



ARNPRIOR

Town of Arnprior

Regular Meeting of Council Agenda

Date: Monday, February 23, 2026

Time: 6:30 p.m.

Location: Council Chambers – 105 Elgin Street West, Arnprior

- 1. Call to Order**
- 2. Roll Call**
- 3. Land Acknowledgement Statement**
- 4. Adoption of Agenda (Additions / Deletions)**
- 5. Disclosures of Pecuniary Interest**
- 6. Question Period**
- 7. Adoption of Minutes of Previous Meeting(s) (Except Minutes of Closed Session)**
 - a) [Regular Meeting of Council – February 9, 2026](#) (Page 1-9)**
- 8. Awards / Delegations / Presentations**
- 9. Public Meetings**
 - a) [Application for Official Plan Amendment #10 – 400 Division Street](#) (Page 10-11)**
- 10. Matters Tabled / Deferred / Unfinished Business**
- 11. Notice of Motion(s)**
 - b) [Provincial Support of the Ontario Airport Capital Assistance Program](#), County Councillor Lynch (Page 12-13)**
- 12. Staff Reports**
 - a) [Official Plan Amendment #10 – 400 Division Street](#), Manager of Community Services/ Planner (Page 14-66)**
 - b) [2025 Council Remuneration](#), General Manager, Client Services/Treasurer (Page 67-70)**

- c) **Proclamation – Invasive Species Awareness Week**, Deputy Clerk (Page 71-73)

13. Committee Reports and Minutes

- a) **Mayor’s Report**
- b) **County Councillor’s Report**
- c) **Committee Reports and Minutes**

14. Correspondence & Petitions

- a) **Correspondence**
 - i) Correspondence Package I-26-FEB-04
 - ii) Correspondence Package A-26-FEB-03

15. By-laws & Resolutions

- a) **By-laws**
 - i) **By-law No. 7656-26 – Official Plan Amendment #10 – 400 Division Street** (Page 74-92)
- b) **Resolutions**
 - i) **Resolution of Support – ReNature Foundation** (Page 93-102)
 - ii) **Municipal Grant Request (In-Kind) – Arnprior & District Quilters Guild** (Page 103)
 - iii) **Municipal Grant Request (In-Kind) – Prior Chest Nuts** (Page 104)

16. Announcements

17. Closed Session

One (1) matter pursuant to Section 239 (2) (b) and (d) of the Municipal Act, 2001, as amended, personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations (Staff Matter).

18. Confirmatory By-law

By-law No. 7657-26 to confirm the proceedings of Council

19. Adjournment

Please Note: Please see the [Town’s YouTube channel](#) to view the live stream. The meeting will be uploaded to YouTube for future viewing.

The agenda is made available in the Clerk’s Office at the Town Hall, 105 Elgin Street West, Arnprior and on the Town’s [website](#). Persons wishing to receive a print item on the agenda by email, fax, or picked up by hand may request a copy by contacting the Clerk’s Office at 613-623-



ARNPRIOR

**Minutes of Council Meeting
February 9th, 2026, 6:30 PM**

Town Hall, Council Chambers – 105 Elgin St. W. Arnprior, ON.

Council and Staff Attendance

Council Members Present):

Mayor Lisa McGee
County Councillor Dan Lynch
Councillor Ted Strike
Councillor Tom Burnette
Councillor Lynn Cloutier
Councillor Chris Toner

Council Members Absent:

Councillor Chris Couper

Town Staff Present:

Robin Paquette, CAO
Jennifer Morawiec, GM Client
Services/Treasurer
Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of Recreation
John Steckly, GM Operations
Patrick Foley, Engineering Officer
Kelly Vieira, Client Services Coordinator

1. Call to Order

Mayor Lisa McGee called the Regular Council Meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present except Councillor Chris Couper.

3. Land Acknowledgement Statement

Mayor Lisa McGee asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 034-26
Moved by Tom Burnette
Seconded by Chris Toner

Be It Resolved That the agenda for the Regular Meeting of Council dated Monday, February 9th, 2026, be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 035-26
Moved by Dan Lynch
Seconded by Lynn Cloutier

That the minutes of the Regular and Special Meetings of Council listed under Item 7(a) and (b) on the Agenda be adopted (Regular Meeting of Council – January 26, 2026 and Special Meeting of Council – February 2, 2026).

Resolution Carried

8. Awards/Delegations/Presentations

None

9. Public Meetings

None

10. Matter Tabled/ Deferred/ Unfinished Business

None

11. Notice of Motion(s)

- a) Provincial Support of the Ontario Airport Capital Assistance Program, County Councillor Lynch**

County Councillor Lynch provided notice of the following motion to be considered at the next Regular Council Meeting:

Whereas County Councillor Lynch has brought forward the following resolution to demonstrate the Town of Arnprior's support of the Ontario Airport Capital Assistance Program; and

Whereas small and regional airports in Ontario serve as critical infrastructure-facilitating essential public services including air ambulance operations, forest firefighting, search & rescue, and law enforcement activities, while also driving local and regional economic development; and

Whereas many of these airports are ineligible for the federal Airports Capital Assistance Program (ACAP) due to eligibility constraints such as lacking year-round scheduled service, yet still require capital funding for safety-related infrastructure; and

Whereas the Airport Management Council of Ontario (AMCO) has identified a persistent funding gap for non ACAP eligible community airports, estimating that approximately 85 such airports need \$5.5 million annually to address critical airside infrastructure needs; and

Whereas provinces including British Columbia, Alberta, and Saskatchewan have successfully managed permanent provincial capital-assistance programs-offering clear models for cost-sharing framework, eligible projects criteria, and annual funding envelopes; and

Whereas AMCO's proposed Ontario Airport Capital Assistance Program (OACAP) envisions an annual operational budget of \$8.5-10 Million, with a 75% provincial and 25% facility owner cost-share, a \$2 million per applicant cap, and bonuses for key community-benefiting projects; and

Whereas the 2025 Ontario Budget has already acknowledged "airports as cross country infrastructure" and signaled intent to include them in upcoming capital investments; and

Whereas the Town of Arnprior and the County of Renfrew benefit directly from airport-enabled services and ensure its continued operation are in the public interest of resident safety, economic resilience, and efficient connectivity.

Now Therefore Be It Resolved That the Corporation of the Town of Arnprior formally urges the Government of Ontario to:

- i. Implement the Ontario Airport Capital Assistance Program (OACAP) managed by the Ministry of Transportation; and
- ii. Adopt the recommended cost-sharing structure (75% provincial and 25% facility owner), and cap funds at \$2million per project per applicant; and
- iii. Expand eligibility to include public-use registered aerodromes and certified airports not currently eligible for ACAP; and
- iv. Reinstate the Ontario Air Advisory Panel to advise on airport infrastructure and policy priorities; and
- v. Designate community and regional airports as critical infrastructure under provincial policy; and
- vi. Investigate stable funding mechanisms – such as a dedicated stream from the aviation fuel tax – to support OACAP sustainably; and

Further That a copy of this resolution be forwarded to the Premier of Ontario, Minister of Transportation, local MPPs, the County of Renfrew, and AMCO; and

Further That the Mayor, on behalf of Council send a letter to the Chair of the Arnprior Airport Commission expressing formal support for the establishment of a provincial Ontario Airport Capital Assistance Program.

12. Staff Reports

a) Request for Award of REC-2026-01 Skate Park Design-Build, Patrick Foley, Engineering Officer, Graeme Ivory, Director of Recreation

Resolution Number 036-26

Moved by Lynn Cloutier

Seconded by Dan Lynch

That Council award Tender No. REC-2026-01 Arnprior New & Improved Skate Park to Papillon Skate Parc Inc. for a total of \$275,000 (plus HST); and

That Council delegate authority to the General Manager, Operations to authorize award of the provisional scope at a cost of \$25,000 provided that \$25,000 or more is committed through donations, sponsorship or naming rights revenues received in an appropriate timeframe; and

That Council delegate authority to the General Manager, Operations to authorize increases to the scope of the project based on donations, sponsorship and naming rights revenues received; and

That Council enact a bylaw authorizing the CAO to execute the agreements, and related documents with Papillon Skate Parc Inc. to complete the scope of work specified.

Resolution Carried

b) Water Filtration Plant Clearwell Replacement Award, Patrick Foley, Engineering Officer

Resolution Number 037-26

Moved by Ted Strike

Seconded by Tom Burnette

That Council enact a by-law to:

- (a) Award Tender No. PW-2025-05 Arnprior Clearwell #1 Replacement to Louis W. Bray Construction Limited for a total of \$4,816,500.00 (plus HST); and
- (b) Award contract administration services for Tender No. PW-2025-05 Arnprior Clearwell Replacement to Stantec Consulting for a total of \$387,420.30 (plus HST); and
- (c) Authorize the General Manager, Operations to spend additional contingency expenses up to \$520,392.03 (plus HST) which constitutes 10% of the total

- Contract value; and
- (d) Authorize funding the shortfall of \$1,725,060.23 from the Water Reserve Fund; and
- (e) Authorize the CAO to execute the agreements and related documents with Louis W. Bray Construction Limited and Stantec Consulting respectively to complete the scope of work specified.

Resolution Carried

13. Committee Reports and Minutes

a. Mayor's Report

Mayor Lisa McGee reported the following:

- Councillor Toner, Councillor Couper, County Councillor Lynch, and Mayor McGee attended the ribbon cutting for Irons and Woods, Arnprior's new indoor golf location. It was amazing to see what they have done with the space. It is purpose built and sleek and will be a lovely addition for all the golfers who want to practice in the winter months and play hundreds of courses year-round. It's a great family space as well, with another screen to play many games other than golf. There is a bar there as well, serving Cold Bear and other beverages. Congratulations to Kevin Whalen on what he has created.
- MPP Billy Denault and Mayor McGee toured the new building for Capital Asphalt. It is an impressive space, and it will allow them to host their offices and equipment locally.
- Last Wednesday, Mayor McGee attended an OPP South Ottawa Valley Detachment Board meeting. Great news – each municipality will be receiving a \$10,000 credit towards the 2026 cost to operate the detachment board. This year's budget is set at \$120,332 less the \$70,000 in credits, which is \$52,332 shared amongst the seven municipalities. The meeting featured two OPP members from the cadet program. The cadet program is a paid program for young adults who may have an interest in policing. They support the OPP in many ways and play a key part in future recruiting in a time when this can be a challenge. The Detachment Commander provided her January report, and she noted that while overall calls for service are down, the calls have become increasingly complex due to mental health related incidents. Detachment members had a community presence in Arnprior with school-based initiatives, fraud prevention presentation, and foot patrols in public spaces, as well as an increase in RIDE program initiatives due to an increase in impaired driving. Key takeaways for January: traffic safety, impaired driving enforcement remain critical priorities; mental health-related incidents continue to be the main driver of their service demand.
- Met with the other six mayors from the detachment board to discuss ongoing concerns with the default funding model, which right now is spread equally across all seven municipalities. The provincial default is that it be funded equally unless there is unanimous agreement to fund it differently. Currently there is not unanimous agreement to fund it differently.

- Had a presentation last week by Municipal AI and looking forward to sharing with staff and seeing if it might be a fit for us to consider here in Arnprior. Blown away by what these two women founders have created and the opportunities for their product.
- Mayor McGee will not be present at the next Council meeting; Councillor Strike will be acting as Deputy Mayor.
- Mayor McGee shared a video from the Town of Renfrew's Council Meeting, that was a result of the home at home series between the Arnprior Packers and Renfrew's Junior B team. Back-to-back games in Arnprior and Renfrew with the Packers winning both games. Thank you to Renfrew Town Council for being good sports. Go Packers Go!

b. County Councillor's Report

County Councillor Lynch reported the following from the County of Renfrew:

- At the last County Council meeting there was a delegation from Canadian Nuclear Laboratories. The new President/CAO, Dennis Carr, and Operations Manager, John Osborne, provided an Annual Update on Major Projects, Accomplishments and Plans for the Future.
- The 2025 Residential Sales Activity Stats for Arnprior are:
 - December
 - 2025 – 6 sales – average price of \$604,507
 - 2024 – 6 sales – average price of \$449,400
 - Year end
 - 2025 – 186 sales – average price of \$529,482
 - 2024 – 190 sales - average price of \$507,372
- Corporate Services Committee recommended that the 2026 County Levy be 6.68%.
- The County is moving forward with Climate Action by enrolling a Climate Action Intern, Larissa Coulas.
- The Development & Property Committee has recommended to County Council that the County write a letter of support for a Resolution requesting the Province of Ontario support two Municipal Airports, Arnprior and Pembroke, for eligibility for the Airport Capital Assistance Program. At the present time, these two airports are not eligible as they do not have any scheduled flights.
- The Development & Property Committee has recommended to County Council that the tower along the Algonquin Trail in Arnprior be sold, but the lands be retained.

c. Committee Reports and Minutes

None

14. Correspondence & Petitions

a) Correspondence

i. Correspondence Package No. I-26-FEB-03

Resolution Number 038-26

Moved by Tom Burnette

Seconded by Ted Strike

That Correspondence Package Number I-26-FEB-03 be received as information and filed accordingly.

Resolution Carried

County Councillor Lynch made the following comments:

- Page 7: The Summer Company is now open for applications in support of young entrepreneurs (age 15-29) and offers up to \$3,000 in grant funding. Last year Arnprior had three starter companies recognized.
- Page 47: A resolution from Fort Frances requesting the Province of Ontario provide dedicated annual funding for small and regional airports through the Ontario Airport Capital Assistance Program.

15. By-laws & Resolutions

a) By-laws

Resolution Number 039-26

Moved by Lynn Cloutier

Seconded by Dan Lynch

That the following by-laws be and are hereby passed:

- By-law No. 7651-26 – 2026 User Fees and Charges
- By-law No. 7652-26 – Federation of Canadian Municipalities Green Municipal Fund Grant Agreement
- By-law No. 7653-26 – Skatepark Design-Build Award
- By-law No. 7654-26 – Clearwell Replacement Award

Resolution Carried

b) Resolutions

i. Long-Range Capital Forecast

Resolution Number 040-26

Moved by Dan Lynch

Seconded by Chris Toner

Whereas the Long-Range Capital Forecast is a snapshot in time of known future budget pressures, relies on master plan and asset management data, is subject to various changing factors and is set on a twenty-year timeframe to align with the nature and longevity of municipal infrastructure; and

Whereas the 20 Year Long Range Capital Forecast (2027-2046) was presented to Council on January 12, 2026.

Therefore Be It Resolved That Council approve the 20 Year Long Range Capital Forecast (2027-2046) as a financial planning tool, to be used to inform the annual budget process, as well as other financial planning processes and documents; and

Further That staff continue to update the Long-Range Capital Forecast as part of the annual budget process.

Resolution Carried

16. Announcements

None

17. Closed Session

Resolution Number 041-26 (7:17 PM)

Moved by Lynn Cloutier

Seconded by Dan Lynch

That Council move into Closed Session to discuss One (1) matter pursuant to Section 239 (2)(c) of the Municipal Act, 2001, as amended, a proposed or pending acquisition or disposition of land by the municipality or local board (Land Acquisition); and One (1) matter pursuant to Section 239 (2)(b) and (d) of the Municipal Act, 2001, as amended, personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations (Staff Matter).

Resolution Carried

Resolution Number 042-26 (8:07 PM)

Moved by Lynn Cloutier

Seconded by Chris Toner

That Council resume to Open Session.

Resolution Carried

Resolution Number 043-26

Moved by Tom Burnette

Seconded by Ted Strike

That Council direct staff to proceed as directed in Closed Session on both items; and

Further That Council authorize up to \$25,000 for any costs associated with Item #1 (Land Acquisition) to be drawn from the Capital Expenditure Reserve Fund.

Resolution Carried

18. Confirmatory By-Law

Resolution Number 043-26
Moved by Chris Toner
Seconded by Dan Lynch

That By-law No. 7655-26, being a By-law to confirm the proceedings of the Regular Meeting of Council held on February 9th, 2026, be and is hereby approved.

Resolution Carried

19. Adjournment

Resolution Number 044-26
Moved by Lynn Cloutier
Seconded by Tom Burnette

That this meeting of Council be adjourned at 8:08 PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaitlyn Wendland, Deputy Clerk



**The Corporation of the Town of Arnprior
Notice of Application for Official Plan Amendment
OPA 10 and Notice of Public Meeting**

Take Notice that pursuant to the requirements of the Planning Act, the Corporation of the Town of Arnprior advises that an application for amendment to the Town of Arnprior Official Plan, as amended, has been received and was deemed a complete application.

And Further, Take Notice that an in-person public meeting giving the public an opportunity to make representations in respect of the Official Plan Amendment will be held on **Monday, February 23rd, 2026** at 6:30 p.m. in Council Chambers, Town Hall, 105 Elgin Street West, Arnprior.

Subject Lands:

The lands affected by the amendment are legally described as McNab Concession A, Part of Lot 5, Town of Arnprior (see key map).

Purpose and Effect of the Amendment:

The effect of the amendment is to redesignate the lands from C2 to C.2.7.8 and from C2 to C2.7.9 as shown on Schedule 'A' and add policies for the new designations to reduce the setback to a watercourse for new development from 30 meters from the high water mark to 15 meters from the high water mark for the section of Jedd Creek shown as "subject to C2.7.8" on Schedule "A" attached hereto, and from 30 meters from the high water mark to 20 meters from the high water mark for the section of Jedd Creek shown as "subject to C2.7.9" on Schedule "A" attached hereto. The subject lands are also the subject of a County of Renfrew draft plan of subdivision application (File No. 47T24005). The proposed Official Plan amendment is requested to allow for development of the subject property for a residential subdivision as proposed.

More Information:

Copies of the proposed amendment, material provided under Section 17 and 21 of the Planning Act and any additional information relating to the proposal, are available for inspection at 105 Elgin St. W. by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing planning@arnprior.ca.

Any Person may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment.

If a person or public body would otherwise have an ability to appeal the decision of (reference to council and name of municipality, or name of planning board or approval authority, as the case may be) to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. If you wish to be notified of the decision of Town of Arnprior on the proposed official plan amendment, you must make a written request to Town of Arnprior c/o Planning, Town of Arnprior, 105 Elgin St. W., Arnprior ON K7S 0A8.



