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing Provisional Consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:

- a) Conforms with the County Official Plan, conforms with this Official Plan, and is consistent with the Provincial Policy Statement; and,
- b) Will conform to Section 51 (24) of the Planning Act, as amended.

This section of this report provides a detailed opinion with respect to conformity with both the County and Local Official Plans, the PPS, and the criteria under Section 51 (21) of the Planning Act. It is our professional opinion that the proposal conforms to the Official Plans, PPS, and Planning Act.

d) The suitability of the land for the purposes for which it is to be subdivided.

The application proposes the creation of one (1) lot for future development purposes, and the maintenance of the existing land use on the retained parcel. As the vast majority of the subject development is zoned Future Development (FD), any new proposed land use is subject to a Zoning By-law Amendment, which will further detail the proposed land uses and their suitability with respect to surrounding land uses, natural features, and other factors. Given the land use designation in the

Official Plan, it is anticipated that the severed lands will accommodate new residential uses, subject to additional planning approvals.

Overall, the lands are suitable for the creation of one (1) new lot for future development purposes.

e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

With respect to the surrounding road network, Harrington Street is a Local Road and John Street North is a Collector Road (as identified on Schedule C of the Official Plan) and it is not anticipated that the creation of one (1) new lot for residential purposes, in accordance with the designation under the Official Plan, will have negative impacts on their adequacy or ability to accommodate regular vehicular traffic.

e) The dimensions and shapes of the proposed lots.

The proposed severed and retained lots are irregular in shape, largely due to the size and shape of the existing parcel. The retained lands are limited to those lands necessary for the regular function of the existing Galilee Centre, including vehicular access, and the severed lands are those lands deemed excess to the Galilee Centre and which could be contemplated for future development.

Therefore, the dimensions and shapes of the proposed lots are appropriate.

f) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.

The majority of the subject property is zoned Future Development (FD), which restricts land uses to those that already exist. Any new development on these lands would require a Zoning By-law Amendment, and/or other Planning Approvals, to proceed.

The area abutting the Ottawa River is zoned Environmental Protection (EP), and a small portion of Part 6 is zoned Institutional (I).

