

The Corporation of the Township of Laurentian Valley
By-law Number 2026-07-033

Being a By-Law to Adopt Official Plan Amendment Number 23 (OPA No.
23) to the Official Plan of the Township of Laurentian Valley

The Council of the Corporation of the Township of Laurentian Valley in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, hereby enacts as follows:

1. Amendment Number 23 to the Official Plan for the Township of Laurentian Valley (OPA No. 23), consisting of the attached Map Schedule "A" is hereby adopted.
2. That the Township Planner is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment Number 23 to the Official Plan for the Township of Laurentian Valley.
3. This By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST AND SECOND TIME THIS 29TH DAY OF JULY, 2026.

READ A THIRD TIME AND PASSED THIS 29TH DAY OF JULY, 2026.



Steve Bennett Mayor



Dean Sauriol, CAO/Clerk

CERTIFIED A TRUE COPY

TOWNSHIP OF LAURENTIAN VALLEY

AMENDMENT NO. 23
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF LAURENTIAN VALLEY

Prepared By: The Corporation of the
Township of Laurentian Valley
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5820

AMENDMENT NO. 23
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This amendment, was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law 2026-07-033 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on the 29th day of July, 2026.

Steve Bennett, MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

Dean Sauriol, CAO/CLERK

This Amendment No. 23 to the Official Plan of the Township of Laurentian Valley which has been adopted by the Council of the Corporation of Township of Laurentian Valley, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

Date: _____

Approval Authority
(County of Renfrew)

DRAFT

Insert Adopting By-law

DRAFT

AMENDMENT NO. 23 TO THE OFFICIAL PLAN FOR
THE TOWNSHIP OF LAURENTIAN VALLEY

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THE CONSTITUTIONAL STATEMENT

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment consists of the following text and constitutes Amendment No. 23 to the Official Plan of the Township of Laurentian Valley.

Also attached is Part C - The Appendices which does not constitute part of this amendment.

Part A - The Preamble

PURPOSE

The purpose of the proposed Official Plan Amendment is to amend Section 18.0 Land Division Policies, to introduce additional criteria to guide the evaluation of any future consent applications and to allow for the potential for up to 3 additional lots beyond the current policy of no more than three (3) new lots from the original holding as of January 18, 1979, subject to the additional consent criteria being met, as well as, all other applicable policies in the Official Plan. Any other applicable policies in the County of Renfrew Official Plan and the Provincial Planning Statement (PPS) would continue to also be required to be met per the Planning Act.

LOCATION

The lands affected by this amendment are the entire Township of Laurentian Valley and therefore a Key Map is not attached.

BASIS

The Official Plan for the Township of Laurentian Valley was approved, with modifications, by the County of Renfrew on June 30, 2004 and by the Ontario Municipal Board by oral decision December 10, 2004.

General

The purpose of Official Plan Amendment Number Twenty-Three (OPA No. 23) is to modify the text of the Official Plan to add additional consent criteria for up to permit up to three (3) additional lots, in addition to the possible three (3) new lots permitted since January 18, 1979 with the policies generally being in accordance with the Land Division Policies of the County of Renfrew Official Plan as set out in Section 14.3(4) and (5) with some township specific modifications.

Official Plan

The proposed amendments to Section 18.0 – Land Division Policies of the Township of Laurentian Valley Official Plan are Township Council initiated. The current consent

policies per 18.2(3) in the Township OP limit the maximum number of new lots to be created from an original holding to no more than three (3) since January 18, 1979

The County of Renfrew Official Plan

For the Township of Laurentian Valley, Section 1.5(1) of the Scope and Structure policies in the County of Renfrew Official Plan states that for those areas of the County shown on Schedule 'A' as being covered by a local Official Plan, only policies of Section 15 Local Official Plan – Laurentian Valley, as applicable shall apply.

Section 15 Local Official Plan – Laurentian Valley, further sets out policies to guide the Township's local Official Plan. It states that the policies of the Laurentian Valley Official Plan shall address both local and Provincial interests as outlined in the PPS and associated guidance documents.

The County of Renfrew also acts as Land Division Committee for the Township of Laurentian Valley for the approval of applications for consent. The County is further, the approval authority for any Township of Laurentian Valley Official Plan and amendments to the Township Official Plan and Applications for Subdivision and Condominium approval.

Provincial Planning Statement (PPS)

The Planning Act requires that municipal decisions in respect to the exercise of any authority that affects a planning matter "shall be consistent with" the PPS.

The application of additional consent criteria will assist in ensuring that the revised policies are consistent with the policies of the Provincial Planning Statement (PPS). Notwithstanding changes to the policies in the Township Official Plan, consent applications filed under the Planning Act continue to be required to meet the requirements of the Planning Act, including the PPS and any other applicable Provincial policy.

Summary

The proposed additional consent policies proposed are not in conflict with the intent of the PPS and support provincial policy initiatives to encourage additional residential development in a variety of ways.

The policies are generally in accordance with the policies contained in Section 14.0 Land Division Policies in the County of Renfrew Official Plan. It is noted that the County Official Plan policies in Section 14.2(4) reference an additional two lots rather than the three lots proposed by the Township OPA, it is noted that the number of lots by consent in the Township would be capped at six while the County Official Plan does go on to allow for further lots in Section 14.2(5) subject to further additional criteria, although it is indicated in the County OP that those are generally discouraged. The Township is not proposing further consents per 14.2(5).