Notice of Motion – Provincial Support of the Ontario Airport Capital Assistance Program

Moved by County Councillor Lynch

Seconded By _____

Whereas County Councillor Lynch has brought forward the following resolution to demonstrate the Town of Arnprior’s support of the Ontario Airport Capital Assistance Program; and

Whereas small and regional airports in Ontario serve as critical infrastructure-facilitating essential public services including air ambulance operations, forest firefighting, search & rescue, and law enforcement activities, while also driving local and regional economic development; and

Whereas many of these airports are ineligible for the federal Airports Capital Assistance Program (ACAP) due to eligibility constraints such as lacking year-round scheduled service, yet still require capital funding for safety-related infrastructure; and

Whereas the Airport Management Council of Ontario (AMCO) has identified a persistent funding gap for non ACAP eligible community airports, estimating that approximately 85 such airports need \$5.5 million annually to address critical airside infrastructure needs; and

Whereas provinces including British Columbia, Alberta, and Saskatchewan have successfully managed permanent provincial capital-assistance programs-offering clear models for cost-sharing framework, eligible projects criteria, and annual funding envelopes; and

Whereas AMCO’s proposed Ontario Airport Capital Assistance Program (OACAP) envisions an annual operational budget of \$8.5-10 Million, with a 75% provincial and 25% facility owner cost-share, a \$2 million per applicant cap, and bonuses for key community-benefiting projects; and

Whereas the 2025 Ontario Budget has already acknowledged “airports as cross country infrastructure” and signaled intent to include them in upcoming capital investments; and

Whereas the Town of Arnprior and the County of Renfrew benefit directly from airport-enabled services and ensure its continued operation are in the public interest of resident safety, economic resilience, and efficient connectivity.



Now Therefor Be It Resolved That the Corporation of the Town of Arnprior formally urges the Government of Ontario to:

- i. Implement the Ontario Airport Capital Assistance Program (OACAP) managed by the Ministry of Transportation; and
- ii. Adopt the recommended cost-sharing structure (75% provincial and 25% facility owner), and cap funds at \$2million per project per applicant; and
- iii. Expand eligibility to include public-use registered aerodromes and certified airports not currently eligible for ACAP; and
- iv. Reinstate the Ontario Air Advisory Panel to advise on airport infrastructure and policy priorities; and
- v. Designate community and regional airports as critical infrastructure under provincial policy; and
- vi. Investigate stable funding mechanisms – such as a dedicated stream from the aviation fuel tax – to support OACAP sustainably; and

Further That a copy of this resolution be forwarded to the Premier of Ontario, Minister of Transportation, local MPPs, the County of Renfrew, and AMCO; and

Further That the Mayor, on behalf of Council send a letter to the Chair of the Arnprior Airport Commission expressing formal support for the establishment of a provincial Ontario Airport Capital Assistance Program.



Town of Arnprior Staff Report

Subject: OPA No. 10 – 400 Division Street

Report Number: 26-02-23-01

Report Author and Position Title: Alix Jolicoeur, Manager of Community Services / Planner

Department: Community Services

Meeting Date: February 23, 2026

Recommendations:

That Amendment No.10 to the Official Plan for the Town of Arnprior is approved as requested;

Further That the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 10 to the Official Plan for the Town of Arnprior; and

Further That Council has considered all written and oral submissions received on this application, the effect of which has helped Council make an informed decision.

Background:

Owner: Campbell Farm Regional Inc.

Description of Subject Lands: Lands at the south corner of Division Street and Baskin Drive West.

Legal Description: McNab Concession A, part of Lot 5

Area of Land: 22.19 ha

Existing Structures: Existing barn

Official Plan: Low/Medium Density Residential and Environmental Protection Area

Zoning: Future Development

The subject property contains a portion of the Robert Scheel Award Drain which runs west to east across the property. The drain forms part of Jedd Creek.

The property is subject to a current subdivision application (File #: 47T24005) under the approval authority of the County of Renfrew. The application is currently under review for draft plan approval. The development as proposed would be on municipal water and

sanitary services and would contain approximately 287 dwelling units, including a mix of single detached dwellings, townhouse dwellings, and multi-unit dwellings. The concept plan in Appendix II of the Official Plan Amendment (attachment 1) shows the development as proposed.

Summary of Proposal

The applicant is seeking to amend the policy for the lands shown on Schedule “A” of the draft OPA in attachment 1 by adding site specific wording to the Official Plan to reduce the setback to a watercourse for new development from 30 meters from the high water mark to 15 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.8” on Schedule “A” of the draft OPA, and from 30 meters from the high water mark to 20 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.9” on Schedule “A” of the draft OPA to allow for development of the subject property for a residential subdivision.

Context

The subject lands are located east of Highway 417, south of Division Street, and west of Baskin Drive West as per the Key Map in Figure 1.

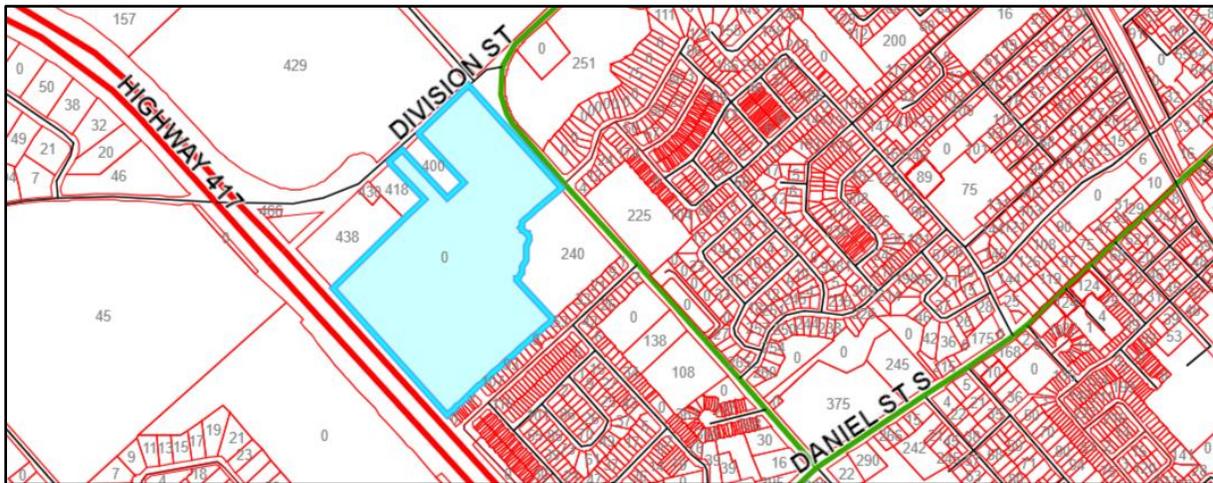


Figure 1: Key Map showing the location of the subject lands.

Discussion:

In the opinion of Town staff, the proposed Official Plan Amendment meets applicable policies of the Provincial Planning Statement, 2024, the applicable provisions of the County of Renfrew Official Plan and of the Town of Arnprior Official Plan.

A detailed review of OPA No. 10 based on applicable policies is found in the draft Official Plan Amendment in attachment 1.

Options:

1. Not approve the requested Official Plan Amendment as requested
2. Defer a decision on the application to request additional information from staff, the applicant or further time for consideration.

Policy Considerations:

As outlined in the draft OPA in attachment 1.

Financial Considerations:

Not Applicable

Meeting Dates:

1. Public Meeting and Council decision – February 23, 2026

Consultation:

The Official Plan amendment application was circulated to the County of Renfrew, Renfrew County District School Board, Renfrew County Catholic District School Board, Conseil des Ecole Catholique Centre-est, Enbridge Gas, Ontario Power Generation, Hydro One Networks Inc., Township of McNab/Braeside, City of Ottawa, Ministry of Municipal Affairs and Housing, Arnprior Fire Chief, Arnprior Chief Building Official, Arnprior General Manager, Operations, and Arnprior CAO for comment.

Notice of the application and public meeting were circulated to all property owners within 120 of the subject lands, posted on site, and on the Town's website a minimum 20 days prior to the public meeting. Notice was also circulated to commenting agencies listed above.

Comments were received from Enbridge, the Renfrew County Joint Transportation Consortium, and a neighboring property owner. Comments are included in attachment 3.

Documents:

1. Draft Official Plan Amendment No. 10
2. Planning justification letter from the applicant
3. Comments received

Signatures

Reviewed by Department Head: Alix Jolicoeur

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski

Document #1

**The Corporation of the
Town of Arnprior**

By-Law No. 7656-26

Being a By-Law to amend the Official Plan of the Town of Arnprior, being Amendment No. 10.

The Council of the Corporation of the Town of Arnprior in accordance with the provisions of Sections 17 and 21 of the Planning Act, 1990, hereby enacts as follows:

1. **That** Amendment No.10 to the Official Plan for the Town of Arnprior consisting of the attached text and Schedule “A” is hereby adopted.
2. **That** the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 10 to the Official Plan for the Town of Arnprior.
3. **That** this By-law shall come into force and take effect on the day of its adoption.

Passed in open Council this 23rd day of February, 2026.

Ted Strike, Deputy Mayor

Kaila Zamojski, Town Clerk

This by-law is deemed to be adopted on _____, 2026

This Amendment No. 10 to the Official Plan for the Town of Arnprior which has been adopted by the Council of the Corporation of the Town of Arnprior is hereby approved in accordance with Section 17(34) of The Planning Act, 1990.

Date

Approval Authority

AMENDMENT NO. 10 TO THE OFFICIAL PLAN FOR
THE TOWN OF ARNPRIOR

INDEX

The Constitutional Statement

Part A - The Preamble

Purpose

Location

Basis

Part B - The Amendment

Schedule "A" Land Use Plan

Appendix I - Location Plan

Appendix II - Development Concept Plan

Appendix II – Minutes of Public Meeting, February 23, 2026

Appendix III - Consultation responses received

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of Schedule "A", constitutes Amendment No. 10 to the Official Plan for the Town of Arnprior.

PART A - THE PREAMBLE

Purpose

To amend the policy for the lands shown on Schedule “A” attached hereto by adding site specific wording to the Official Plan to reduce the setback to a watercourse for new development from 30 meters from the high water mark to 15 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.8” on Schedule “A” attached hereto, and from 30 meters from the high water mark to 20 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.9” on Schedule “A” attached hereto to allow for development of the subject property for a residential subdivision.

Location

The lands affected by this amendment are located in the Town of Arnprior, and legally described as McNab Concession A, Part of Lot 5, Town of Arnprior, as shown on the Location Plan found in Appendix I.

The Subject property is approximately 22.19 hectares, with approximately 262 m of frontage on Division Street and 321 m of frontage on Baskin Drive West. There are currently some farm buildings on the subject property, proposed to be removed as part of the proposed development.

The subject property contains a portion of the Robert Scheel Award Drain which runs west to east across the property. The drain forms part of Jedd Creek.

The property is subject to a current subdivision application (File #: 47T24005) under the approval authority of the County of Renfrew. The application is currently under review for draft plan approval. The development as proposed would be on municipal water and sanitary services and would contain approximately 287 dwelling units, including a mix of single detached dwellings, townhouse dwellings and multi-unit dwellings. The concept plan in Appendix II shows the development as proposed.

Basis

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides “policy direction on matters of provincial interest related to land use planning and development” and decisions on planning matters “shall be consistent with policy statements issued under the [Planning Act]” (PPS, 2024, pg. 2).

Section 2.1.6 of the PPS, 2024, states:

“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, longterm 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.”

The proposed Official Plan Amendment increases the number of lots which can be achieved in the proposed subdivision and facilitates development of the lots. Adequate greenspace is still provided within the proposed subdivision as a greenspace corridor along the watercourse and a municipal park.

Section 4.1 of the PPS provides policy direction for Natural Heritage and states the following:

“2. 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.”

“5. Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),
unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”

The applicant has provided an Environmental Impact Study (EIS) prepared by Gemtec, dated October 22, 2025, which identifies that there is no loss of significant valleylands as a result of the reduced setback to watercourse requested and that the diversity and connectivity of the natural feature is retained.

Section 4.2 sets out policies for Water and states:

- “1. Planning authorities shall protect, improve or restore the quality and quantity of water by:
- 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 crosswatershed 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.”

The EIS submitted by the applicant in support of the OPA concludes that “The proposed setbacks along with the proposed stormwater management plan and pond provide sufficient protection for mitigating water quality impacts. The proposed setbacks and additional riparian planting provide sufficient protection for human disturbances and will enhance existing fish habitat conditions within Jed Creek by providing shade for cooling and additional structures and cover for fish habitat. The proposed setbacks are sufficient to protect habitat within the watercourse, limit disturbance of the native soils and removal of riparian vegetation.”

The County of Renfrew Official Plan

The County of Renfrew Official Plan Schedule B “Map 4 Natural Heritage Features” shows the watercourse of the subject lands as having significant valleylands. Section 2.2 (8) (f) sets out the following policies for valleylands:

“Valleylands are the natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are identified on Schedule “B” to the Official Plan. Valleylands identified on Schedule “B” are illustrated as 30 metres from watercourses and may not all be significant. In some cases the Significant Valleylands may extend beyond the 30 metres illustrated on Schedule “B”.

Significant Valleylands are areas that are ecologically important in terms of features, functions, and contribute to the quality and biodiversity of the natural heritage system. Significant Valleylands often provide the important linkages connecting other natural heritage features. In some circumstances, Valleylands may also be associated with some natural hazards such as steep slopes or unstable soils (leda clays).

Depending on the scale and nature of a proposed development, a Planning Act application within or adjacent (within 120 metres) to Significant Valleylands may require an environmental impact study which demonstrates that there will not be a negative impact to the Valleylands.”

The applicant has provided an Environmental Impact Study prepared by Gemtec in support of the OPA application. The EIS states a “15 m setback on the west portion of Jed Creek, and the 20 m setback on the east portion of Jed Creek are proposed, resulting in a buffer area that will encompass the watercourse and

extents of the significant valleyland” and that “[f]or significant valleylands on-site, the setbacks described above are sufficient to protect the core habitat functions of the valleylands identified in Section 4”.

Section 2.2 (9) (b) sets out the following policies for Hazardous Slopes, Unstable Slopes, and Steep Slopes:

“Many of the river and stream corridors within the County possess sensitive marine clays and easily erodible soils which may become unstable and prone to failure when heavily saturated, particularly in the area between Arnprior and Pembroke where deposits of the Champlain Sea are present in the subsurface. Local Council, will require that development applications adjacent to these river and stream corridors be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating how development can be accommodated on the site.”

The application for OPA was accompanied by a Slope Stability Assessment prepared by GEMTEC, dated August 25, 2025. The Slope Stability Assessment concludes that “the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands”.

Section 2.2 (11) (b) states:

“Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

New lots created through the consent or plan of subdivision process shall be a sufficient size to ensure that the new lot and retained lands can accommodate the proposed use with no decrease to the 30 metre water setback.”

The proposed Official Plan Amendment is required as the Town of Arnprior setback from watercourses applies to all development as defined not only to buildings and structures.

The proposed amendment is, in the opinion of Town of Arnprior staff, in keeping with the Official Plan policies of the County of Renfrew.

Town of Arnprior Official Plan

The subject lands are mainly designated Low/Medium Density Residential Area with an area of land designated Environmental Protection Area near Jedd Creek/the Robert Scheel Award Drain. As shown in Figure 1 below.

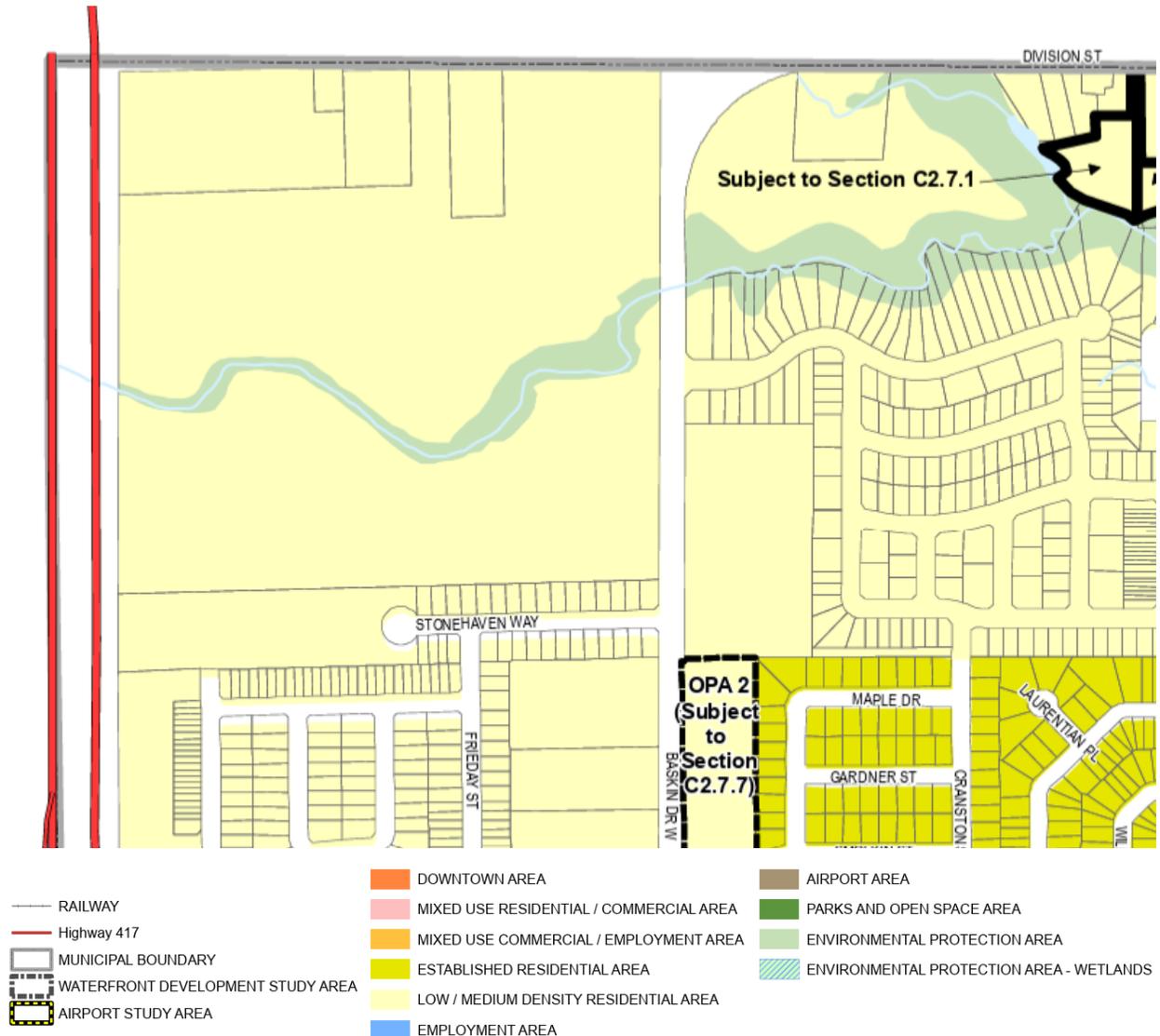


Figure 1: Section of Schedule “A” of the Town of Arnprior Official Plan showing the designation of the subject and surrounding properties

The intent of the Low/Medium Density Residential Area designation in the Town of Arnprior Official Plan is to provide opportunities for a range of new housing types to meet the Town’s projected housing needs while permitting complementary and compatible land uses such as community facilities and open spaces. Permitted uses include single-detached dwellings, semi-detached dwellings, townhouse dwellings, low-rise apartments buildings (maximum height 6 storeys), additional dwelling units, hoe businesses, bed and breakfast establishments, and day nurseries and local institutional uses. The dwelling unit types as proposed in the subdivision application and shown on the concept plan in Appendix II are in keeping with the policies and permitted uses in the Low/Medium Density Residential Area designation.