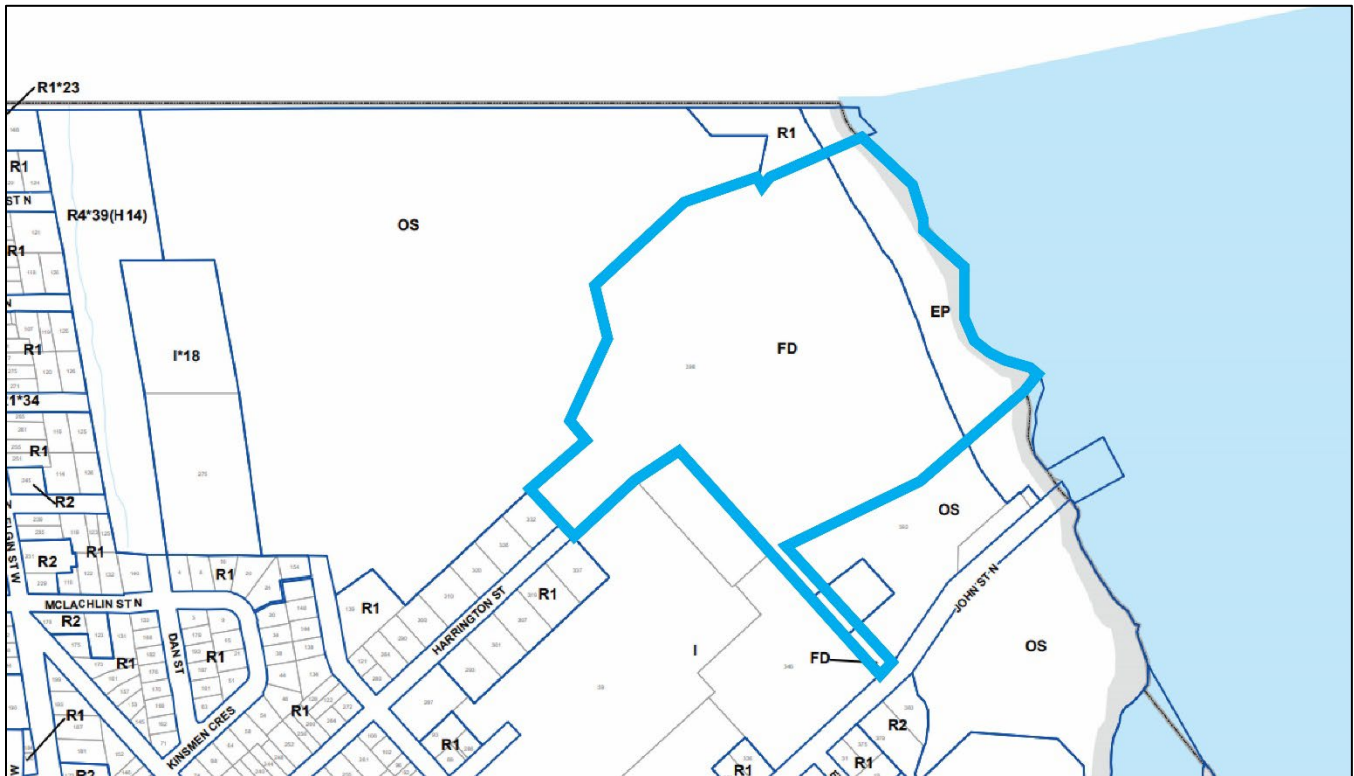


Figure 6: Zoning. The property is primarily zoned FD, with some small areas zoned EP, and I.

All existing buildings are compliant with the Zoning By-law due to their existing nature, and further review of the submitted Building Plan Survey confirms the proposed lot lines will not result in newly non-compliant setbacks, or non-compliance with other provisions under the Zoning By-law.

The proposed development does not impose any restrictions on adjacent lands and is fully compliant with the applicable performance standards in the Zoning By-law.

h) Conservation of natural resources and flood control.

The northern boundary of the subject property is designated Environmental Protection Area (EPA) on Schedule A of the Official Plan. As per Section C9 of the Official Plan, lands designated EPA are lands that have been identified as having some environmental sensitivity to development. The Town's objective is to protect these features for the long term, in accordance with the Natural Heritage Resources policies under Section D. Development and site alteration is generally not permitted in these areas. Further, the subject property abuts Gillies Grove to the west, which is designated as Parks and Open Space on Schedule A of the Official Plan.

Schedule C (Natural Hazards and Heritage Areas) of the Official Plan identifies some areas of the property as containing woodlands, with some being significant woodlands. These areas are generally located along the waterfront and along the western property line, adjacent to Gillies Grove.



Figure 7: Schedule C of the Official Plan.

The proposed creation of one (1) new lot for future development does not conflict with the policies related to the conservation of natural resources and flood control. As any development on the subject property would be subject to a Zoning By-law Amendment, the approval authority may request an Environmental Impact Statement (EIS), or equivalent studies, to determine the appropriateness of new development adjacent to these environmental features, and any required mitigation measures required for the development to proceed, if appropriate. This includes both environmentally significant features both on the subject lands and adjacent to the subject lands (i.e. Gillies Grove).

The creation of one (1) new lot does not impose restrictions on the conservation of natural resources, and as no new development is permitted in the FD zone, issues related to the flood plain are not expected at this stage of development.

i) The adequacy of utilities and municipal services.

The subject site is located within the Town of Arnprior, a Settlement Area under the Provincial Policy Statement and an “urban town” under the County of Renfrew Official Plan. Further, the lands are designated as an Established Residential Area under the local Official Plan. Through consultations with the municipality in the preparation of the application, the applicant was not made aware of any limitations of existing utilities or municipal services. Any development of the severed lands will require a Zoning By-law Amendment, which typically required an Adequacy of Services report, or an equivalent civil engineering study, to determine the availability of services. The creation of this one (1) lot does not require utilities or servicing, as no new development is proposed in the FD zone.

Therefore, the severed lot can be adequately serviced based on the potential for development.

j) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

There are no other lands proposed to be dedicated for public purposes through this application.

Kaitlyn Wendland

From: Marcia Hicks [REDACTED]
Sent: Monday, February 3, 2025 9:31 PM
To: Group Planning
Subject: Atten: Alix Jolicoeur

Follow Up Flag: Follow up
Flag Status: Flagged

Committee of Adjustment,

For your consideration I offer my comments in regards to the proposed severance of the property at 398 John Street North, Application for Consent B8/24. I think one of the most concerning issues for dividing and changing the use of this quintessentially important land is how incompatible this severed lot would be from all that surrounds it. Its most important neighbour is Gillies Grove, a nature reserve that is open to the public and provides a vital contribution of recreational green space for our community. To the north lies the Ottawa River, with public access beaches for both residents and visitors. Following also to the north is the Galilee Retreat Center and to the east, Robert Simpson Park, all areas open to the public. To the south, the Arnprior Hospital as well as the back of two school lots. On any given day people walk through this area from one public area to reach another; school children walk on their lunch break to go to the river or the park; residents using the Grove trails will walk to the beach, folks attending a retreat at the Galilee will use this land to get to the Grove, and list goes on and on. This area is a quintessentially important area needed to maintain the network of public access areas. Without it, this (potentially one of the most important) area of Arnprior will become hard to navigate, giving the impression that the city lacks planning and vision to new comers and visitors alike.