The amendment to the Official Plan for the Township of Laurentian Valley is considered

to be appropriate for the following reasons:

1. The proposed policies are generally the as corresponding Land Division policies in the County of Renfrew Official Plan.
2. The policies in Section 15.2 of Section 15.0 Local Official Plan – Township of Laurentian Valley
3. The policies do not conflict with the PPS.
4. The amendment may assist in implementing provincial direction to establish and support ways to encourage and facilitate additional residential development opportunities in a variety of manners.

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Part B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text, constitutes Amendment No. 23 (OPA No. 23) to the Official Plan of the Township of Laurentian Valley.

Details of the Amendment

The Official Plan for the Township of Laurentian Valley is hereby amended as follows:

1. That Section 18.2 of the Section 18.0 Land Division Policies are amended by adding new policies as follows, immediately following policy 18.2(2) and renumbering the subsequent policy sections and any associated references accordingly:
 - “(3) Prior to considering the merits of a consent, the approval authority shall be satisfied that a registered plan of subdivision is not necessary for proper and orderly development. A registered plan of subdivision will be the method of dividing land where,
 - (a) A significant number of new lots would be or there is a high potential to create and market a significant number of new lots;
 - (b) New public roads other than minor public road extensions are proposed;
 - (c) Extensive investigations regarding such matters as hydrogeology, surface drainage or environmental impact will be required; or
 - (d) The future development potential of the retained lands or the adjoining lands would be adversely affected by the proposed consent(s).”
 - (4) The approval authority shall be satisfied that a consent is in the public interest and that it is not premature in terms of development patterns in the area.
 - (5) The maximum number of new lots permitted to be created from an original holding shall be three (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the Planning Act. An original holding means a holding as of January 18, 1979.
 - (6) In addition to the three lots normally considered, three (3) additional consents may be granted, provided the following criteria are considered:
 - (a) they do not create a conflict with abutting uses;
 - (b) they do not lead to demands for increased municipal services;
 - (c) the creation of additional lots will complete the development potential of the holding by the severance process or constitutes an infilling situation. Infilling in areas on private well and septic system is defined as the creation of a lot between two existing dwellings which are separated by not more than 100 metres (325 feet) or between an

- existing dwelling and a street which are separated by not more than 100 metres (325 feet);
- (d) ribbon development is not a concern;
 - (e) the first three lots permitted by Subsection 18.2 (5) have been developed;
 - (f) that the lots can be adequately serviced with potable water and a private sewage disposal system and are consistent with the servicing policies of Sections 2.2(24) Servicing of the General Development Policies and Section 17 of the Servicing Policies.
 - (g) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
 - (h) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards and is consistent with the servicing policies of Section 2.2(24) and Section 17;
 - (i) the need for a lot grading and drainage plan; and
 - (j) the impact of the proposed development on the financial resources of the municipality.
- (7) Notwithstanding 18.2(6)(e) above, where the additional lots provided for in Section 18.2(6) are on full municipal sewer and water services and are part of a comprehensive development plan where the retained lands are to be developed by plan of subdivision or plan of condominium and/or are subject to site plan control, the first three lots permitted by 18.2(5) do not have to be developed first subject to a satisfactory supporting studies which may include a planning justification report; traffic impact assessment; servicing report; lot grading and drainage; stormwater management report and/or any report deemed necessary as set out in the Section 19.15 Pre-Consultation and Complete Applications of the Township Official Plan, to ensure that sufficiently detailed preliminary information is provided to demonstrate that the approval of the additional consents will not negatively impact the future development potential of the property.”

Part C - Appendices

Appendix I: Public Involvement, Notice Requirements and Correspondence

DRAFT

CERTIFICATE OF COMPLIANCE WITH
PUBLIC INVOLVEMENT AND NOTICE REQUIREMENTS

FOR OFFICIAL PLAN AMENDMENT NO. 23

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF LAURENTIAN VALLEY

I, Lauree J. Armstrong, MCIP, RPP, Planner of the Township of Laurentian Valley certify that:

1. Notice of a public meeting pursuant to subsection 17 (15) and 22.(1) of the Planning Act, R.S.O. 1990, c.P. 13, has been given in accordance with the procedure set forth in Ontario Regulation 543/06, as amended.
2. A Public Meeting in respect of the proposed Official Plan Amendment was held on July 29, 2026, at the Township Municipal Office.
3. Notice of adoption has been given pursuant to subsection 17 (23) of the Planning Act, R.S.O. 1990, c.P. 13.

SWORN before me at the Township of)
Laurentian Valley in the County of Renfrew)
in the Province of Ontario)
this 12th day of August, 2026)

A Commissioner, etc.

Lauree J. Armstrong, MCIP, RPP
Township Planner
Township of Laurentian Valley

Insert
NOTICE OF OFFICIAL PLAN AMENDMENT
AND PUBLIC MEETING

DRAFT

Insert
NOTICE TO PUBLIC BODIES OF OFFICIAL PLAN AMENDMENT

DRAFT

Appendix I - Public Participation
(to be completed after public meeting)

Amendment No. 23

to the Official Plan of the Township of Laurentian Valley

Minutes of Public Meeting

DRAFT

Insert
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT

DRAFT

Appendix I - Correspondence

Official Plan Amendment No. 23

to the Official Plan of the Township of Laurentian Valley

Correspondence

(To be inserted)

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