Lands designated Environmental Protection Area are “lands that have been identified as having some environmental sensitivity to development...” (Town of Arnprior, Official Plan, section C9.1). Permitted uses in the Environmental Protection Area are limited to uses connected with the conservation of water, soil, wildlife and other natural resources. The intent of these lands is to protect these features for the long term. Figure 2 below shows the extent of the Environmental Protection Area designation (shown in teal) in relation to the proposed reduced setbacks to watercourse (shown in black).

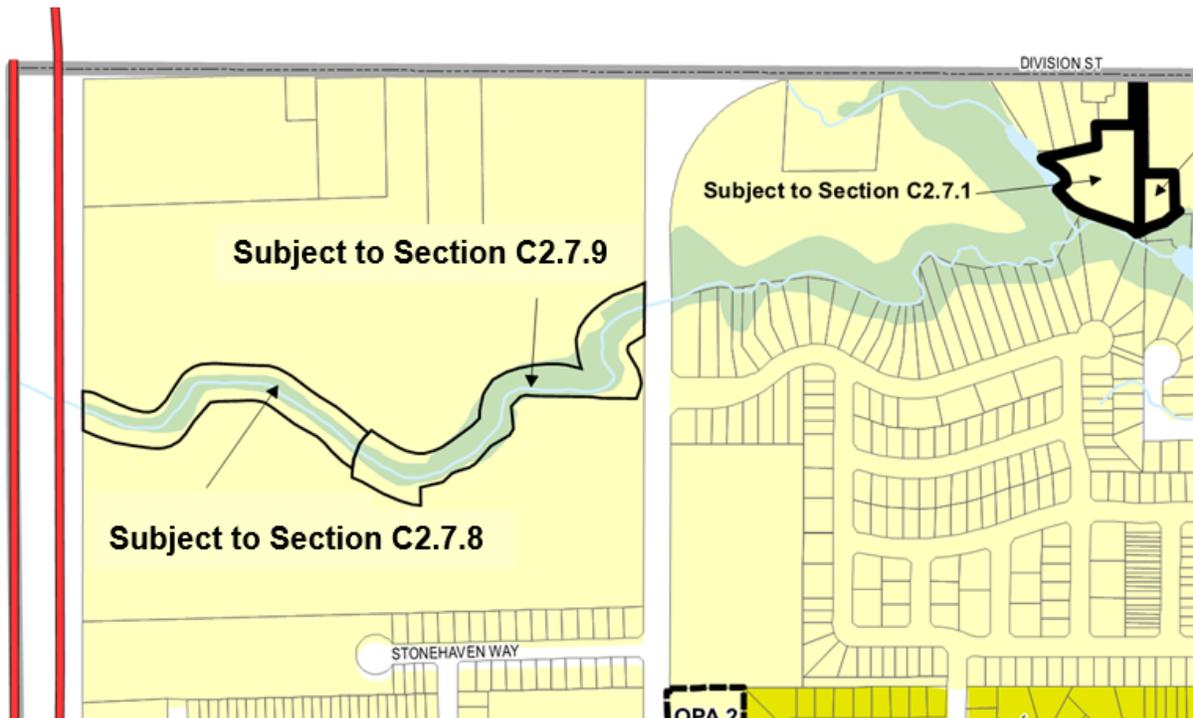


Figure 2 Extent of the Environmental Protection Area designation compared to the proposed setbacks from watercourse

Section 13.2 of the Town of Arnprior Official Plan, Interpretation of Land Use Designation Boundaries, policy a) states “It is recognized that the boundaries of the Environmental Protection Area designation are imprecise and subject to change without the need for amendment to this Plan.”

The applicant has submitted an Environmental Impact Study in support of the OPA which refined the boundaries of the natural area requiring protection. The EIS concluded that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland,...”.

Section D1.7 of the Town of Arnprior Official Plan, Significant Valleylands, states “Significant valleyland areas have not been identified on Schedule C. However, and for the purposes of this policy, significant valleylands are associated with the Jedd Creek, the Madawaska River and the Ottawa River.”

Section D1.2 of the Town of Arnprior Official Plan, Natural Heritage Resources, Development and Site Alteration, includes the following policy:

“b) Development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- i) Significant woodlands;
- ii) Significant valleylands;
- iii) Significant wildlife habitat; and,
- iv) Significant Areas of Natural and Scientific Interest.”

The EIS concluded that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct loss of significant valleylands is anticipated as a result of the proposed development”.

Section D1.9 of the Town of Arnprior Official Plan, Fish Habitat, identifies that all watercourses have the potential to be fish habitat. Section D1.11 of the Town of Arnprior Official Plan, Adjacent Lands, identifies that adjacent lands to fish habitat are lands within 120 m of fish habitat and 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.”

The applicant has submitted an Environmental Impact Study in support of the OPA which recommended “[i]n consideration of fish habitat, and the nature of the proposed development GEMTEC proposes a 15 m setback from the ordinary high water mark for the lands west of the proposed culvert crossing, and a 20 m setback from the ordinary high water mark for the lands east of the proposed culvert crossing” and naturalized plantings and landscaping within the buffer to enhance fish habitat within the creek.

Section D5.1 of the Town of Arnprior Official Plan, Natural Hazards – Where Development Shall Generally be Directed, states, “Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and, hazardous sites.”

The applicant has submitted a Slope Stability Assessment in support of the OPA which concludes “The results of the slope stability assessment indicate that the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands.”

Section D1.13 of the Town of Arnprior Official Plan, Watercourse and Surface Water Features, includes the following policies:

- “a) It is the intent of this Plan to recognize the importance of the ecological function of all watercourses and surface water features, and their associated floodplains, valleys and stream corridors, which can serve as key components and linkages in the Town’s natural heritage system. Watercourses and surface water features are generally shown on the schedules to this Plan.
- b) The Town encourages the regeneration of natural areas near watercourses and surface water features and the protection of headwater areas for maintaining natural hydrological processes within a watershed.
- c) For new lot creation, **development**, including the septic system tile bed, must be set back a minimum of 30 meters from the high water mark of a watercourse with non-disturbance of the native soils and very limited removal of shoreline vegetation.”

Section F13.7 of the Town of Arnprior Official Plan, Definitions, defines development as, “the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include: a) activities that create or maintain infrastructure authorized under an environmental assessment process; b) works subject to the Drainage Act.”

The proposed subdivision lots meet the definition of development as per the Town of Arnprior Official Plan and therefore the 30 m setback to new lots applies. The requested OPA is to reduce the setback from the normal highwater mark from 30 meters to 20 m and 15 m as shown on Schedule A of the attached amendment.

Based on Section D1.13 a) and b) the intent of the Official Plan policies regulating development within 30 of the high watermark of a watercourse is to recognize, protect and regenerate the ecological function of watercourses and valley and stream corridors. The EIS submitted in support of the OPA concludes that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct

loss of significant valleylands is anticipated as a result of the proposed development”.

In the opinion of staff, the OPA does not meet the 30 meter setback from a watercourse as set out in section D1.13 c), however, based on the conclusion of the EIS it does meet the intention of the policies regarding watercourses and surface water feature setbacks in policies D1.13 a) and b).

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The amendment, consisting of the following text and Schedule 'A' constitutes Amendment No. 10 to the Official Plan for the Town of Arnprior.

Details of the Amendment

The Official Plan is amended as follows:

- (1) Schedule "A" of the Official Plan is hereby amended by adding the following notes to the lands legally described as McNab Concession A, Part of Lot 5, Town of Arnprior, as shown on the attached Schedule "A":
"Subject to Section C2.7.8" and "Subject to Section C2.7.9"
- (2) A new subsection C2.7.8 and C.7.9 is added following to subsection C2.7.7, in the Town of Arnprior Official Plan:

Section C2.7.8 400 Division Street

Despite Section D1.13, new lot creation and development must be set back a minimum of 15 metres from the high water mark of Jedd Creek as determined by an EIS provided through a development application for the Subject Site.

Section C2.7.9 400 Division Street

Despite Section D1.13, new lot creation and development must be set back a minimum of 20 metres from the high water mark of Jedd Creek as determined by an EIS provided through a development application for the Subject Site.

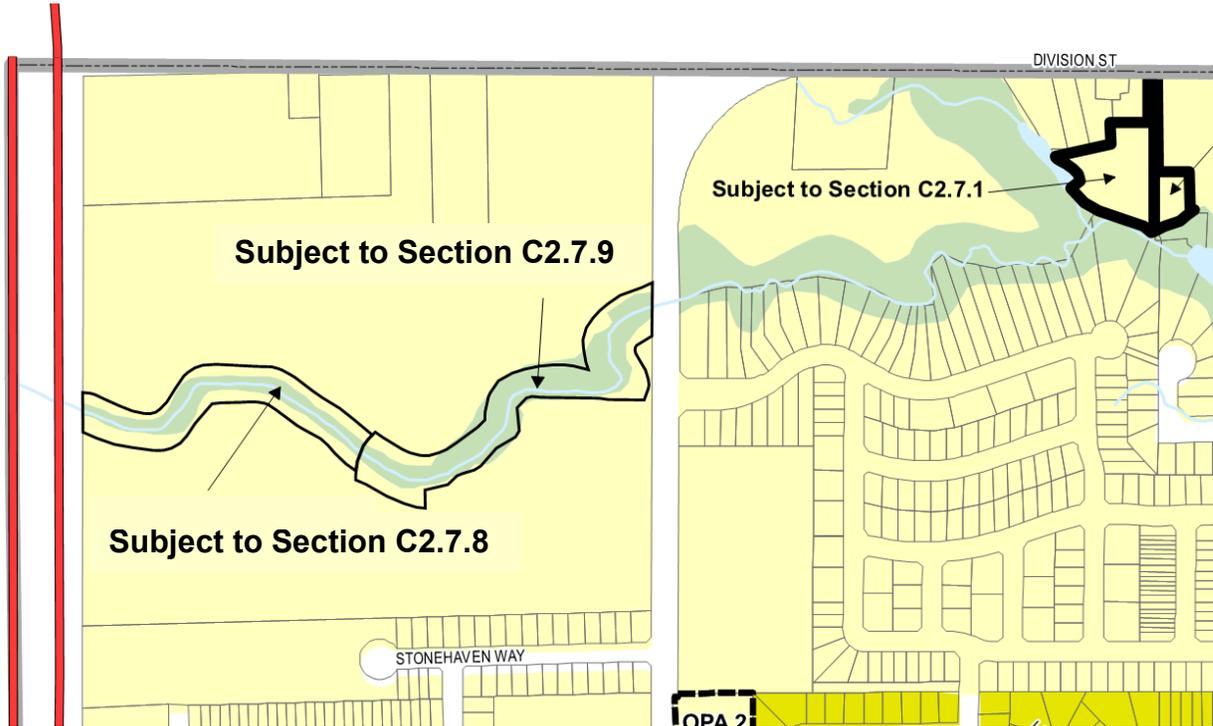
Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the Town of Arnprior.

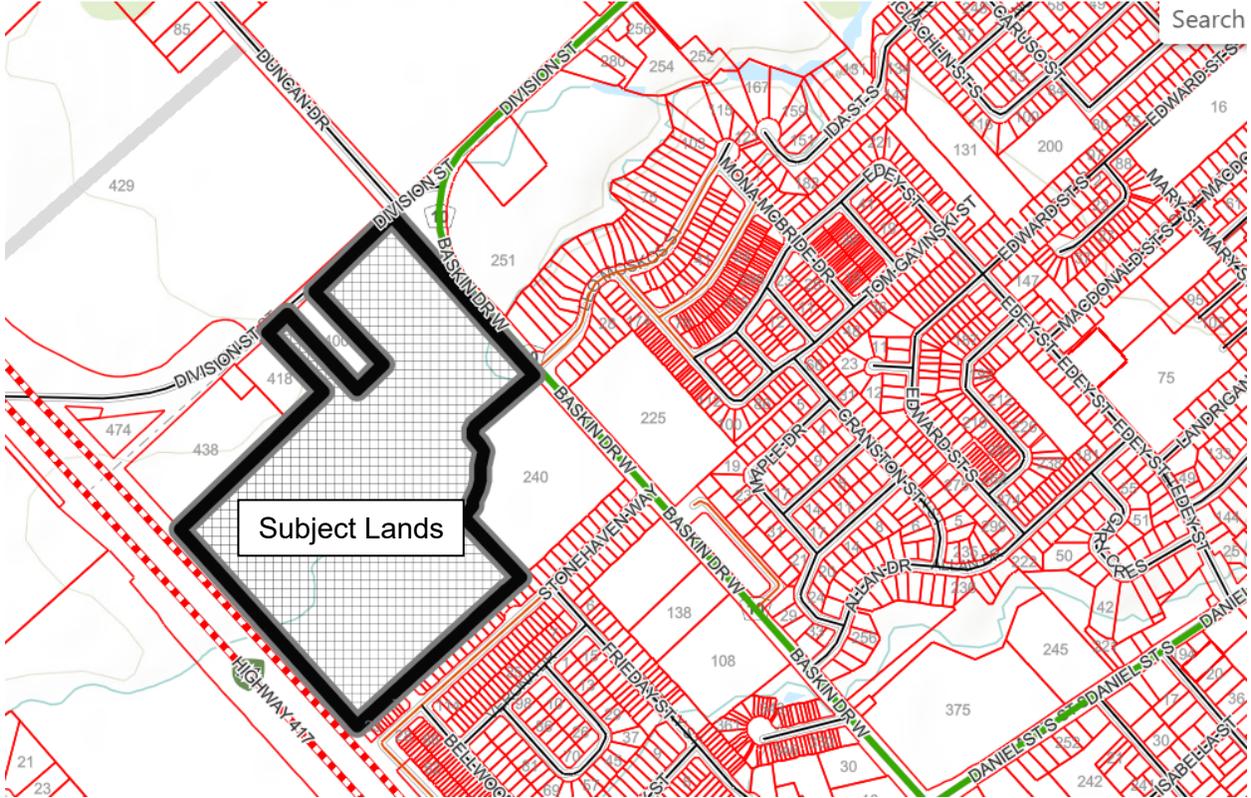
SCHEDULE "A"

Note: This schedule forms part of Amendment No. 10 to the Official Plan for the Town of Arnprior and must be read in conjunction with the written text.

This schedule represents an excerpt from the Official Plan document.



Appendix I Location Plan



**Appendix II
Development Concept Plan**

(see attached)

**Appendix III
Minutes of Public Meeting, February 23, 2026**

TO BE ADDED WHEN SIGNED

**Appendix IV
Consultation Responses Received**



Engineers, Planners & Landscape Architects

Engineering

- Land/Site Development
- Municipal Infrastructure
- Environmental/Water Resources
- Traffic/Transportation
- Recreational

Planning

- Land/Site Development
- Planning Application Management
- Municipal Planning
- Urban Design
- Expert Witness (OLT)
- Wireless Industry

Landscape Architecture

- Streetscapes & Public Amenities
- Open Space, Parks & Recreation
- Community Residential &
- Commercial Institutional &
- Environmental Restoration

400 Division Street Planning Rationale

Prepared for: Campbell Village Regional Inc.

Campbell Village Subdivision
400 Division Street
Arnprior, Ontario

Planning Rationale
in support of
Official Plan Amendment

Prepared for:

Campbell Village Regional Inc.

Prepared By:

NOVATECH
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

October / 22 / 2025

Novatech File: 121306
Ref: R-2025-98

October 22, 2025

Town of Arnprior
Community Services Branch
105 Elgin Street West
Arnprior, ON, K7S 0A8

Attention: Alix Jolicoeur, Manager of Community Services/Planner

**Reference: Official Plan Amendment Application
400 Division Street (Campbell Village Subdivision)
Our File No.: 121306**

The following Planning Rationale has been prepared in support of an Official Plan Amendment application to create an Area Specific Exception to Policy (c) of Section D1.13 to permit lot creation within a reduced setback to the high water mark in order to facilitate future residential development at 400 Division Street (the "Subject Site").

The Subject Site is designated Urban Community in the County of Renfrew Official Plan (2020). The Subject Site is designated Low/Medium Density Residential Area and Environmental Protection Area in the Town of Arnprior Official Plan (2017). The Subject Site is zoned Future Development (FD) in the Town of Arnprior Zoning By-law 6875-18. A Zoning By-law Amendment application and Plan of Subdivision application have been submitted to facilitate the development of the Subject Site with a residential subdivision.

It is proposed to amend the Official Plan to permit lot creation within 30 metres from the high water mark of a watercourse. This will permit the development of the residential subdivision on the Subject Site, which will be further refined as part of the Zoning By-law Amendment and Draft Plan of Subdivision processes.

This Planning Rationale examines the location and context of the Subject Site, provides a description of the proposed development, sets out the planning policy and regulatory framework of the Subject Site, and makes a recommendation on the Official Plan Amendment.

Should you have any questions regarding any aspect of this application please feel free to contact me at your earliest convenience.

Yours truly,

NOVATECH



Simran Soor, MCIP, RPP
Project Planner | Planning & Development

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1.0 INTRODUCTION

Novatech has prepared this Planning Rationale in support of an Official Plan Amendment to reduce the setback from the high water mark in order to facilitate the development of a residential subdivision on the property municipally known as 400 Division Street (the “Subject Site”).

The Subject Site is designated Urban Community in the County of Renfrew Official Plan (2020). The Subject Site is designated Low/Medium Density Residential in the Town of Arnprior Official Plan (2017). The property is zoned Future Development (FD) in the Town of Arnprior Zoning By-law 6875-18. A Zoning By-law Amendment application and Plan of Subdivision application have been submitted to rezone the Subject Site to Residential Three (R3) and Residential Four (R4), with site specific exceptions, as well as Open Space (OS) and Environmental Protection (EP).

This Planning Rationale will demonstrate that the proposed Official Plan Amendment will:

- Be consistent with the policies of the Provincial Planning Statement (2024);
- Conform to the policies of the County of Renfrew Official Plan (2020);
- Conform to the policies of the Town of Arnprior Official Plan (2017);
- Maintain compatibility with the surrounding uses and community context.