I quote a passage in the Town's Official Plan from C8.2 that states

On lands designated Parks and Open Space Area, it is the intent of the Town to:

- a) Ensure that all major parks and open space lands are used in a manner that reflects their capacity for public use;
- b) Ensure that the impacts of the use of major parks and open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
- c) Ensure that the residents of the Town have access to a properly planned and accessible public open space network.

There is no way to make a development here compatible with all that currently surrounds it. Aside from the very insignificant area that borders the tip of Harrington Street, this lot is entirely surrounded by nature and public spaces. And no amount of foot paths will be able to make this space serve in the public interest. I urge you to deny the applicant for the above Application for Consent B8/24.

Thank you for your time,

Marcia Hicks
Arnprior Ratepayer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Feb. 4, 2025

Town of Arnprior
Attn: Alix Jolicoeur, Committee of Adjustment

Re: Add Environmental Site Assessment as a Condition to Application for Consent No. B8/24 (398 John St. N.)

Dear Committee of Adjustment,

I am writing to express my concerns regarding the consent application with a stated future intent for residential development at 398 John St. N. and to ask that an Environmental Site Assessment (ESA) demonstrating the site is suitable for residential development be provided prior to a committee decision on this application.

Recently, in the planner's report for Consent Application No. B9/24 (15 Norma Street South) reviewed at the Nov. 20, 2024, Committee of Adjustment meeting, the Committee of Adjustment carried a motion stating:

- 1. That a registered Plan of Survey in conformity with the key map depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.*
- 2. That prior to issuance of the Certificate an Environmental Site Assessment demonstrating the subject property is suitable for residential development be provided. A Record of Site Condition may be required depending on the findings of the Environmental Site Assessment.*

This recommendation was based on two factors: the potential for historical contamination (though this is not a requirement per the EPA) and the change in land use from a less sensitive to a more sensitive category.

The proposed change in Application for Consent No. B8/24 also concerns a property that will be moving from a less sensitive use (parkland/recreational) to a more sensitive use (residential). According to Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the Environmental Protection Act), this change in land use requires a Record of Site Condition (RSC), and to achieve this, a Phase One ESA is mandatory.

Note that Regulation 153/04 defines the current use of a property based on its most recent and ongoing use and not its designation in the municipality's Official Plan:

"Current use, when referring to a property, means the use of the property at the time of filing a record of site condition and any use of the property within the period of one year before the filing of the record of site condition."

The Town has established a precedent by requiring an ESA at the consent stage for the 15 Norma St. S. application. Applying this standard consistently is crucial to ensuring fairness and maintaining public trust. Granting consent without the safeguard of an ESA would be premature and would neglect due diligence, especially given the proximity of the proposed development to significant woodland and related policy in the Town's Official Plan and in the Provincial Policy Statement, 2024, regarding lands adjacent.

I respectfully request that the Town require an ESA prior to considering consent approval for 398 John St. N. which states its proposed use as mixed residential development. Addressing potential environmental risks before proceeding with land severance ensures responsible planning and aligns with the EPA.

Thank you for considering this request.

Sincerely,
Jessica Hallam





February 4, 2025

Town of Arnprior
Attn: Alix Jolicoeur
Secretary-Treasurer, Committee of Adjustment
c/o Committee of Adjustment
105 Elgin Street West
Arnprior, Ontario
K7S 0A8

Re: Opposition to Severance Application, 398 John Street North, Arnprior (No. B8/24)

Dear Members of the Committee of Adjustment,

I am writing on behalf of Save the Grove Again (“STGA”) to formally express our opposition to the severance application filed by the Galilee Mission Centre of Arnprior (the “Applicant”) in relation to 398 John Street North, Arnprior (the “Property”).

A. Overview

As discussed further below, the severance application fails to provide all the information necessary for a fully informed decision by the Committee of Adjustment and for proper consideration by the community. The application is also inconsistent with important provisions of Arnprior’s Official Plan and the applicable Provincial Planning Statement.

Moreover, allowing the proposed application for the stated intended use as a housing development will have significant and long-term negative consequences for the environment, the long-standing historical and recreational use of the Property, the local community, and the Town of Arnprior in general.

It is respectfully submitted that the severance application should be denied.

B. The Severance Application is Inaccurate and Incomplete

Complete and accurate information is essential to any severance application, especially where the proposed severance and development involve property that is of vital importance to the community and includes environmentally protected lands and officially recognized natural heritage features.