1.1 Site Location and Description

The Subject Site is located at the southwest corner of Division Street and Baskin Drive at the western edge of the Town of Arnprior. The Subject Site has frontage along both Division Street and Baskin Street and is located directly to the east of Highway 417. Historically, the Subject Site has been a farm, with limited vegetation. As part of the development of the Subject Site, the existing farm buildings will be removed.

The Subject Site has an approximate area of 22.19 hectares with approximately 262 metres of frontage along Division Street and 321 metres of frontage along Baskin Drive. The Robert Scheel Award Drain runs west to east across the Subject Site. The Robert Scheel Award Drain is part of Jed Creek.

Figure 1: Aerial Photo of the Subject Site (Source: Google Maps, 2025)



Figure 2: Subject Site from Division Street (Source: Google Streetview, Aug 2022)



1.2 Community Context and Connectivity

1.2.1 Community Context

The Subject Site is located in an area primarily comprised of low-rise residential uses and farmland.

Directly to the north of the Subject Site, there are three detached dwellings. There is also a gun club located to the north of the Subject Site. To the north of Division Street, there is farmland that is located outside of the Town of Arnprior in the Township of McNab/Braeside.

Directly to the west of the Subject Site is Highway 417. Further to the west is farmland that is located outside the urban area of the Town of Arnprior.

Directly to the south of the Subject Site are detached dwellings fronting onto Stonehaven Way and Vimy Ridge Crescent. The rear yards of these properties abut the Subject Site. There is also a road stub for Bellwood Drive to the south of the Subject Site which would allow this road to continue north through the Subject Site. The recently built École élémentaire catholique a Arnprior is located to the southeast of the Subject Site.

Directly to the east of the Subject Site across Baskin Drive is the recently built AJ Charbonneau Public School, a new residential subdivision, a continuation of Jed Creek, and a vacant property.

Figure 3: Subject Site's Surrounding Context

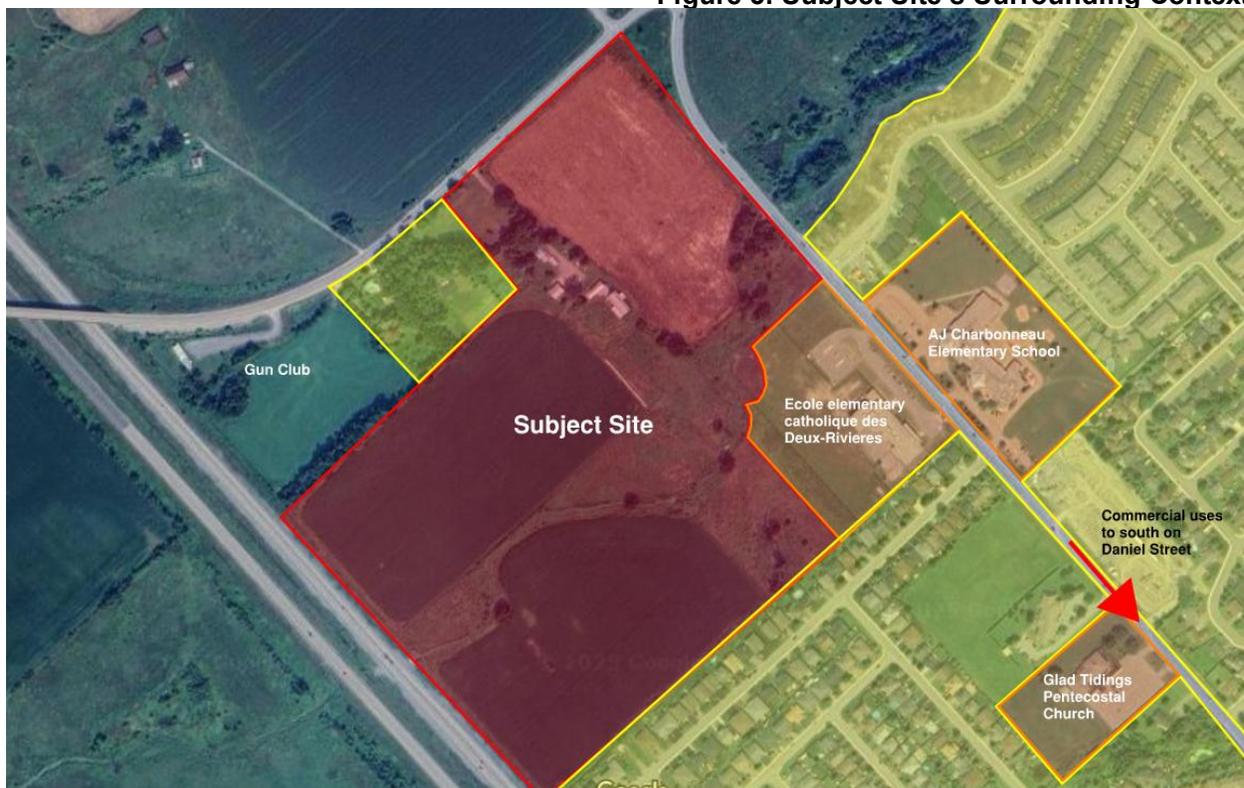


Figure 4: Land uses to the north of the Subject Site (Source: Google Streetview, Aug 2022)



North: Immediately north of the Subject Site are detached dwellings (left) and a farm field (right).

Figure 5: Land uses to the south of the Subject Site (Source: Google Streetview, May 2023)



South: Immediately south of the Subject Site are detached dwellings.

Figure 6: Land uses to the west of the Subject Site (Source: Google Streetview, Nov 2023)



West: Immediately west of the Subject Site is the Trans-Canada Highway.

Figure 7: Land uses to the east of the Subject Site (Source: Google Streetview, May 2025)



East: Immediately east of the Subject Site is a new residential subdivision.

2.0 DEVELOPMENT PROPOSAL

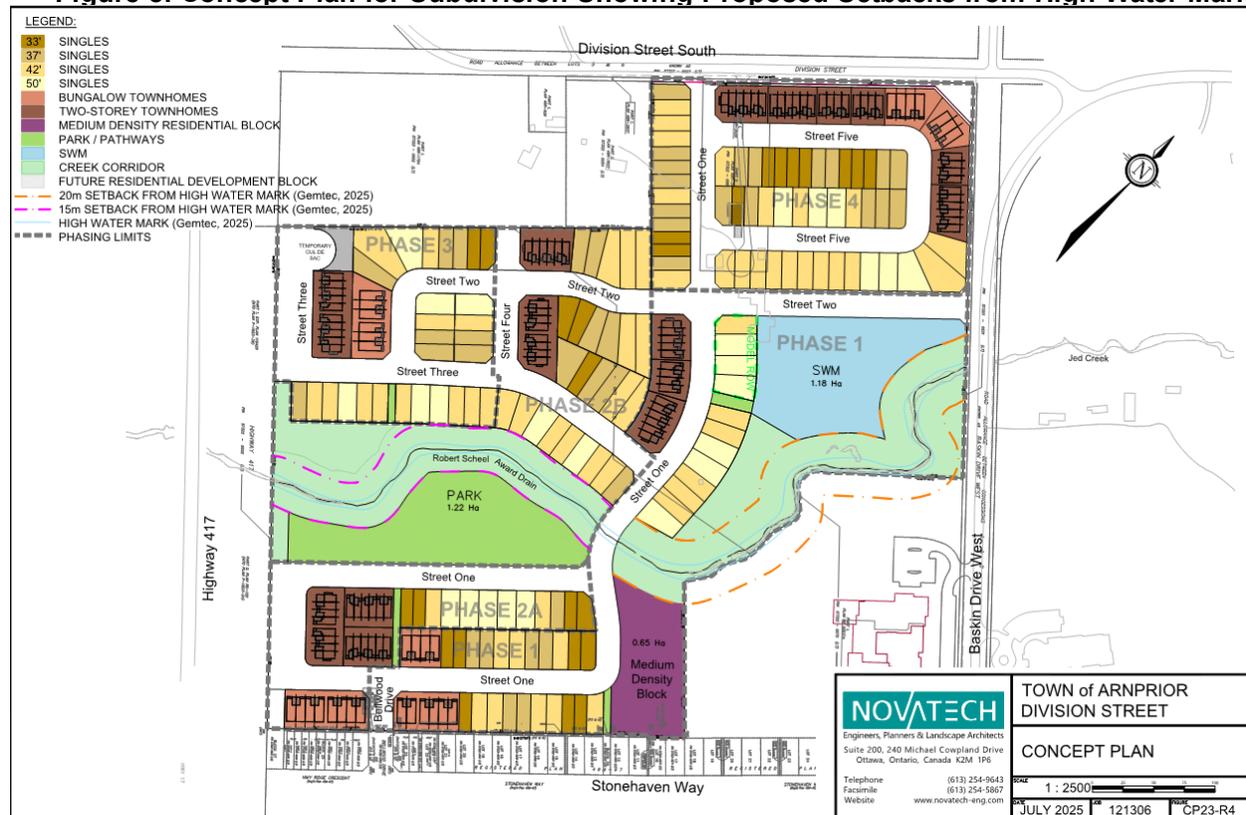
2.1 Description of Development Proposal

It is proposed to develop the Subject Site with a residential subdivision. The details of the residential subdivision will be dealt with as part of the Zoning By-law Amendment and Plan of Subdivision applications that have been previously submitted.

2.2 Details of Proposed Official Plan Amendment

400 Division Street is designated Low/Medium Density Residential in the Town of Arnprior Official Plan (2017). The Robert Scheel Award Drain (Jed Creek) is located on the Subject Site. Section D1.13 requires development to be set back a minimum of 30 metres from the high water mark of a watercourse. An Official Plan Amendment is required to reduce the setback on both sides of the creek from 30 metres to 15 metres to the west of Street 1 and to reduce the setback on both sides of the creek from 30 metres to 20 metres to the east of Street 1. Figure 8 illustrates the proposed setbacks from the high water mark.

Figure 8: Concept Plan for Subdivision Showing Proposed Setbacks from High Water Mark



2.3 Previous Consultations, Applications and Approvals

The Subject Site is subject to a Zoning By-law Amendment application and a Plan of Subdivision application to rezone the Subject Site to Residential Three (R3) with site-specific exceptions,

Residential Four (R4) with site-specific exceptions, Open Space (OS), and Environmental Protection (EP) in order to facilitate the development of a residential subdivision. The proposed residential subdivision will include approximately 287 dwelling units.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land. All decisions affecting planning matters must be consistent with the policies of the PPS.

Section 2.1 of the PPS provides policy direction for Planning for People and Homes. Policy 6 states:

- “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.”*

The proposed Official Plan Amendment will facilitate the development of the Subject Site with a residential subdivision. The reduction in the setback from the high water mark will not result in a significant loss of greenspace in the neighbourhood. A portion of the lands that are proposed to be removed from the setback area will be included as part of the park proposed for the Subject Site and will therefore contribute to providing recreational amenities for residents.

Section 2.9 of the PPS provides policy direction for Energy Conservation, Air Quality, and Climate Change. Policy 1 of Section 2.9 states (*emphasis added*):

- “Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through 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, protect the environment and improve air quality; and*
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”*

The Official Plan Amendment to reduce the setback from the high water mark will have a minimal impact on environmental protection and community resilience to the impacts of climate change. The revised Environmental Impact Statement prepared by GEMTEC, dated October 22, 2025, states that *“impacts to the natural environment are anticipated to be minimal. Provided that mitigation measures and compensation measures recommended in Section 7 are implemented as proposed, no significant residual impacts are anticipated from the proposed development.”*

Section 4.1 of the PPS provides policy direction for Natural Heritage. Policy 1 of Section 4.1 states:

“Natural features and areas shall be protected for the long term.”

Policy 2 of Section 4.1 states:

“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.”

The revised EIS prepared by GEMTEC states that *“[c]umulative impacts to the natural environment at the site due to increased human presence, increased wildlife and human interaction and increased noise, are expected to be negligible given the existing residential and agricultural land use in the surrounding project area”*. The watercourse will be maintained and enhanced and will continue to provide ecological and natural functions such as surface water drainage. The reduced setback is not expected to significantly impact these functions.

Section 4.2 of the PPS provides policy direction for Water. Policy 1 of Section 4.2 states:

“Planning authorities shall protect, improve or restore the quality and quantity of water by:

- 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-jurisdiction 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.”*

The EIS prepared by GEMTEC speaks to potential impacts on fish habitats. The report states that “[i]n consideration of fish habitat, and the nature of the proposed development GEMTEC proposes a 15 m setback from the ordinary high water mark for the lands west of the proposed culvert crossing, and a 20 m setback from the ordinary high water mark for the lands east of the proposed culvert crossing” and goes on to say that impacts to fish habitat “from encroachment, soil compaction, vegetation loss and fill placement can be mitigated through revegetation efforts and vegetation plantings”. The report concludes that the “proposed setbacks along with the proposed stormwater management plan and pond provide sufficient protection for mitigating water quality impacts”.

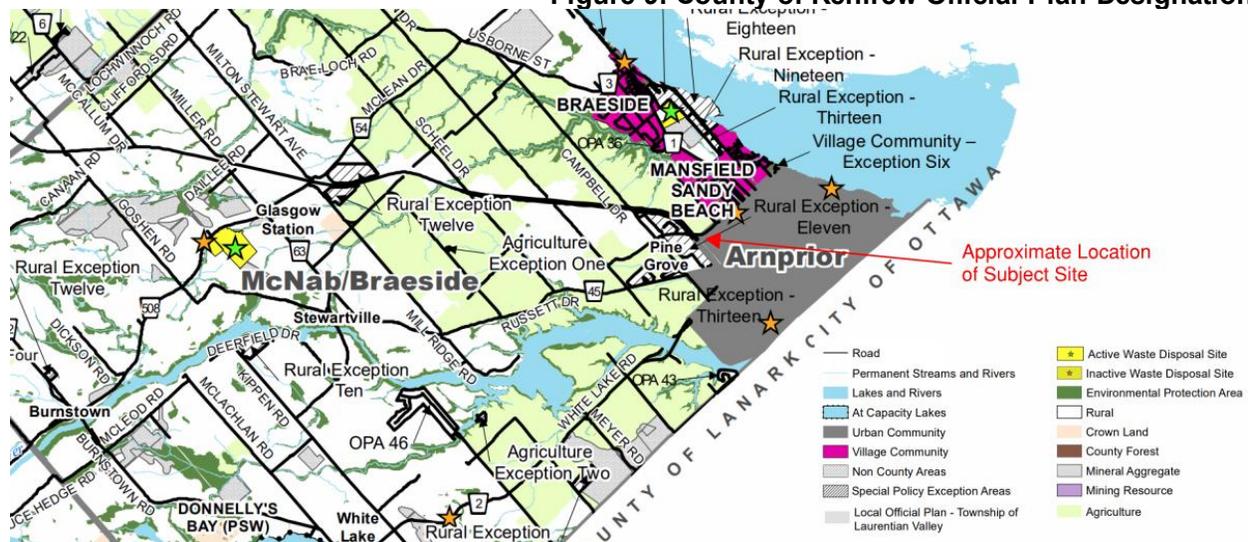
The Official Plan Amendment application is consistent with the policies of the Provincial Planning Statement.

3.2 County of Renfrew Official Plan

The County of Renfrew Official Plan was adopted by City Council on March 27, 2002 and approved by the Ministry of Municipal Affairs and Housing on June 16, 2003. The latest five-year review of the Official Plan was approved by the Ministry of Municipal Affairs and Housing on March 16, 2020. For the purposes of this Planning Rationale, the Official Plan Consolidation dated May 24, 2024 was used for reference.

The Subject Site is designated Urban Community on Schedule A of the County of Renfrew Official Plan (2020).

Figure 9: County of Renfrew Official Plan Designation



3.2.1 General Development Policies

Section 2 of the Official Plan provides general development policies for the County of Renfrew.

Policy 8(f) of Section 2.2 states:

“Valleylands are the natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are identified on Schedule “B” to the Official Plan. Valleylands identified on Schedule “B” are illustrated as 30 metres from watercourses and may not all be significant. In some cases the Significant Valleylands may extend beyond the 30 metres illustrated on Schedule “B” Significant Valleylands are areas that are ecologically important in terms of features, functions, and contribute to the quality and biodiversity of the natural heritage system.

Significant Valleylands often provide the important linkages connecting other natural heritage features. In some circumstances, Valleylands may also be associated with some natural hazards such as steep slopes or unstable soils (leda clays).

Depending on the scale and nature of a proposed development, a Planning Act application within or adjacent (within 120 metres) to Significant Valleylands may require an environmental impact study which demonstrates that there will not be a negative impact to the Valleylands.”

The Robert Scheel Award Drain (Jed Creek) is located on the Subject Site. As per Policy 8(f), an EIS was prepared by GEMTEC in support of the application. The EIS states that a “15 m setback on the west portion of Jed Creek, and the 20 m setback on the east portion of Jed Creek are proposed, resulting in a buffer area that will encompass the watercourse and extents of the significant valleyland” and that “[f]or significant valleylands on-site, the setbacks described above are sufficient to protect the core habitat functions of the valleylands identified in Section 4”. In addition, the Slope Stability Assessment prepared by GEMTEC, dated August 25, 2025, concludes that “the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands”. The proposed reduction of the setback from the high water mark will have a minimal impact on the slope stability and core habitat functions of the valleylands.

Policy 11 of Section 2.2 provides policy direction on water setbacks and protection of shoreline integrity. The policy states (*emphasis added*):

- (a) *As undeveloped waterfront property becomes increasingly scarce, as existing properties become more intensively used, and as pressures mount to permit higher density development, there is a need to ensure the protection of the unique physical, aesthetic, and environmental character of the waterfront areas. These measures are intended to minimize lake impacts by reducing phosphorus inputs, preventing erosion, and by maintaining a natural appearance of the shoreline. Lakes and water bodies are an important asset to the County and must be protected from development that is incompatible with the goal of preserving the shoreline in its natural state. Normal water’s edge and normal high water mark are two different features as illustrated in the figures below (Source: Natural Heritage Reference Manual – Ministry of Natural Resources and Forestry 2010). Normal water’s edge is typically where a water body has standing*

water and is used by surveyors to determine property boundaries. The normal high water mark includes the riparian area (i.e., area along the bank of a watercourse) associated with a water feature and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark is different.

In some cases, the normal water's edge and the high water mark will be at the same location. In other instances, common features along a river or lake, such as beaches, wetlands, swamps, and bogs create a high water mark inland from the water's edge. These features may be above the normal water's edge (under private ownership) but are considered to be within the normal high water mark. Buildings and structures are to be setback from this high water mark, as opposed to the water's edge. The local municipality is responsible for determining where the high water mark is located on any individual property. Where there is a dispute in determining the location of the high water mark, the local municipality may consult with experts (i.e., biologists, planners, chief building officials) as it determines appropriate.

- (b) Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power. For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

New lots created through the consent or plan of subdivision process shall be a sufficient size to ensure that the new lot and retained lands can accommodate the proposed use with no decrease to the 30 metre water setback.

A greater setback would apply in those areas where the flood plain is more than 30 metres from the normal high water mark. The flood plains may change over time, and events may exceed the historical 1/100 year flood

(i.e., debris jams, changes in weather patterns) and a greater setback than the 1/100 year floodplain is recommended. A greater setback on a site specific basis from the flood plain should be considered in the local Zoning By-law for new development.

The Official Plan Amendment proposes to reduce the setback from the high water mark on both sides of the creek to 15 metres to the west of Street 1 and to 20 metres to the east of Street 1. Policy 2.2(11) of the County of Renfrew Official Plan generally encourages all buildings and structures from being within 30 metres from the normal high water mark. The proposed Official Plan Amendment is required as the Town of Arnprior policies regarding the high water mark are more restrictive, with policies that restrict all development, including lot creation, within 30 metres of the high water mark rather than just the construction of buildings and structures.

The County of Renfrew Planning staff have confirmed that an Official Plan Amendment is not required regarding Policy 2.2(11) of the County of Renfrew Official Plan. This was confirmed in an email from staff on August 19, 2025.

3.2.2 Urban Community Policies

Section 3.0 provides policy direction for the Urban Community designation.

Policy 2 of Section 3.3 states:

“Each Community should prepare a local Official Plan to guide the social, economic and physical development of the community. Such Official Plans for those areas should contain as a minimum, a land use policy for the following uses:

- Natural Environment including environmentally sensitive areas and conservation. This shall include the identification and protection of all natural heritage features and areas including but not limited to significant wetlands, significant wildlife habitat, significant coastal wetlands, significant areas of natural and scientific interest and fish habitat. Corresponding policies shall also be developed for all natural heritage features and areas to ensure their protection for the long-term.*

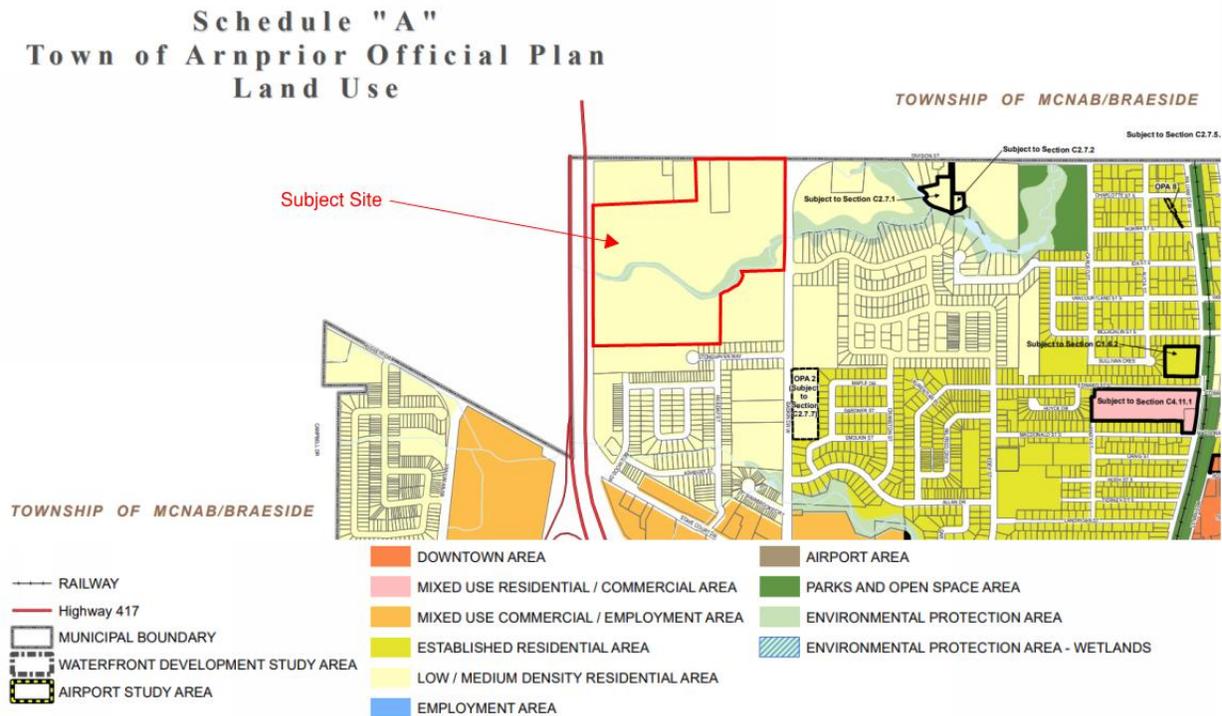
The Town of Arnprior Official Plan includes policies that speak to protecting natural heritage features. These policies will be discussed further in Section 3.3 of this Planning Rationale.

3.3 Town of Arnprior Official Plan

The Town of Arnprior Official Plan was adopted by City Council on June 26, 2017 and approved by the County of Renfrew on November 29, 2017. The effective date of the Official Plan is December 19, 2017.

The Subject Site is designated Low/Medium Density Residential Area and Environmental Protection Area on Schedule A of the Town of Arnprior Official Plan (2017).

Figure 10: Town of Arnprior Official Plan Designation



3.3.1 Low/Medium Density Residential Area

Section C2 of the Official Plan provides policy direction for the Low/Medium Density Residential Area.

Section C2.3 lists the permitted uses within the Low/Medium Density Residential Area. The proposed Official Plan Amendment will facilitate the development of single detached dwellings and townhouse dwellings, which are listed as permitted uses.

Section C2.5 provides policy direction for Design Considerations in New Development Areas and states:

- h) New streets and development blocks shall be designed to preserve or create views and vistas to natural areas and other important features.*

The new streets and development blocks will have limited impacts on the natural areas on the Subject Site. A six metre pathway block is proposed off of Street Three, which will provide access to the Robert Scheel Award Drain. Residents will also continue to have views of the watercourse from the proposed park to the south.

3.3.2 Environmental Protection Area

Section C9 of the Official Plan provides policy direction for the Environmental Protection Area.

Section C9.3 lists the permitted uses in the Environmental Protection Area and states:

- a) *“Development and site alteration is not permitted in Provincially significant wetlands.*
- b) *Development and site alteration is not permitted in other natural heritage features and areas identified in Section D1 of this Plan unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- c) *Permitted uses in the Environmental Protection Area designation are limited to uses connected with the conservation of water, soil, wildlife and other natural resources.”*

The Subject Site does not contain a Provincially Significant Wetland. The revised EIS prepared for the Subject Site concludes that there will be minimal negative impacts on the natural features or their ecological functions, stating that *“no significant residual impacts to natural heritage features identified on-site, including significant valleylands, fish habitat, significant wildlife habitat or habitats of species at risk are anticipated as a result of the proposed project”*. The recommended mitigation measures will be implemented in the proposed subdivision. As there are no significant impacts from the proposed development and site alteration within the Environmental Protection Area, policy b) is satisfied.

Section C9.4 states:

“Other policies affecting the Environmental Protection Area designation and other natural heritage features and areas are found in Section D1 of this Plan.”

The policies of Section D1 will be discussed in the next subsection of this Planning Rationale.

3.3.3 Natural Heritage Resources

Section D1 of the Official Plan provides policy direction for Natural Heritage Resources.

Section D1.2 contains the following policies regarding development and site alteration. (*emphasis added*)

- a) *“Development and site alteration shall not be permitted in significant wetlands.*
- b) *Development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:*
 - i) *Significant woodlands;*
 - ii) *Significant valleylands;*
 - iii) *Significant wildlife habitat; and,*
 - iv) *Significant Areas of Natural and Scientific Interest.*
- c) *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- d) *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

- e) *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Sections D1.2 (a), (b) and (c) of this Plan, 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. Additional polices on adjacent lands are contained in Section D1.10.1 of this Plan.*

The revised EIS identifies no significant wetlands, significant woodlands, or significant Areas of Natural and Scientific Interest on the Subject Site.

Section D1.4 states the following regarding the habitat of endangered species and threatened species.

“In order to determine the presence of habitat of endangered species and threatened species and to assess the impacts that proposed activities may have on the habitat of endangered species and threatened species, a site assessment by a qualified professional is required to be completed at the appropriate time of year, if it has been determined through pre-consultation or the circulation of an application that endangered species or threatened species are potentially affected. The assessment must identify whether any endangered species or threatened species are present and whether the proposed activities will have any impact on endangered species or threatened species or their habitat. MNRF can be contacted for further direction regarding site-specific proposals.”

The Environmental Impact Statement identifies potential impacts on nesting areas for bobolink and eastern meadowlark. As part of the proposed subdivision for the Subject Site, compensation measures will be considered. The reduced setback from the high-water mark is not expected to increase these impacts.

Section D1.7 states the following regarding significant valleylands.

“A significant valleyland is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and which is considered ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

Significant valleyland areas have not been identified on Schedule C. However, and for the purposes of this policy, significant valleylands are associated with the Jedd Creek, the Madawaska River and the Ottawa River.”

The Subject Site contains a significant valleyland in correlation with Jed Creek. Regarding potential impacts from the reduced setback from the high-water mark on the significant valleylands, the Environmental Impact Statement concludes that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct loss of significant valleylands is anticipated as a result of the proposed development”. The report also concludes that “[f]or

significant valleylands on-site, the setbacks described above are sufficient to protect the core habitat functions of the valleylands". The report recommends providing additional vegetation to reduce potential impacts to the valleylands and the watercourse.

In addition, the Slope Stability Assessment prepared by GEMTEC, dated August 25, 2025, concludes that *"the Limit of Hazard Lands is located within the 'no-development' zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands"*. The proposed reduction of the setback from the high water mark will have a minimal impact on the slope stability of the valleylands.

The EIS confirms that there will be limited impacts on the natural features on the Subject Site, including the significant valleylands. Mitigation measures are recommended to reduce any potential impacts. Policy D1.2(b) is met by the proposed development and Official Plan Amendment.

Section D1.9 provides policies for fish habitat and states:

- a) *"Fish habitat means spawning grounds and any other areas including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes;*
- b) *All rivers, drains, and watercourses have the potential to be fish habitat;*
- c) *Spawning areas at the mouth of the Madawaska River where it meets the Ottawa river have been identified in Schedule C;*
- d) *Certain development activities within fish habitat may require a permit from the Ministry of Environment and Climate Change, Ministry of Natural Resources and Forestry or Department of Fisheries and Oceans. Development proponents are encouraged to direct pre-consult with the MOECC, MNRF and DFO early in the process if development is proposed within fish habitat."*

The EIS states that *"[i]n consideration of fish habitat, and the nature of the proposed development GEMTEC proposes a 15 m setback from the ordinary high water mark for the lands west of the proposed culvert crossing, and a 20 m setback from the ordinary high water mark for the lands east of the proposed culvert crossing"*. The report recommends consideration for additional naturalized landscaping and planting within the buffer to off-set the loss of habitat within the buffers and to enhance fish habitat within the creek.

Section D1.13 provides policy direction for watercourses and surface water features. Section D1.13 states:

- c) *"For new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of a watercourse with non-disturbance of the native soils and very limited removal of shoreline vegetation.*
- d) *The high water mark includes the riparian area associated with the watercourse and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on the other side of the mark is different. The high water mark is*

often above and beyond (depending on topography of the site) the water's edge."

The proposed development will be set back 15 metres (to the west of Street 1) and 20 metres (to the east of Street 1) from the high water mark of the Robert Scheel Award Drain as defined in the EIS. This does not meet Policy (c) of Section D1.13 which requires a minimum setback of 30 metres to be provided. An Official Plan Amendment is required to reduce the minimum setback from the high water mark on both sides of the creek from 30 metres to 15 metres to the west of Street 1 and from 30 metres to 20 metres to the east of Street 1.

The EIS from GEMTEC confirms that "*the setbacks described above are sufficient to protect the core habitat functions of the valleylands*". The report recommends enhancing vegetation within and along the proposed buffer area to help off-set the loss of vegetation along the watercourse.

The proposed Official Plan Amendment is consistent with the intent of the policies of the Town of Arnprior Official Plan.

3.4 Town of Arnprior Zoning By-law 6875-18

The Subject Site is currently zoned Future Development (FD) in the Town of Arnprior Zoning By-law 6875-18.

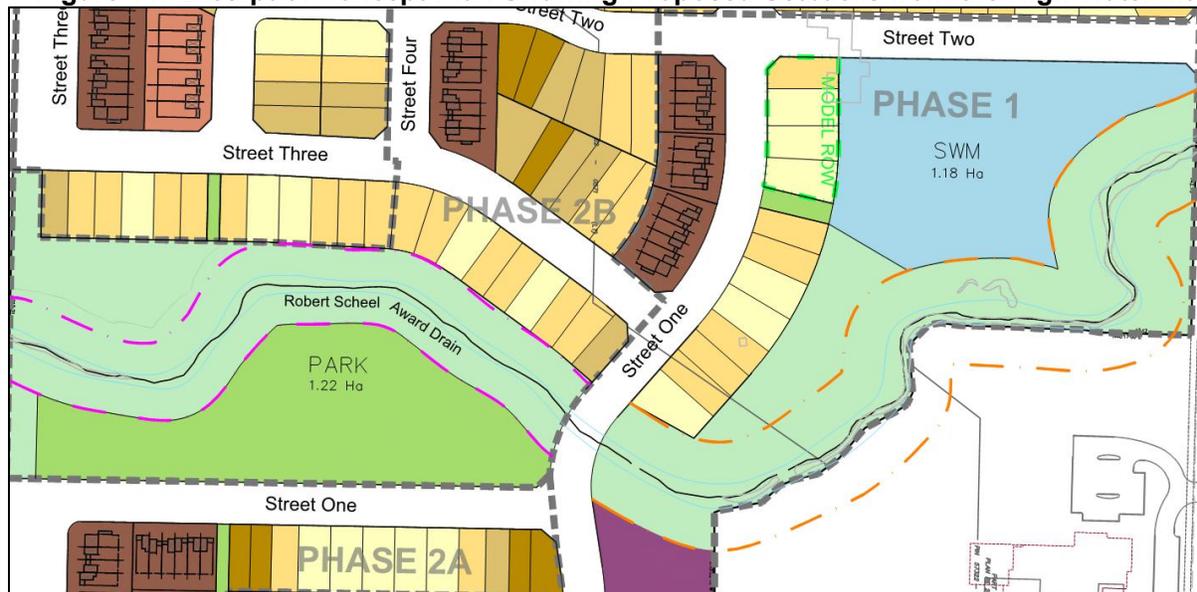
A Zoning By-law Amendment application has been submitted to rezone the Subject Site to Residential Three (R3) with an exception zone, Residential Four (R4) with an exception zone, Open Space (OS), and Environmental Protection (EP). The Zoning By-law Amendment application will facilitate the development of the Subject Site with a residential subdivision.

The Official Plan Amendment application proposes permissions for the Subject Site that will be applied in conjunction with the previously submitted Zoning By-law Amendment application to permit appropriate development on the Subject Site.

4.0 PROPOSED OFFICIAL PLAN AMENDMENT

Section D1.13 requires development to be set back a minimum of 30 metres from the high water mark of a watercourse. An Official Plan Amendment is required to reduce this setback on both sides of the watercourse from 30 metres to 15 metres to the west of Street 1 and to reduce this setback from 30 metres to 20 metres to the east of Street 1. Figure 11 illustrates the proposed setbacks from the high water mark.

Figure 11: Excerpt of Concept Plan Showing Proposed Setbacks from the High Water Mark



The proposed Official Plan Amendment to reduce the setback from the high water mark from 30 metres to 15 metres west of Street 1 and 20 metres east of Street 1 is appropriate to protect the natural heritage features of the watercourse and minimize potential impacts. The EIS prepared by GEMTEC states that “a 15 m setback from the ordinary high water mark on the west side of the proposed crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed crossing is proposed, resulting in a 30 m wide corridor and a 40 m corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct loss of significant valleylands is anticipated as a result of the proposed development”. The report goes on to say that “the setbacks described above are sufficient to protect the core habitat functions of the valleylands”. The EIS confirms that the reduced setback from the high water mark will not result in the loss of significant valleylands and will not impact the core functions of the valleylands. The report recommends that the buffer area between the ordinary high water mark and the setback limits remain as vegetated as possible to ensure the functions of the valleyland are not impacted by the proposed development.

Regarding the slopes along the watercourse on the Subject Site, the Slope Stability Assessment prepared by GEMTEC concludes that “the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands”. The Slope Stability Assessment confirms that the hazard lands will be within the reduced setback from the high water mark. The proposed reduction of the setback from the high water mark will not result in development being located within the hazard lands and the Limits of the Hazard Lands will be respected.

Regarding fish habitat, the EIS states that “in consideration of fish habitat, and the nature of the proposed development GEMTEC proposes a 15 m setback from the ordinary high water mark for the lands west of the proposed culvert crossing, and a 20 m setback from the ordinary high water mark for the lands east of the proposed culvert crossing”. The report goes on to say that “the proposed setbacks are sufficient to protect habitat within the watercourse, limit disturbance of the native soils and removal of riparian vegetation” and that “a proposed setback of 15 m from the

ordinary high water mark west of the proposed road crossing and 20 m from the ordinary high water mark east of the proposed road crossing is sufficient as long as the mitigation measures for work within the setback above, and all the general mitigation measures outlined below are enacted". These mitigation measures include additional and/or more naturalized landscaping or plantings within the parkland areas and buffers to offset potential habitat loss.

The EIS confirms that there will be minimal impacts to the Robert Scheel Award Drain as a result of the reduced setback from the high water mark. The report includes a number of mitigation measures to minimize impacts from the reduced setback and the proposed development as a whole. The EIS included with the submission is supportive of the proposed setbacks. The proposed reduction of the setback from the high water mark is appropriate for the Subject Site and is good land use planning.

The proposed Official Plan Amendment is appropriate and supports the development of the Subject Site.

5.0 CONCLUSION

This Planning Rationale has been prepared in support of an Official Plan Amendment application to reduce the minimum required setback from the high water mark on both sides of the Robert Scheel Award Drain from 30 metres to 15 metres to the west of Street 1 and 20 metres to the east of Street 1.

The Subject Site is designated Urban Community in the County of Renfrew Official Plan (2020). The Subject Site is designated Low/Medium Density Residential in the Town of Arnprior Official Plan (2017). The property is zoned Future Development (FD) in the Town of Arnprior Zoning By-law 6875-18. A Zoning By-law Amendment application and Plan of Subdivision application have been submitted to rezone the Subject Site to Residential Three (R3) and Residential Four (R4), with site specific exceptions, as well as Open Space (OS) and Environmental Protection (EP).