In this case, however, the severance application is inaccurate, incomplete and unclear, and any decision approving this application would be premature. More particularly,



- 1) At Part 2, Question 5, the application fails to indicate that there is more than one significant environmental feature, both on and within 500 meters of the Property, namely, Gillies Grove and the environmentally protected waterfront area. In fact, the application makes no reference whatsoever to Gillies Grove or the significant woodlands located on the Property and abutting lands. Nor does the application address the concern that the environmentally protected waterfront property will be divided if the severance application is allowed.
- 2) At Part 3, Question 1, Schedule A, the application incorrectly states that the Official Plan designation for “this property -- and all abutting properties” is “Established Residential”. This is inaccurate since the adjacent lands owned by the Nature Conservancy of Canada, the largest piece of land abutting the Property, is designated “Parks and Open Space” and not “Established Residential”.
- 3) At Part 3, Question 4, the name of the person to whom “land” is to be transferred has been left blank. This critically important information, which is understood to be known to the Applicant, has been omitted from the severance application.
- 4) At Part 4, Question 2, the property description of the “retained lands” has been left blank and there is no clear indication elsewhere in the application of what these retained lands are intended to be. The plan of survey relied on by the Applicant does not show a Part number for the “retained lands”, which alone should render the application incomplete. Moreover, the draft plan attached as the last page of the application includes an overlay of green and blue, but there is no key to clearly show what these colours indicate. There is also no explanation of what Parts 6 and 10 on the provided plan delineate or the intended purpose for these parts of the Property.
- 5) At Part 5, Question 2, it’s stated that “access to the retained property” is by municipal road and right-of-way. On the draft plan of survey, Part 10 appears to be part of the retained property, and at only 5 meters wide, it is presumably for services, but too narrow to provide access to the Municipal Road. No right-of-way through the adjacent property is shown to the municipal road. i.e. The retained lands have no access to roads.
- 6) At Part 6, Questions 1 and 3, the Applicant indicates that the “subject land” is vacant, with no buildings or structures. But at Part 6, Question 4, the Applicant provides details for one structure on the “severed lands” and five structures or buildings that are located on the “retained land”. Also unclear at Part 6, Question 4 is which structures and outbuildings are being discussed, and whether Martha’s Cottage and the Greenhouse that accompanies the community gardens have been included.



- 7) At Part 6, Question 1, relating to the existing uses of the “subject land”, the Applicant indicates only that the “lands are vacant”. Omitted from the application is any reference to the long-standing use of historic walking trails located on the Property, as shown on a Town map dated 2006 (Appendix A) and as advertised, to this day, as a public trail on Arnprior.ca. Also omitted is any reference to the historic use of a portion of the Property for community gardens which hold an important sentimental, health and economical value for many residents who have cultivated it for decades. Furthermore, there is no mention of Martha’s Cottage, a single-family home that has historically been used as a residence and more recently as a business.
- 8) At Part 6, Question 2, Schedule “A”, the Applicant states that the proposed use of the “subject land” for “an appropriate range and mix of housing options” is in accordance with the Property’s designation under the Official Plan as “Established Residential”. However, under the by-laws the Property is zoned for “Future Development”, which is a holding provision. Zoning by-law No. 6875-18 Part 9.2 Description of Zones states: “The Future Development (FD) Zone *recognizes existing uses on date of passing of the By-law*. Future development on lands within this Zone will require an amendment to the Zoning By-law.” Therefore, this Property has no development potential without a zoning by-law amendment, making this application premature since the severance is to facilitate the development of housing.

Moreover, since the proposed future use of the “subject land” is for a housing development, why did the Applicant not also submit an application to amend the zoning by-law to run concurrently with this severance application? In order to provide full and complete information for consideration by the community and this Committee, the application should at a minimum include a concept/site plan outlining a road layout and housing blocks. Yet, nothing of this nature is included in the severance application.

- 9) At Part 7, Question 1, Schedule “A”, the Applicant suggests that the proposed severance is “entirely consistent with the Provincial Policy Statement (PPS)” because it enables housing on appropriately zoned lands. But this paints an incomplete picture of the PPS and its policy objectives. As discussed further below, the application fails to address whether it is in compliance with any other provincial policy statements, including D1.1 and D1.2 dealing with the protection of Natural Heritage, in this case specifically significant woodlands on the Property and on the adjacent lands (4.1 of the Provincial Planning Statement 2024). The application seems premature without an environmental impact study to determine if there would be any negative impacts to these significant woodlands if the severance application and the proposed future use of the lands for a housing development is allowed.



10) The application is notably unclear as to what the intended vehicular access to the severed property would be if the severance and proposed development is permitted. The only road access to the severed property indicated in the Applicant’s materials is by way of Harrington Street, which is blocked by significant woodlands, per Appendix B. The Applicant’s materials also suggest that there would be no direct road access from the severed property to John Street. But since there is no other possible means of vehicular access, presumably access by way of John Street is also intended. As discussed further below, the potential impact on traffic is a significant concern for the local community, and further information and clarification on this important point should be required before any decision affecting the Property is allowed.

C. Consistency with Official Plan and Provincial Planning Statement

The severance application and the proposed future use of the severed property is inconsistent with numerous provisions of the Town of Arnprior Official Plan and the Provincial Planning Statement, 2024.