The proposed Official Plan Amendment will support the development of the Subject Site with a residential subdivision. The Zoning By-law and Plan of Subdivision applications for the residential subdivision have been previously submitted.

The Official Plan Amendment for the reduced setback from the high water mark is supported by the EIS. The EIS confirms that the setbacks are sufficient to protect the core habitat functions and provides several mitigation measures to further reduce impacts. These measures include increased riparian vegetation and landscaping within the buffers to reduce potential habitat loss and maintain the ecological integrity of the Robert Scheel Award Drain.

The Official Plan Amendment conforms to the intent of the policies of the County of Renfrew Official Plan and the Town of Arnprior Official Plan. This includes the Natural Heritage policies regarding significant valleylands and fish habitat.

The Official Plan Amendment application is appropriate and supports the development of the Subject Site and represents good land use planning.

Yours truly,

NOVATECH

Prepared by:

A handwritten signature in black ink, appearing to read 'S. Soor', with a horizontal line underneath.

Simran Soor, MCIP, RPP
Project Planner | Planning & Development

February 9th, 2026

Town of Arnprior
c/o Alix Jolicoeur, Manager of Community Services / Planner
105 Elgin Street West
Arnprior, ON K7S 0A8

By Email: planning@arnprior.ca

RE: Official Plan Amendment No. 10 (McNab Concession A, Part of Lot 5)

Dear Ms. Jolicoeur;

On behalf of the Renfrew County Joint Transportation Consortium, I would like to make the enclosed recommendations regarding the proposed Official Plan amendment related to future development at the subject property known legally described as McNab Concession A, Part of Lot 5 and located at the intersection of Division Street South and Baskin Drive West in the Town of Arnprior.

The Renfrew County Joint Transportation Consortium (RCJTC) provides pupil transportation services for the Renfrew County District School Board (RCDSB) and Renfrew County Catholic District School Board (RCCDSB) in communities across the County of Renfrew, including the Town of Arnprior. In accordance with the *Education Act* and Ministry regulations, RCJTC operates through contractual agreements with transportation providers who operate various types of transportation vehicles (including 72-seat school buses, accessible buses, accessible vans and other vehicles).

While the RCJTC does not object to the proposed Official Plan Amendment, we would like to submit the following recommendations for consideration as the project moves forward toward development:

1. Should future development undertaken by the developer and assumed by the municipality in phases, consideration should be given to include suitable turnarounds for full size school buses and that these be maintained by the municipality year-round. Please note that if the municipality intends to allow street parking within turnarounds or cul-de-sacs, this often impedes our ability to have school buses navigate the road network and it may result in the creation of hazards for school transportation vehicles.

- a. Attention should also be taken to ensure that appropriate parking restrictions are implemented to allow for the safe travel of transportation vehicles on all roads within the subdivision.
2. As RCJTC-contracted transportation providers are only permitted to travel on public highways, future subdivision development should be fully assumed by the municipality prior to units being sold to ensure proper maintenance of the road network infrastructure. Municipal assumption is a prerequisite for school transportation vehicles to be able to access a neighbourhood. If this is not accommodatable within the plan of subdivision, a safe area should be established to allow for pupils to congregate for group school transportation vehicle pick-up and drop-off within municipally assumed infrastructure and outside the unassumed infrastructure zone.
3. Safe secure areas near key intersections within the development should be planned and established for pupils to congregate while waiting for a school bus.
4. Sufficient walking infrastructure (including but not limited to sidewalks, crosswalks and walking / bicycle pathways) should be planned and established throughout the development to facilitate students' ability to walk to / from bus stops and schools safely.
 - a. Due to the proximity to local schools, sidewalks should be established along Baskin Drive West to connect with the existing sidewalk infrastructure and pedestrian crossover (PXO) located at the intersection of Baskin Drive West and Leo Moskos Drive. Sidewalk connections on the north side of Baskin Drive West from Leo Moskos Drive to A.J. Charbonneau Public School should also be considered to provide a safe walking path to the school (where necessary).
5. Additional consideration should be given to the presence of two (2) local schools within proximity to the proposed development, particularly with regard to vehicular traffic on Baskin Drive West. With a proposed exit onto Baskin Drive West ("Street Two") within 200 metres of the existing intersections of Baskin Drive West at Division Street South and Leo Moskos Drive, there may be vehicle flow impacts during high traffic periods (i.e. morning arrival, afternoon dismissal). This may be further compounded with parked vehicles along Baskin Drive West in contravention of parking regulations, necessitating more consistent by-law enforcement presence.

Potential pupils moving into this area would be a mix of bussed and walking students depending on their distance from their Designated School (currently A.J. Charbonneau Public School, St. John XXIII Catholic School, Arnprior District High School and St. Joseph's Catholic High School) with students of all ages being serviced by school bus transportation.

In summation, we would request that consideration be given to the need for school buses to access this area safely as well as the establishment of appropriate infrastructure (including sidewalks, crosswalks and walking / bicycle pathways) to ensure students that are able to walk safely to and from bus stop(s) and your local schools.

Kind Regards,



Oliver Jacob
Assistant Manager

cc: Kristen Niemi, Director of Education – RCDSB
Mark Searson, Director of Education – RCCDSB
Jennifer Barnes, Superintendent of Business - Corporate Services – RCDSB
Mary Lynn Schauer, Associate Director of Business Affairs and Treasurer –
RCCDSB

From: [Kelly Vieira](#)
To: [Alix Jolicoeur](#)
Subject: FW: Notice of Application for Official Plan Amendment OPA 10 and Notice of Public Meeting
Date: Tuesday, February 17, 2026 9:49:53 AM
Attachments: [image005.png](#)
[image006.png](#)

Kind regards,

Kelly Vieira
Client Services Coordinator
613-623-4231 ext. 1840

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: February 12, 2026 1:53 PM
To: Kelly Vieira <kvieira@arnprior.ca>
Subject: RE: Notice of Application for Official Plan Amendment OPA 10 and Notice of Public Meeting

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)

Advisor Municipal Planning

Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

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From: Kelly Vieira <kvieira@arnprior.ca>
Sent: Monday, February 2, 2026 2:15 PM
To: Kelly Vieira <kvieira@arnprior.ca>
Cc: Alix Jolicoeur <ajolicoeur@arnprior.ca>
Subject: [External] Notice of Application for Official Plan Amendment OPA 10 and Notice of Public Meeting

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate? DO NOT click links or open attachments unless you are 100% sure that the email is safe. This email was sent from kvieira@arnprior.ca.

Good afternoon,

Please find enclosed the documents in respect to the Notice of Application for Official Plan Amendment OPA 10 and Notice of Public Meeting

Kind regards,

Kelly Vieira

Client Services Coordinator

Town of Arnprior

105 Elgin Street W.

Arnprior ON K7S 0A8

(613) 623-4231 ext. 1840

kvieira@arnprior.ca

www.arnprior.ca

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This is regarding Mayor, Town Council Members and Clerk Treasurer -

My objection to the House Development project at 400 Division Street South, as stated by owners Ken Wilson and I, are as mentioned, hopefully will be heard and taken into serious consideration as felt, heard and addressed. Also the stress and noise of construction equipment early until late at nights will be very intolerable to have to endure. So hopefully this is read and is considered among other reasons said it will put this to a good ending on this matter.

Thank you,
Sharon Watson

Staff transcribed the handwritten note to the best of their ability. There may be some errors in the text below:

This is regarding mayor town council members and clerk treasurer

My objections to the house development project at 400 Division street south, as stated by owners Ken Wilson and I are as mentioned hopefully will be heard and taken into serious consideration as felt, heard and addressed. Also the stress and noise of construction equipment early until late at nights will be very intolerable to have to endure.

So hopefully this is read and is considered among other reasons said it will put this to a good ending on this matter.

Thank You,

Sharon Watson



Town of Arnprior Staff Report

Subject: 2025 Statement of Remuneration and Expenses paid to Council and Local Boards

Report Number: 26-02-23-02

Report Author and Position Title: Jennifer Morawiec, GM Client Services/
Treasurer

Department: Client Services

Meeting Date: February 23, 2026

Recommendations:

That Council receives as information the attached 2025 Statement of Remuneration and Expenses paid to Council and Local Boards.

Background:

The Province of Ontario, through the Municipal Act, delegates the Council of the Town of Arnprior to set its remuneration. The Municipal Act, Sec. 284 (1), requires the Treasurer to provide to Council, before March 31st, an itemized statement on remuneration and expenses paid in the previous year to each member of council and each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Discussion:

Section 284(2) of the Municipal Act stipulates that municipalities identify the By-Law under which the remuneration or expenses were authorized to be paid. Salary, expenses and benefits paid to Members of Council in 2024 were authorized by the following:

- Resolution 251-25 – COLA Adjustment
- Resolution 376-17 – Council Remuneration
- By-Law 7294-22 – Council Remuneration for the 2022-2026 Term
- By-Law 6398-14, as amended – Council Conferences, Training and Functions Policy
- By-law 6496-15 – Council Expense Policy

Benefits provided to members of Council include:

- Employer CPP costs
- Employer WSIB costs
- Employer EHT costs
- Accidental Death and Dismemberment
- Extended Health Benefits
- Dental Benefits
- Health Care Spending Account
- Employee Assistance Program

Conference and Other Expenses paid to Council members include reimbursement for:

- Mileage
- Telephone
- Internet
- Conferences, training and functions within Ontario
- Per diems for out-of-town events

The 2025 Statement of Remuneration and Expenses paid to Council and Local Boards that are appointed by Council are itemized in “Appendix A”.

The statement does not include any expenses paid to Council members by other associations, nor does the statement include any remuneration or expenses paid to the County’s representative (County Councillor) by the County of Renfrew.

Options:

The Statement of Remuneration is an annual requirement under the Municipal Act.

Policy Considerations:

As set out in this report.

Financial Considerations:

Remuneration and expenses for all members of Council and Local Boards are within the 2025 approved operating budget.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

Appendix A – 2025 Statement of Remuneration and Expenses paid to Council and Local Boards

Signatures

Reviewed by Department Head: Jennifer Morawiec

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski

Appendix A

2025 Statement of Remuneration and Expenses Paid to Council and Local Boards

In accordance with the Municipal Act 2001, S.O. 2001, c.25, Section 284, the following is a statement of remuneration, as authorized by Council Resolution 251-25, 376-17, By-law 6398-14, By-law 7294-22 and By-law 6496-15, and expenses as authorized by Council paid to each member of Council for the 2025 year:

Members of Council	Remuneration	Benefits	Conference & Other Expenses
Mayor McGee	\$52,358.90	\$4,047.75	\$5,901.08
County Councillor Lynch	\$20,943.19	\$452.33	\$4,440.73
Councillor Cloutier	\$20,943.19	\$4,444.84	\$3,579.31
Councillor Burnette	\$20,943.19	\$6,669.57	\$1,380.00
Councillor Toner	\$20,943.19	\$1,490.24	\$2,648.16
Councillor Couper	\$20,943.19	\$2,164.47	\$3,922.24
Councillor Strike	\$16,889.63	\$5,830.56	\$1,569.27
Councillor Denault	\$1,493.56	\$116.51	\$742.85

The above expenses reflect remuneration paid to Members of Council for 2025, the third year of the term of council 2022-2026.

Committee of Adjustment	Remuneration
Murray Chown	\$300.00
Bradley Samuel	\$375.00
Peter Anas	\$375.00
Ted Strike	\$150.00



Town of Arnprior Staff Report

Subject: Proclamation for Invasive Species Week (February 23rd to March 1st, 2026)

Report Number: 26-02-23-03

Report Author and Position Title: Kaitlyn Wendland, Deputy Clerk

Department: Clerk’s Office

Meeting Date: February 23rd, 2026

Recommendations:

That Council proclaim February 23rd to March 1st, 2026 as Invasive Species Week in the Town of Arnprior.

Background:

**Assessment of the Proclamation Request from the Town of Arnprior
Proclamations Policy No. ADMIN-C-2.05**

Section 5.1 – Charitable or Non-Profit Organization	Yes
Section 5.2 – Request received two (2) weeks prior to the event	Yes
Section 5.2.1 – Name and Address of Organization	Town of Arnprior 105 Elgin St W Arnprior, ON
Section 5.2.2 – Contact Person’s Name	Sheena Baum, A/Environmental Engineering Officer sbaum@arnprior.ca

**Assessment of the Proclamation Request from the Town of Arnprior
Proclamations Policy No. ADMIN-C-2.05**

Section 5.2.3 – Name of Proclamation and Duration	Invasive Species Week February 23 rd to March 1 st , 2026
Section 5.2.4 – Appropriate Wording for Proclamation	Yes
Section 5.2.5 – Request Flag to be flown/ flag raising ceremony	No
Section 5.3.1 – Does not promote any commercial business	Complies
Section 5.3.2 – Does not promote hatred or illegal activity	Complies
Section 5.3.3 – Does not contain inappropriate statements	Complies

Documents:

1. Proclamation Document – Invasive Species Week – February 23rd to March 1st, 2026

Signatures

Reviewed by Department Head: Kaila Zamojski

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



Town of Arnprior Proclamation

Invasive Species Week (February 23rd to March 1st, 2026)

Whereas this February 23 to March 1, 2026, marks Invasive Species Awareness Week that has been recognized by municipalities, environmental groups and industry across Canada; and

Whereas Invasive Species Awareness Week is a national environmental campaign that builds awareness around the problems caused by invasive species which are non-native, aggressively spreading aquatic and terrestrial plants, animals, and pathogens; and

Whereas invasive species can impact the numerous natural heritage areas, shorelines, corridors, and recreational trails within in the Town of Arnprior including Bell Park, Nopiming Game Preserve, and Gillies Grove; and

Whereas the spread of invasive species poses risk to our local biodiversity, the health of our residents, and our infrastructure; and

Whereas we, as a municipality, are committed to acts of conservation for supporting our local biodiversity, both terrestrial and aquatic; and

Whereas we, as a municipality, will act against invasive species through a public education campaign aimed at community awareness and involvement in identifying, reporting and preventing the spread of invasive species. This year's themes include:

- Learning About Invasive Species
- Pathways of Spread
- Invasive Species Research and Science
- How You Can Prevent the Spread
- Reporting

Now Therefore I, Ted Strike, Deputy Mayor, do hereby proclaim February 23rd to March 1st, 2026, as Invasive Species Awareness Week in the Town of Arnprior and urge residents to learn about invasive species in our areas and take action to prevent their spread.

Ted Strike, Deputy Mayor
Town of Arnprior

**The Corporation of the
Town of Arnprior**

By-Law No. 7656-26

Being a By-Law to amend the Official Plan of the Town of Arnprior, being Amendment No. 10.

The Council of the Corporation of the Town of Arnprior in accordance with the provisions of Sections 17 and 21 of the Planning Act, 1990, hereby enacts as follows:

1. **That** Amendment No.10 to the Official Plan for the Town of Arnprior consisting of the attached text and Schedule “A” is hereby adopted.
2. **That** the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 10 to the Official Plan for the Town of Arnprior.
3. **That** this By-law shall come into force and take effect on the day of its adoption.

Passed in open Council this 23rd day of February, 2026.

Ted Strike, Deputy Mayor

Kaila Zamojski, Town Clerk

This by-law is deemed to be adopted on _____, 2026

This Amendment No. 10 to the Official Plan for the Town of Arnprior which has been adopted by the Council of the Corporation of the Town of Arnprior is hereby approved in accordance with Section 17(34) of The Planning Act, 1990.

Date

Approval Authority

AMENDMENT NO. 10 TO THE OFFICIAL PLAN FOR
THE TOWN OF ARNPRIOR

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Schedule "A" Land Use Plan

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Appendix II – Minutes of Public Meeting, February 23, 2026

Appendix III - Consultation responses received

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of Schedule "A", constitutes Amendment No. 10 to the Official Plan for the Town of Arnprior.

PART A - THE PREAMBLE

Purpose

To amend the policy for the lands shown on Schedule “A” attached hereto by adding site specific wording to the Official Plan to reduce the setback to a watercourse for new development from 30 meters from the high water mark to 15 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.8” on Schedule “A” attached hereto, and from 30 meters from the high water mark to 20 meters from the high water mark for the section of Jedd Creek shown as “subject to C2.7.9” on Schedule “A” attached hereto to allow for development of the subject property for a residential subdivision.

Location

The lands affected by this amendment are located in the Town of Arnprior, and legally described as McNab Concession A, Part of Lot 5, Town of Arnprior, as shown on the Location Plan found in Appendix I.

The Subject property is approximately 22.19 hectares, with approximately 262 m of frontage on Division Street and 321 m of frontage on Baskin Drive West. There are currently some farm buildings on the subject property, proposed to be removed as part of the proposed development.

The subject property contains a portion of the Robert Scheel Award Drain which runs west to east across the property. The drain forms part of Jedd Creek.

The property is subject to a current subdivision application (File #: 47T24005) under the approval authority of the County of Renfrew. The application is currently under review for draft plan approval. The development as proposed would be on municipal water and sanitary services and would contain approximately 287 dwelling units, including a mix of single detached dwellings, townhouse dwellings and multi-unit dwellings. The concept plan in Appendix II shows the development as proposed.

Basis

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides “policy direction on matters of provincial interest related to land use planning and development” and decisions on planning matters “shall be consistent with policy statements issued under the [Planning Act]” (PPS, 2024, pg. 2).

Section 2.1.6 of the PPS, 2024, states:

“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, longterm 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.”

The proposed Official Plan Amendment increases the number of lots which can be achieved in the proposed subdivision and facilitates development of the lots. Adequate greenspace is still provided within the proposed subdivision as a greenspace corridor along the watercourse and a municipal park.

Section 4.1 of the PPS provides policy direction for Natural Heritage and states the following:

“2. 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.”

“5. Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),
unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”

The applicant has provided an Environmental Impact Study (EIS) prepared by Gemtec, dated October 22, 2025, which identifies that there is no loss of significant valleylands as a result of the reduced setback to watercourse requested and that the diversity and connectivity of the natural feature is retained.

Section 4.2 sets out policies for Water and states:

- “1. Planning authorities shall protect, improve or restore the quality and quantity of water by:
- 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 crosswatershed 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.”

The EIS submitted by the applicant in support of the OPA concludes that “The proposed setbacks along with the proposed stormwater management plan and pond provide sufficient protection for mitigating water quality impacts. The proposed setbacks and additional riparian planting provide sufficient protection for human disturbances and will enhance existing fish habitat conditions within Jed Creek by providing shade for cooling and additional structures and cover for fish habitat. The proposed setbacks are sufficient to protect habitat within the watercourse, limit disturbance of the native soils and removal of riparian vegetation.”

The County of Renfrew Official Plan

The County of Renfrew Official Plan Schedule B “Map 4 Natural Heritage Features” shows the watercourse of the subject lands as having significant valleylands. Section 2.2 (8) (f) sets out the following policies for valleylands:

“Valleylands are the natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are identified on Schedule “B” to the Official Plan. Valleylands identified on Schedule “B” are illustrated as 30 metres from watercourses and may not all be significant. In some cases the Significant Valleylands may extend beyond the 30 metres illustrated on Schedule “B”.

Significant Valleylands are areas that are ecologically important in terms of features, functions, and contribute to the quality and biodiversity of the natural heritage system. Significant Valleylands often provide the important linkages connecting other natural heritage features. In some circumstances, Valleylands may also be associated with some natural hazards such as steep slopes or unstable soils (leda clays).

Depending on the scale and nature of a proposed development, a Planning Act application within or adjacent (within 120 metres) to Significant Valleylands may require an environmental impact study which demonstrates that there will not be a negative impact to the Valleylands.”

The applicant has provided an Environmental Impact Study prepared by Gemtec in support of the OPA application. The EIS states a “15 m setback on the west portion of Jed Creek, and the 20 m setback on the east portion of Jed Creek are proposed, resulting in a buffer area that will encompass the watercourse and

extents of the significant valleyland” and that “[f]or significant valleylands on-site, the setbacks described above are sufficient to protect the core habitat functions of the valleylands identified in Section 4”.

Section 2.2 (9) (b) sets out the following policies for Hazardous Slopes, Unstable Slopes, and Steep Slopes:

“Many of the river and stream corridors within the County possess sensitive marine clays and easily erodible soils which may become unstable and prone to failure when heavily saturated, particularly in the area between Arnprior and Pembroke where deposits of the Champlain Sea are present in the subsurface. Local Council, will require that development applications adjacent to these river and stream corridors be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating how development can be accommodated on the site.”

The application for OPA was accompanied by a Slope Stability Assessment prepared by GEMTEC, dated August 25, 2025. The Slope Stability Assessment concludes that “the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands”.

Section 2.2 (11) (b) states:

“Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

New lots created through the consent or plan of subdivision process shall be a sufficient size to ensure that the new lot and retained lands can accommodate the proposed use with no decrease to the 30 metre water setback.”

The proposed Official Plan Amendment is required as the Town of Arnprior setback from watercourses applies to all development as defined not only to buildings and structures.

The proposed amendment is, in the opinion of Town of Arnprior staff, in keeping with the Official Plan policies of the County of Renfrew.

Town of Arnprior Official Plan

The subject lands are mainly designated Low/Medium Density Residential Area with an area of land designated Environmental Protection Area near Jedd Creek/the Robert Scheel Award Drain. As shown in Figure 1 below.

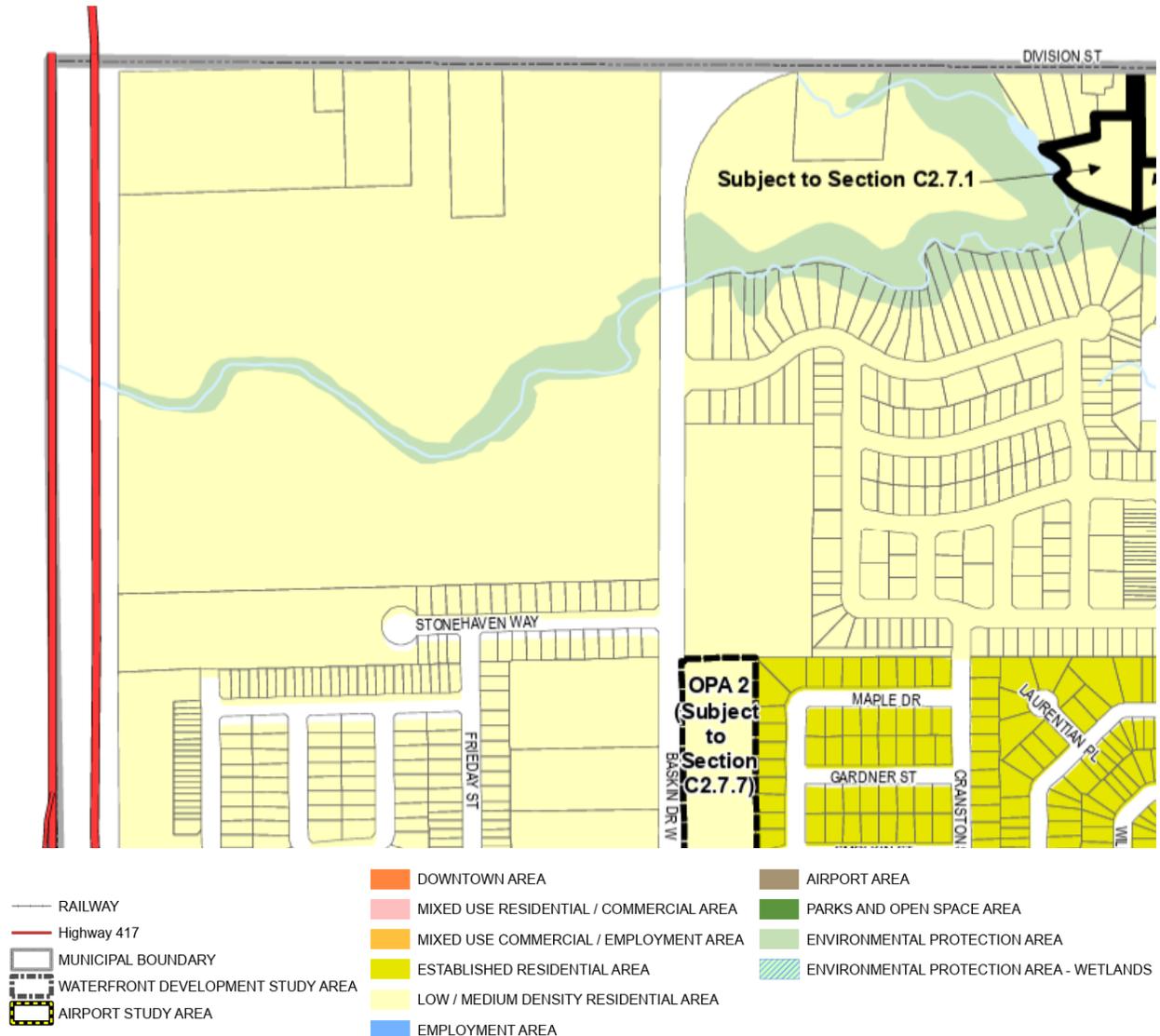


Figure 1: Section of Schedule “A” of the Town of Arnprior Official Plan showing the designation of the subject and surrounding properties

The intent of the Low/Medium Density Residential Area designation in the Town of Arnprior Official Plan is to provide opportunities for a range of new housing types to meet the Town’s projected housing needs while permitting complementary and compatible land uses such as community facilities and open spaces. Permitted uses include single-detached dwellings, semi-detached dwellings, townhouse dwellings, low-rise apartments buildings (maximum height 6 storeys), additional dwelling units, hoe businesses, bed and breakfast establishments, and day nurseries and local institutional uses. The dwelling unit types as proposed in the subdivision application and shown on the concept plan in Appendix II are in keeping with the policies and permitted uses in the Low/Medium Density Residential Area designation.

Lands designated Environmental Protection Area are “lands that have been identified as having some environmental sensitivity to development...” (Town of Arnprior, Official Plan, section C9.1). Permitted uses in the Environmental Protection Area are limited to uses connected with the conservation of water, soil, wildlife and other natural resources. The intent of these lands is to protect these features for the long term. Figure 2 below shows the extent of the Environmental Protection Area designation (shown in teal) in relation to the proposed reduced setbacks to watercourse (shown in black).

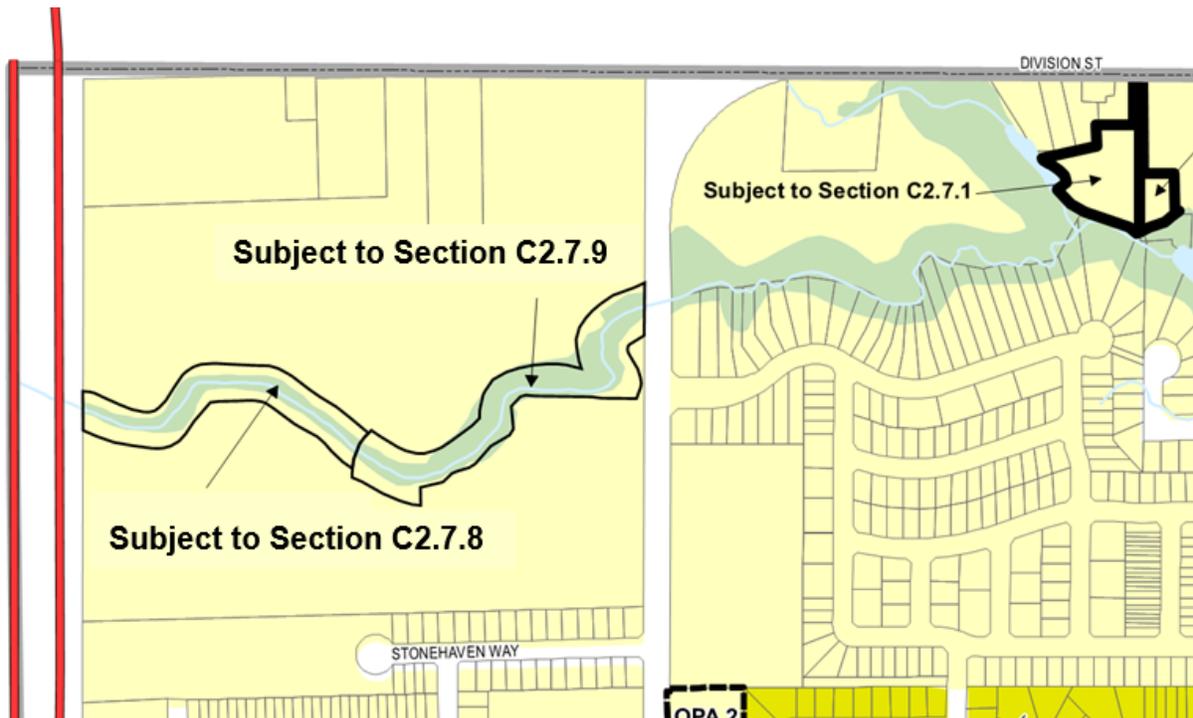


Figure 2 Extent of the Environmental Protection Area designation compared to the proposed setbacks from watercourse

Section 13.2 of the Town of Arnprior Official Plan, Interpretation of Land Use Designation Boundaries, policy a) states “It is recognized that the boundaries of the Environmental Protection Area designation are imprecise and subject to change without the need for amendment to this Plan.”

The applicant has submitted an Environmental Impact Study in support of the OPA which refined the boundaries of the natural area requiring protection. The EIS concluded that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland,...”.

Section D1.7 of the Town of Arnprior Official Plan, Significant Valleylands, states “Significant valleyland areas have not been identified on Schedule C. However, and for the purposes of this policy, significant valleylands are associated with the Jedd Creek, the Madawaska River and the Ottawa River.”

Section D1.2 of the Town of Arnprior Official Plan, Natural Heritage Resources, Development and Site Alteration, includes the following policy:

“b) Development and site alteration shall not be permitted in the following features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- i) Significant woodlands;
- ii) Significant valleylands;
- iii) Significant wildlife habitat; and,
- iv) Significant Areas of Natural and Scientific Interest.”

The EIS concluded that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct loss of significant valleylands is anticipated as a result of the proposed development”.

Section D1.9 of the Town of Arnprior Official Plan, Fish Habitat, identifies that all watercourses have the potential to be fish habitat. Section D1.11 of the Town of Arnprior Official Plan, Adjacent Lands, identifies that adjacent lands to fish habitat are lands within 120 m of fish habitat and 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.”

The applicant has submitted an Environmental Impact Study in support of the OPA which recommended “[i]n consideration of fish habitat, and the nature of the proposed development GEMTEC proposes a 15 m setback from the ordinary high water mark for the lands west of the proposed culvert crossing, and a 20 m setback from the ordinary high water mark for the lands east of the proposed culvert crossing” and naturalized plantings and landscaping within the buffer to enhance fish habitat within the creek.

Section D5.1 of the Town of Arnprior Official Plan, Natural Hazards – Where Development Shall Generally be Directed, states, “Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and, hazardous sites.”

The applicant has submitted a Slope Stability Assessment in support of the OPA which concludes “The results of the slope stability assessment indicate that the Limit of Hazard Lands is located within the ‘no-development’ zone limits (i.e., the proposed 15 and 20 metre offsets from the high water mark of the watercourse, see Figure A.1), and therefore no development is currently proposed within the Limit of Hazard Lands.”

Section D1.13 of the Town of Arnprior Official Plan, Watercourse and Surface Water Features, includes the following policies:

- “a) It is the intent of this Plan to recognize the importance of the ecological function of all watercourses and surface water features, and their associated floodplains, valleys and stream corridors, which can serve as key components and linkages in the Town’s natural heritage system. Watercourses and surface water features are generally shown on the schedules to this Plan.
- b) The Town encourages the regeneration of natural areas near watercourses and surface water features and the protection of headwater areas for maintaining natural hydrological processes within a watershed.
- c) For new lot creation, **development**, including the septic system tile bed, must be set back a minimum of 30 meters from the high water mark of a watercourse with non-disturbance of the native soils and very limited removal of shoreline vegetation.”

Section F13.7 of the Town of Arnprior Official Plan, Definitions, defines development as, “the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include: a) activities that create or maintain infrastructure authorized under an environmental assessment process; b) works subject to the Drainage Act.”

The proposed subdivision lots meet the definition of development as per the Town of Arnprior Official Plan and therefore the 30 m setback to new lots applies. The requested OPA is to reduce the setback from the normal highwater mark from 30 meters to 20 m and 15 m as shown on Schedule A of the attached amendment.

Based on Section D1.13 a) and b) the intent of the Official Plan policies regulating development within 30 of the high watermark of a watercourse is to recognize, protect and regenerate the ecological function of watercourses and valley and stream corridors. The EIS submitted in support of the OPA concludes that “a 15 m setback from the ordinary high water mark on the west side of the proposed road crossing, and a 20 m setback from the ordinary high water mark on the east side of the proposed road crossing is proposed, resulting in a 30 m wide corridor and a 40 m wide corridor that will encompass the watercourse and extents of the significant valleyland, as such no direct

loss of significant valleylands is anticipated as a result of the proposed development”.

In the opinion of staff, the OPA does not meet the 30 meter setback from a watercourse as set out in section D1.13 c), however, based on the conclusion of the EIS it does meet the intention of the policies regarding watercourses and surface water feature setbacks in policies D1.13 a) and b).

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The amendment, consisting of the following text and Schedule 'A' constitutes Amendment No. 10 to the Official Plan for the Town of Arnprior.

Details of the Amendment

The Official Plan is amended as follows:

- (1) Schedule "A" of the Official Plan is hereby amended by adding the following notes to the lands legally described as McNab Concession A, Part of Lot 5, Town of Arnprior, as shown on the attached Schedule "A":
"Subject to Section C2.7.8" and "Subject to Section C2.7.9"
- (2) A new subsection C2.7.8 and C.7.9 is added following to subsection C2.7.7, in the Town of Arnprior Official Plan:

Section C2.7.8 400 Division Street

Despite Section D1.13, new lot creation and development must be set back a minimum of 15 metres from the high water mark of Jedd Creek as determined by an EIS provided through a development application for the Subject Site.

Section C2.7.9 400 Division Street

Despite Section D1.13, new lot creation and development must be set back a minimum of 20 metres from the high water mark of Jedd Creek as determined by an EIS provided through a development application for the Subject Site.

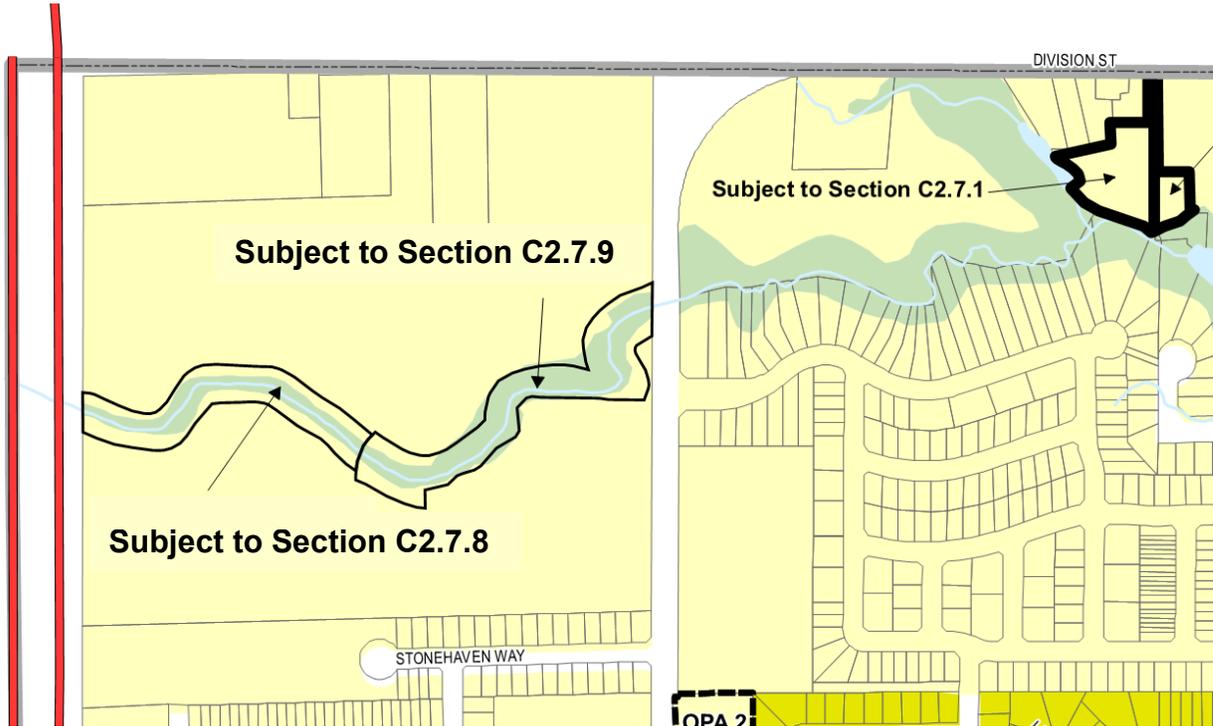
Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the Town of Arnprior.