1) Town of Arnprior Official Plan

The Town of Arnprior’s Official Plan prioritizes the protection of significant natural and cultural heritage resources, particularly Gillies Grove. The Official Plan defines the Grove as an integral part of the town’s identity, establishes policies to prevent the fragmentation of significant woodlands, and explicitly restricts development within 120 meters of such features unless proven to have no negative impact.

Given that the severed property contains portions of significant woodland, with the majority of the remaining land classified as “adjacent lands” to the Grove (Appendix B), approving a severance application with a stated intent for housing development would directly contradict the Town’s commitments to environmental protection, responsible land use, and long-term sustainability.

a) Part 2 - A. Vision, Guiding Principles, Goals and Strategic Objectives

i) In s. A1, the Town defines Arnprior as a place that “cherishes its natural and cultural resources which contribute to the scenic value of our community while providing a link to our past, such as the ‘Grove’ ...”

By specifically highlighting the Grove in its definition of Arnprior, the Official Plan underscores that protecting Gillies Grove is to protect an integral part of the town’s identity and history.

ii) In s. A3.3, the Town sets out a goal “to protect and enhance significant natural heritage features, areas and functions in the Town,” with four (4) strategic objectives—all of which are blatantly incompatible with development of the severed property. One of



the objectives goes so far as to warn against the loss and fragmentation of significant woodlands.

Presented below as they appear in the Official Plan:

- a. “Protect significant natural heritage and hydrologic features and their associated habitats and ecological functions;
 - b. “Ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town;
 - c. “Discourage the loss or fragmentation of significant woodlands and the habitats and ecological functions they provide; and,
 - d. “Promote and establish programs to increase the forest cover in the Town.”
- iii) In s. A3.9, the Town’s goal is “to identify, conserve and enhance” its cultural heritage resources, reinforcing the need to protect the severed property and Gillies Grove. Key objectives include preserving heritage for future generations, preventing inappropriate alteration, and ensuring adjacent development is appropriately scaled. The policy also emphasizes considering cultural and archaeological resources in land use decisions and consulting First Nations on their protection.
- b) Part 2 - D. Resource Areas, Hazards and Other Constraint Areas
- i) S. D1.1 prioritizes maintaining, restoring, and enhancing natural heritage systems by protecting ecological linkages and biodiversity. It reiterates the Town’s commitment to raising public awareness, rigorously assessing development near natural features, and promoting conservation-focused land use. Given that most of the severed property is adjacent to a significant woodland, any development would conflict with these objectives by disrupting ecological functions rather than preserving them.
 - ii) In s. D1.6, there is only one area in Arnprior designated as a “significant woodland.” It is pictured in Schedule “C” of the Official Plan which, when overlaid with the plan provided in the severance application, shows the significant woodland extending into the severed property’s north, south and west sides, as illustrated in Appendix B.



The Official Plan defines a significant woodland as a “treed area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.”

- iii) In s. D1.11.1, the Official Plan defines “adjacent lands” as those within 120 meters of a significant woodland, further stating that,
“No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions.”

Not only does the significant woodland extend into the severed property itself, but Appendix B also shows the vast majority of the severed property falls within 120 meters of the significant woodland, which qualifies it as “adjacent lands”—per s. D1.11.1, “lands contiguous to a natural heritage feature and area where it is likely that development or site alteration would have a negative impact on the feature or area.”

This clear provision that would limit development of most of the severed property is echoed in the Provincial Planning Statement, discussed below.

2) Provincial Planning Statement, 2024

As noted, the Applicant inaccurately claims at Part 7, Question 1, Schedule “A” that the severance application is “entirely consistent” with the Provincial Policy Statement (since updated to Provincial Planning Statement, 2024). However, enabling housing is not the only objective of this policy, which also speaks to provincial interest in environmental protection, including the importance of protecting significant woodlands like Gillies Grove. For example, the severance application fails to address the following:

- a) Chapter 4: Wise Use and Management of Resources
 - i) S. 4.1 Natural Heritage, indicates natural features and areas “shall be protected for the long term,” and “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved,



recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

- ii) In keeping with the Town’s Official Plan, S. 4.1 also outlines that the development of areas adjacent to significant woodlands like Gillies Grove is not to be permitted unless evaluated and demonstrated that there are no negative impacts on natural features or ecological functions.

D. Environmental and Community Impact

Allowing the severance application and proposed future use of the severed property for yet another housing development in Arnprior would have a significant adverse effect on the environment and local community. Over 5,000 people have signed a petition opposing this development. The following are a few of the community’s concerns:

1) Gillies Grove

Gillies Grove is one of Arnprior’s most cherished landmarks and considered by many to be the Green Heart of Arnprior. Home to an impressive stand of towering white pines, including Ontario’s tallest tree, the Grove plays a vital role in supporting biodiversity, offering shelter and food for local wildlife such as barred owls, woodpeckers, flying squirrels, white-tailed deer and red-backed salamanders. And with 98% of North America’s old-growth forests already lost, preserving Gillies Grove is not just a local concern but a moral and environmental imperative.