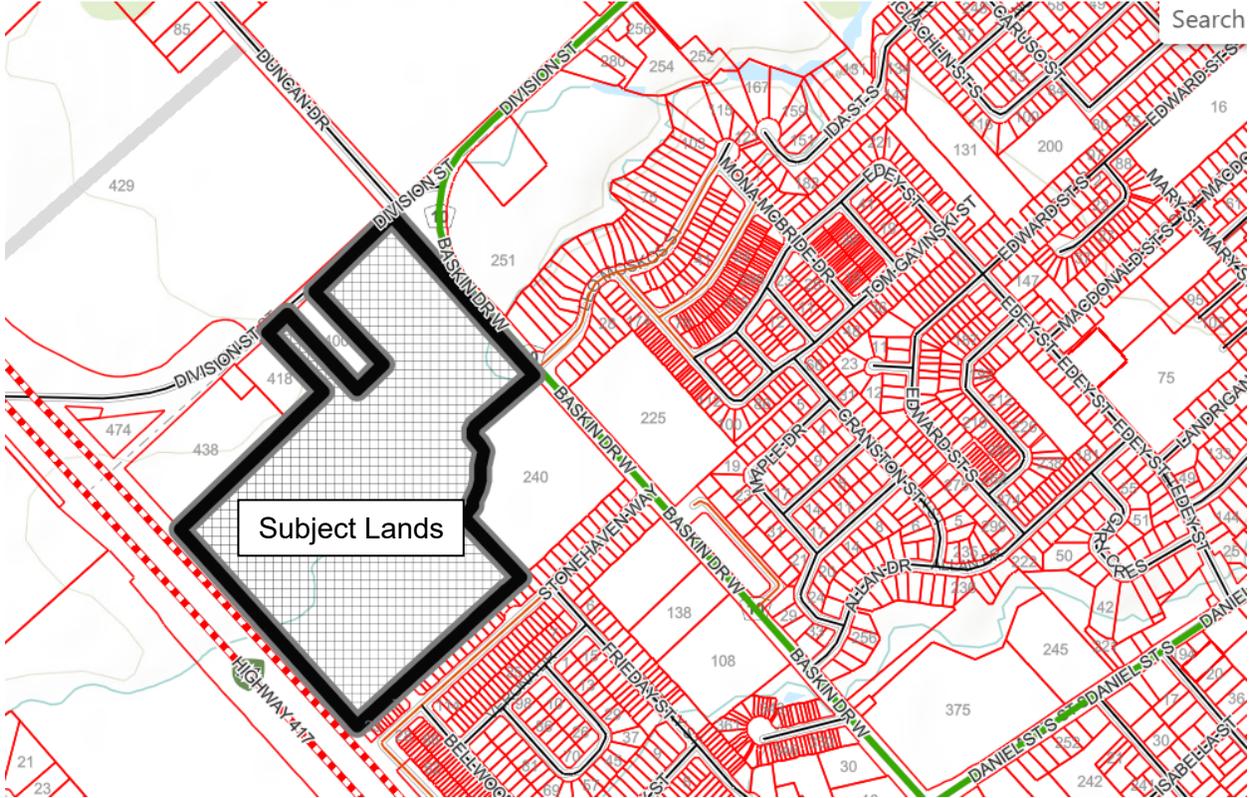
SCHEDULE "A"

Note: This schedule forms part of Amendment No. 10 to the Official Plan for the Town of Arnprior and must be read in conjunction with the written text.

This schedule represents an excerpt from the Official Plan document.



Appendix I Location Plan



**Appendix II
Development Concept Plan**

(see attached)

**Appendix III
Minutes of Public Meeting, February 23, 2026**

TO BE ADDED WHEN SIGNED

**Appendix IV
Consultation Responses Received**



ARNPRIOR

Resolution of Support – Re-Nature Foundation & RCCDSB

Whereas the Town of Arnprior has the following interest: Improving schoolyards by creating outdoor learning spaces and tree canopy environments; and

Whereas the Re-Nature Foundation is undertaking the “Growing Renfrew County Catholic District School Board Schoolyard Canopies with Re-Nature” program, which will be building outdoor learning spaces and planting trees at the elementary schools with the Renfrew County Catholic District School Board.

Now Therefore Be It Resolved that the Council of the Town of Arnprior acknowledges and supports the funding opportunity from the Federation of Canadian Municipalities’ “Growing Canada’s Community Canopies” initiative for the “Growing Renfrew County Catholic District School Board Schoolyard Canopies with Re-Nature” program, which will be building spaces and planting trees at the elementary schools in Renfrew County Catholic District School Board, in partnership with the Town of Arnprior; and

That the Council of the Town of Arnprior also recognizes that the lifetime contribution from the “Growing Canada’s Canopies” initiative will not exceed \$10 million for tree planting within our municipality, inclusive of a maximum contribution of \$1 million for infrastructure activity costs; and

That if approved, this project will be counted towards that lifetime limit.



Re-Nature And RCCDSB Are Working Together!

February 4th, 2026

Mayor Lisa McGee & Council
Town of Arnprior
105 Elgin St. West
Arnprior, Ontario K7S 0A8

Dear Mayor McGee,

Re-Nature Foundation is looking forward to working on more projects in Renfrew County School yards. We are very excited to announce that our outdoor learning spaces project will now include work with the Renfrew County Catholic District School Board (RCCDSB)!

We'll be working together to create forested spaces with outdoor classroom features in several more local schools, including in The Town of Arnprior.

We are **not** asking the municipality to provide funding.

The funding will come directly from the Federation of Canadian Municipalities Green Municipal Fund. But as part of the application process, we must demonstrate proof of council support. To that end we have provided a resolution text, attached below.

Please also find a short introduction to the project, which will be familiar to council members due to our work last summer in funding the work with the public school board. There are also two letters of support, from Re-Nature Foundation's board and the RCCDSB's Director of Education, Mark Searson.

Thank you to the Mayor and Council for supporting this project. We look forward to working with the RCCDSB to give the students and community a new place to spend time outside under the trees!

Jamie Thomson
Director of Development,
Re-Nature Foundation.



Resolution of Support Text:

Whereas, The Town of Arnprior has the following interest: Improving our schoolyards by creating outdoor learning spaces and tree canopy environments; and

Whereas, The Re-Nature Foundation is undertaking the "Growing Renfrew County Catholic District School Board Schoolyard Canopies with Re-Nature" program, which will be building outdoor learning spaces and planting trees at the elementary schools with the Renfrew County Catholic District School Board.

Now Be it Resolved that the Council of **The Town of Arnprior** acknowledges and supports the funding opportunity from the Federation of Canadian Municipalities' "Growing Canada's Community Canopies" initiative for the "Growing Renfrew County Catholic District School Board Schoolyard Canopies with Re-Nature" program, which will be building learning spaces and planting trees at the elementary schools in Renfrew County Catholic District School Board, in partnership with **The Town of Arnprior**.

And that Council also recognizes that the lifetime contribution from the "Growing Canada's Community Canopies" initiative will not exceed \$10 million for tree planting within our municipality, inclusive of a maximum contribution of \$1 million for infrastructure activity costs, and that if approved this project will be counted towards that limit.



Growing RCCDSB Schoolyards Canopy with Re-Nature

The 'Growing RCCDSB Schoolyards Canopy with Re-Nature' Program aims to enrich the educational experience for children within the Renfrew County Catholic District School Board through the creation of outdoor learning spaces and the planting of tree canopies.

Our Goal: Every school in Canada will have its own forest and outdoor learning space, and every teacher will have the support they need to use it.

For more information, please view [Your School & Re-Nature Foundation](https://www.renature.org/) at <https://www.renature.org/>



Our Approach to funding projects in Renfrew County:

Our collaborative partnership with the school board will allow us to apply for federal funding under the Federation of Canadian Municipalities' "Growing Canada's Community Canopies" (GCCC) program. This program offers a 50% match for our tree planting costs, and will enable us to establish vital green infrastructure, enhancing staff and student well-being, and providing invaluable hands-on learning environments for the next generation.

Re-Nature's work will be funded in part by federal grant programs, but Re-Nature will also provide funding and bring outside funders on board to complete the funding of the projects.

Included Materials:

With this package you will find the following elements:

- An introduction to Re-Nature, the program, our work & goals.
- An example site plan and list of features planned for the school sites.



Municipal Council Resolutions

The Federation of Canadian Municipalities (FCM) delivers the Green Municipal Fund (GMF), a program funded by the Government of Canada that supports municipal sustainability. A specific initiative under the GMF is “Growing Canada’s Community Canopies” (GCCC), which provides funding and resources for communities to enhance their forests.

To be eligible for the “Growing Canada’s Community Canopies” grant program, applicants must provide a resolution drafted and adopted by each municipal council partnering on the project.

The scope of our initiative:

- Re-Nature is applying for a tree-planting grant from the federally funded program.
- Re-Nature is requesting \$50,000 in federal grant support per school site.
- Re-Nature is asking the council to acknowledge that the funding we receive will be part of the maximum \$10M allowed within each municipality.
- The federal grant support will significantly reduce the cost of the integrated forest which is an important part of the successful outdoor learning environments we intend to build for the schools.

Site Plan and Feature List

We've provided an example project site plan to illustrate what all the school sites included in the initiative will get, and how outdoor learning features might be distributed across a site to encourage student-led gathering and spark moments of experiential learning.

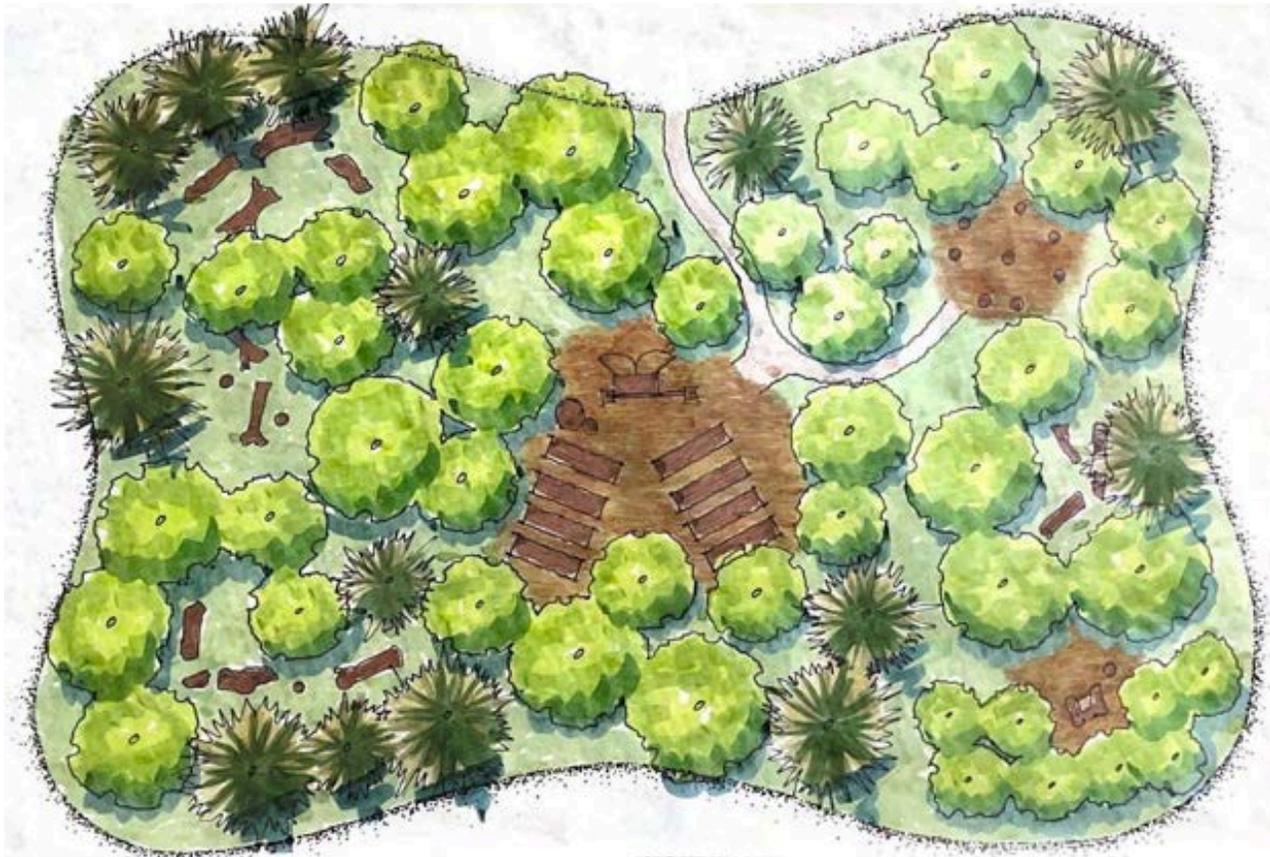
Multiple Zones

A 7500-8500 sq. ft. site can support several multi-use learning zones, each with a focal point supporting various pedagogical approaches. Features are spaced to allow for full-class and group activities without excessive distraction from other zones.

- blackboard with curriculum cabinet & teacher station, with seating for 20-30 students
- a talking circle for up 5-10 students
- one-to-one seating pockets for teacher-student mentoring
- multiple informal seating arrangements using reclaimed local logs in ecological restoration zones

“**Ecological Restoration**” zones make the most of the available space. These are informal areas equipped with large logs (18-inches in diameter) for seating, student-led learning or simply for play. Some of these logs will be cut into additional stools to help create more points of interest throughout the zones. The features in these areas will help focus student social interaction and they’ll also contribute to the forest environment as they eventually become part of the soil of the site.

Example Project Plan:



Key Features of the Outdoor Learning Spaces

The pedagogical foundation of this site plan emphasizes experiential and inquiry-based learning. The focal points and zones are framed by trees, which provide shade, habitat, and the living backdrop for the spaces. These natural elements are accompanied by features meant to enhance learning and play:

- 1 post-mounted blackboard with curriculum cabinet secured to the blackboard posts
- 8 milled benches
- 1 teacher station
- 8 sculpted stump seats
- 1 carved chair or spiral bench
- 100 linear feet of Ecological Restoration logs. (18-inch diameter logs up to 8 feet long), scattered across the zones to serve as seating, incidental focal points and group work. Some cut into stump stools.
- 50 or more single stem and multi-stem trees



An introduction to Re-Nature's Philosophies.

A Schoolyard... Or A Parking Lot?



If more of our schoolyards aren't shaded by resilient forest in the next ten years, it will simply be too hot for the kids to be outside.

Our children deserve better.

To thrive, a regenerative forest requires a minimum of 15 square feet per daily student user. While more is better, for most schools in Canada, this equates to 50 single and multi-stemmed trees covering 7500-8500 square feet per schoolyard forest.

Re-Nature's Four Guiding Principles:

Teachers will take their children outside if there is a forest to provide shade, a classroom to teach in, a mentor to lean on, and a curriculum to teach.





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February 2, 2026

Mayor Lisa McGee & Council
Town of Arnprior
105 Elgin St. West
Arnprior, Ontario K7S 0A8

Dear Mayor McGee,

On behalf of the Renfrew County Catholic District School Board (RCCDSB), I am writing to express support for our upcoming program, **“Growing RCCDSB Schoolyard Canopies with Re-Nature”** in partnership with Renature Foundation.

We are currently endorsing a Re-Nature application to the Federation of Canadian Municipalities’ (FCM) “Growing Canada’s Community Canopies” initiative. This funding is vital to our goal of planting trees and constructing natural outdoor learning spaces across our school properties in Renfrew County.

This initiative is designed to create unique and inspiring environments for our students. By transforming our schoolyards, we aim to:

- Provide valuable outdoor learning opportunities and improved conditions for school communities.
- Significantly enhance the green space and tree canopy within our wider communities.
- Ensure that our school properties become a regenerative part of the natural landscape.

As the landowners, the RCCDSB has fully affirmed our commitment to planting these trees and maintaining the forest as it grows. However, the success of our application to the FCM relies heavily on demonstrating strong community backing including a Resolution of Support from the Municipal Council, required to unlock the federal funding for the tree planting program.

We would be honoured to include this Resolution of Support from the Town of Arnprior in our application package. Your endorsement would signal to the Federation of Canadian Municipalities that this project aligns with the values and environmental goals of the broader Renfrew County community.

We are an inclusive Catholic learning community called to love unconditionally and educate hearts and minds in the way of Christ.

If you have any questions regarding the specific sites or the Re-Nature partnership, please do not hesitate to contact our Project Lead, Jillian Rizzuto at 613-735-1031, ext. 340 or at jillian.rizzuto@rccdsb.ca .

Thank you for your time and for your continued partnership in supporting our students and our environment.

Sincerely,



Mark Searson
Director of Education



Confirmation of Project Support with Renfrew County Catholic District School Board

January 29th, 2026

To Whom It May Concern,

As Founder and Director of the Re-Nature Foundation, I confirm our full organizational support for the Growing Canada's Community Canopies (GCCC) grant application in partnership with the Renfrew County Catholic District School Board. Please consider this letter a formal confirmation of our commitment and readiness to cooperate in this initiative.

The GCCC program resonates with Re-Nature's mission to create inclusive, climate-resilient community spaces that provide children with direct, daily access to nature. This project supports tree planting, encourages environmental stewardship and provides children with more opportunities to spend productive learning time outside.

The proposed planting site will include a minimum of 50 trees, along with natural log features to support programming, environmental literacy, and connection. The regenerative forest system will grow into permanent infrastructure and become a beloved part of the community—restoring biodiversity, improving soil and air quality, and contributing to stormwater management & heat island effect mitigation.

Re-Nature's delivery model includes mentorship and training for teachers, program staff, and facilities personnel to ensure long-term care and essential time spent in the regenerative forest and outdoor activity space. We will also provide resources and continued professional learning that equip communities to integrate nature into their programming and stewardship practices.

Re-Nature Foundation looks forward to delivering this work in close cooperation with Renfrew County Catholic District School Board. We are prepared to meet the environmental, program, and community-building goals of the GCCC program in this undertaking.

Sincerely,

Adam Bienenstock
Founder & Business Director at Re-Nature Foundation



Municipal Grant Request (In Kind) – Arnprior & District Quilters Guild

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from the Arnprior & District Quilter’s Guild; and

Whereas the Arnprior & District Quilter’s Guild is an eligible organization under the Municipal Grants Policy as they support the community through fostering interest, awareness, and education in the area of quilting and creating charity projects that benefit the community.

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Arena Slab and Community Hall rental fees on May 29th, 30th, and 31st, 2026, (value of approximately \$3,045 plus HST) for their Quilt Show; and

Further That the Arnprior & District Quilter’s Guild be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.



Municipal Grant Request (In Kind) – Arnprior & District Quilters Guild

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant request from the Prior Chest Nuts; and

Whereas the Prior Chest Nuts is an eligible organization under the Municipal Grants Policy as they support the community through providing support to those who have been touched by breast cancer in the community.

Therefore Be It Resolved That Council approve the request for waiving the Nick Smith Centre Pool rental fees on April 11th and April 26th, 2026, (value of approximately \$232 plus HST) for their event; and

Further That the Prior Chest Nuts be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.