The Property abuts the part of Gillies Grove that is located on neighbouring lands owned by the Nature Conservancy Canada. Located on the proposed severed land is the eastern edge of Grove, as well as the vitally important ecotone—where the meadow and forest meet—which is one of the most biodiverse areas of any ecosystem, as well as the next generation of Eastern White Pines, a defining species of the Grove, that relies on this land for regeneration.

Already under pressure from urbanization, the proposed severance and intended development of the severed property threatens to disrupt the delicate balance that makes the Grove a unique natural heritage site. Allowing this severance application and paving the way for a housing development will lead to expanding urban encroachment, increased light and noise pollution, habitat fragmentation, and potential changes to local water flow patterns. Such disturbances would have long-term effects on the ecosystem of the Grove, jeopardizing its ability to sustain rare and native species.



2) Loss of Nature and Recreational Uses

The severed property also includes a community garden which has been cultivated for decades, as well as an environmentally protected waterfront and other woodlands which provide important habitat, natural beauty and public walking trails which have been enjoyed by the community and visitors for decades.

This area offers a unique experience of nature for those seeking recreation, exercise, education, and a peaceful connection with nature. Several schools in the area use the Property as an extension of their classrooms. Together with Gillies Grove, this area sets Arnprior apart from other Ontario towns and is an important attraction for tourism. The community has raised significant concerns that the proposed severance and future development of the severed property could restrict public access to these areas, and their loss would be deeply felt.

3) Traffic and Community Safety

Allowing the severance application for future use as a housing development would diminish the safety and quality of life for those who live, work and seek services in the area.

As noted previously, the severance application fails to clearly indicate the intended vehicular access to the severed property. But there are only two possible means of vehicular access.

The only direct road access to the severed property that is referenced in the Applicant's materials is Harrington Street, a narrow two-lane street through a quiet community that could not possibly be expected to accommodate the volume of traffic that would be generated by a housing development. This extension would also require direct destruction of significant woodlands, pictured in Appendix B.

The only other possible vehicular access to the severed property would be by way of John Street, another narrow two-lane street that is already overburdened with traffic and frequently reduced to a single lane due to street parking, especially in the hospital and school parking zones. The increased volume of traffic that would be generated by a housing development in the area would further strain the John Street traffic system, increasing the risk for children, seniors, hospital patients, residents and visitors. Child safety considerations are especially concerning since there are several schools and daycare centres within 500 meters of the Property, making this an especially busy pedestrian and high-traffic area during school hours.

More information about the potential impact on the community should be required before any decision relating to the severance is made.



E. Conclusion

For the reasons set out above, and reserving the right to raise any further concerns and objections to the proposed severance of the Property, STGA respectfully requests that the Town of Arnprior deny the severance application.

Thank you for your time and attention to this matter.

Sincerely,

Lacey Smith, Chair
Save the Grove Again

APPENDIX A

POINTS OF INTEREST







SYMBOL	NAME	LOCATION
1	TOWN HALL	B4
	Henry Murdoch Municipal Bldg.	
2	FIRE / POLICE SERVICES	B4
	Stanley Tourangeau Bldg.	
3	HOSPITAL	A5
	Arnprior & District Memorial	
4	ARNPRIDR & DISTRICT MUSEUM	B4
5	ARNPRIDR PUBLIC LIBRARY	B4
6	MUNICIPAL MARINA	B5
	- Boat Launch & Gas Service	B3
7	RECREATION FACILITIES	B3
	Nick Smith Centre	
	- 2 Rinks	- Fitness Centre
	- Pool	- Community Hall
	- Skateboard Park	
8	CURLING CLUB	B3
9	FAIR GROUNDS	B3
	- Agricultural Society	
10	ABBA BASEBALL DIAMONDS	B5
	Arnprior Amateur Ball Assoc.	
11	GROVE NURSING HOME	A4
12	ALBERT STREET CEMETERY	B5
13	GALILEE MISSION CENTRE	A5
14	YACHT CLUB	B4
		B5

	SCHOOL		BUILDING		PARK
	MUNICIPAL		CHURCH		PARK 'N RIDE
	PARKING LOT		GOLF		MILLENNIUM TRAILS
	FUTURE ROAD				

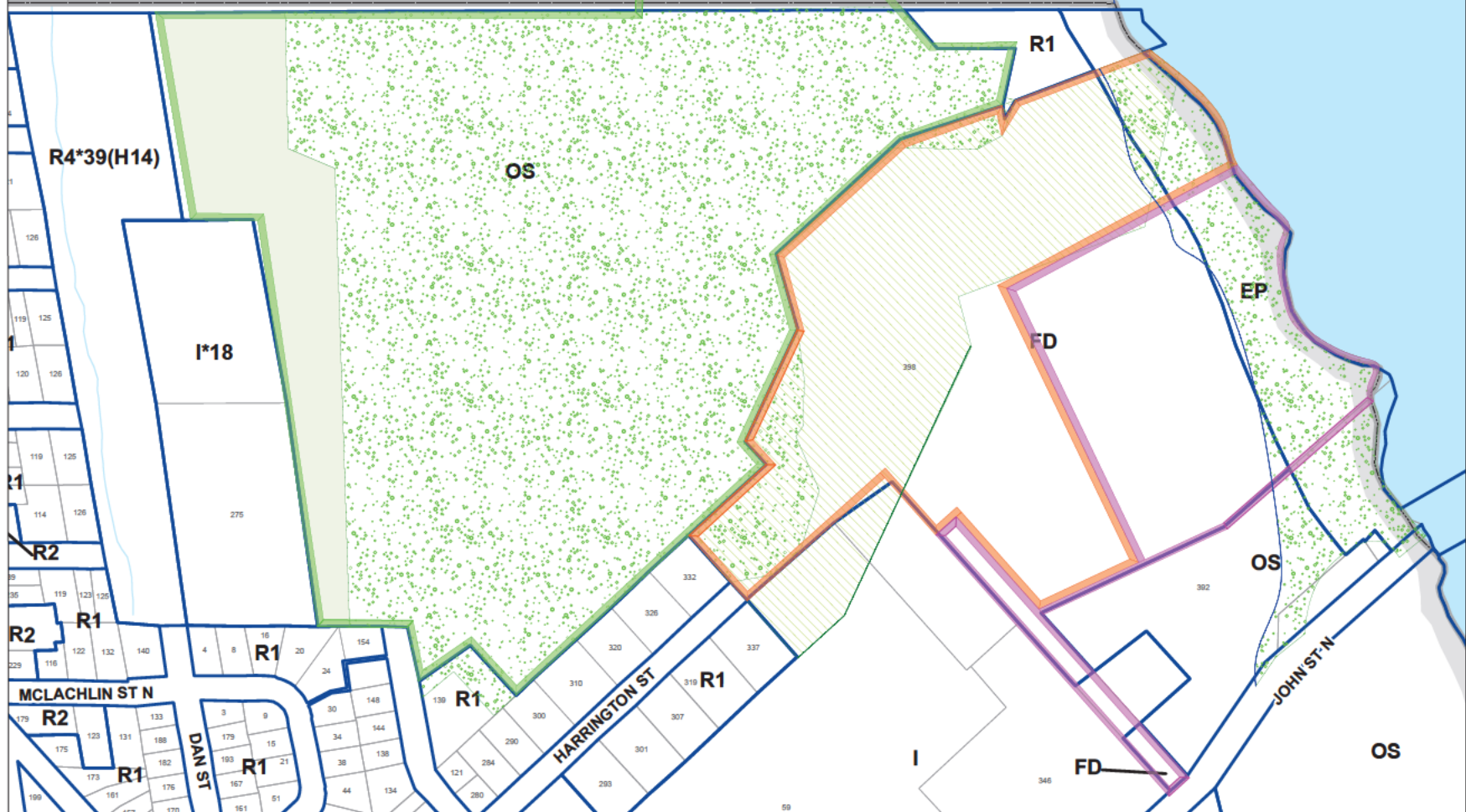


APPENDIX B



-  GILLIES GROVE PROPERTY
-  APPLICATION - LAND TO BE SEVERED.
-  APPLICATION - LAND TO BE RETAINED
-  SIGNIFICANT WOODLANDS PER SCHEDULE C
-  WOODED AREA PER SCHEDULE C
-  ADJACENT LAND CONTIGUOUS TO A NATURAL HERITAGE FEATURE 120 METERS

R1*23



Feb 4, 2025

Committee of Adjustment, Town of Arnprior

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and In The Matter of an application for consent, with respect to the following:

Location of Property: 398 John St. N., Arnprior, Concession C Part of Lot 5, Registered Plan 49R15419, parts 4 and 5, and part of part 2

I am a resident who has lived on Harrington Street since 2010. Our property backs on NCC land and is one house away from the entrance to Galilee and NCC. My comments are based on direct daily knowledge of the community that will be impacted by your decision.

Key Message: I oppose the severance request of Galilee Mission Centre. I strongly support the more complete list of concerns and objections outlined by the Save the Grove Again (STGA) submission. However, I would like to highlight one specific concern.

Traffic Safety: This severance will lead to unsafe conditions in our community. We already have enough information to realize that this 13-hectare housing development will generate a significant traffic load since Galilee tells us it is intended for a “range and mix of housing options” – i.e. a more intensive, high-population type of housing than the adjacent community of single-family homes. This development will be land-locked with an apparent assumption in the severance application that the only road access would be via Harrington Street. Harrington Street is wholly inappropriate to handle traffic from a busy housing development both during and after construction. Harrington and the network of adjoining streets are narrow residential streets designed for local traffic only. Almost all of Harrington’s 3 blocks cannot be widened. Harrington intersects with the regional road (Madawaska Blvd) at a precarious spot just south of Elgin which makes left turns nerve-racking. The other access to a municipal road from Harrington is via Ottawa Street which runs past 2 schools to reach John Street.

This neighbourhood is packed full of kids -a great joy but also a major safety risk. The risk is particularly high because of the density of children and parents coming from a wide area of Arnprior to access the 3 schools located in the area. Ottawa and Harrington Streets are part of the school bus route. Harrington is heavily used for parking during school hours. Teachers often take classes into the NCC Grove by passing across what would become the extension of Harrington Street. The Town of Arnprior recently petitioned area residents about the staff proposal to make Ottawa Street one way to make this area safer for children. This proposed development on Galilee land using Harrington Street will dramatically increase the risk already recognized by town staff and consultants. During the

recent school bus strike, local residents witnessed the gridlock that occurred at drop-off and pick-up times. We can predict that the proposed housing development will make this a daily reality all year long – with all the risks that someone is going to get hurt or killed.

In addition, there is a safety risk for the high density of seniors in the area including the members of Emmanuel Anglican Church at the corner of Harrington and Ottawa Streets. The Church has no private parking and uses Harrington and Ottawa Streets for parking during services, funerals and church hall events. Their church hall is also used for events by other community groups.

This same area also contains the only two entrances to the NCC Gillies Grove Nature Reserve. This National Historic Site can expect to draw increasingly large numbers of visitors as Arnprior population rises and the social media controversy over the threat posed to its survival makes it better known across the region. The Harrington and John Street entrances are both going to be impacted by the proposed housing development. Access to NCC property via Galilee Centre will no longer be available, thus increasing the traffic on Harrington & Ottawa Streets. The only parking available for visitors to the NCC Nature Reserve is on Harrington and Ottawa Streets and the safety of foot and bicycle access will become a concern as traffic load increases.

This severance request makes no reference to an access route from the proposed housing to John Street. I am concerned that this may be purposeful since such a request would demand a second severance and a request for a new municipal road to be built- a severance request that would demand a far more rigorous set of assessments. Road access to John Street would require the consideration of another set of impacts on traffic safety related to the 24-hour activities of Arnprior Regional Health, St. Joseph's School, Robert Simpson Park, daycare centre and the many other area uses feeding into John Street. I fear that if Cavanagh were to become the owner of this land on the basis of this first severance, Cavanagh and Galilee would return to the Town asking for an additional severance and a municipal road claiming this will be needed for traffic safety. If this were to be their strategy, I trust the Town will forbid such an unethical maneuver to circumvent scrutiny.

Before considering this severance application, I appeal to the Committee of Adjustment and Town Council to commission a thorough and independent assessment of traffic safety for the area that would be impacted. Waiting for an application from Cavanagh, including a traffic analysis commissioned by them, will be too late. In big business, consultants give the payee what they want. Even without knowing the details of the development, the Town has sufficient reason for concern about the traffic safety of this area containing 3 schools, hospital, church, and parks.

An independent rigorous traffic study will confirm that it is not safe for this development to move ahead. Therefore, I request that this severance application be denied or postponed for further study by Town staff and Council.

Respectfully submitted,

John F. Scott, [REDACTED] Harrington Street, Arnprior ON K7S 2V1, [REDACTED]

Dear Council,

We are so blessed to have such a wonder as the Gillies Grove Nature Reserve. I call on you to conduct a thorough and independent ecological study to determine the accumulated effects that the Grove faces from development on adjacent lands. The responsibility lies on you to enlist all possible tools to ensure the legacy of this ancient woodland for future generations.

Sincerely, *Tanya Foulin*

Name and Postal Code

K7S 1N3



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



www.savethegroveagain.com

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Sincerely, *Kim A*

Name and Postal Code

K7S1X7



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



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Sincerely,

Brad A

Name and Postal Code

K7S 1X7



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8



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Sincerely,

L. Androshek
LAWRENCE ANDROSHK

Name and Postal Code *K7S 3Y4*



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

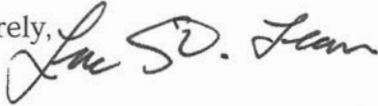


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Sincerely,



Name and Postal Code

K7S 3W1



The Town of Arnprior
105 Elgin Street West
Arnprior ON
K7S0A8

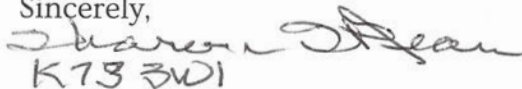


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