

DECISION
With respect to Official Plan Amendment No. 17
for the County of Renfrew
Subsection 17(34) of the *Planning Act*

I hereby approve the County of Renfrew Official Plan Amendment No. 17 as adopted by By-law No. 92-19 subject to the following modifications:

1. **Section (E) Greater Madawaska (1) Rural-Exception Five** is hereby modified by:

- a. Deleting the first sentence of policy (a) and replacing it with the following,

“The uses permitted within the Rural – Exception Five designation shall be limited to a motor sport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses.”

- b. Deleting policy (f) and replacing it with the following,

“(f) Lands located within the Rural-Exception Five designation shall be recognized in a special tourism commercial zone in the Township’s implementing zoning by-law. Lands located within the special tourism zone shall be placed into a holding (h) zone category until such time as future development or site alteration is proposed and conditions i-iii have been fulfilled. Where any of these conditions require approval from a Provincial Ministry, early consultation with those relevant Provincial Ministries is encouraged in order to assess relevant study requirements in accordance with Provincial standards and guidelines. Undisturbed woodland areas on the site shall be retained as a vegetated buffer and remain undisturbed until such time as future development is permitted. Under the holding provisions, interim uses shall be limited to existing uses, open space, and passive recreational uses along existing trails. Prior to removing the holding (h) symbol, Council shall be satisfied that the following measures have been undertaken:

i.) All necessary Provincial approvals have been obtained to facilitate the proposed development. This may include, but not be limited to an Environmental Compliance Approval (ECA), A Permit to Take Water (PTTW) and a permit under the Endangered and Threatened Species Act (ESA).

ii.) Adequate areas of natural vegetation and buffering will be maintained in areas surrounding the motor sports track and site plan controls are implemented to address the following:

- 1) **Stormwater management plans using best management practices for the preservation of existing topography and natural features.**
- 2) **Lot grading, drainage, vegetation protection and construction mitigation plans for the protection of any wetland and aquatic habitat.**
- 3) **A tree retention plan and construction mitigation measures for protecting trees in areas proposed for villa accommodation units.**
- 4) **No buildings or structures, including septic systems, shall be constructed within 30 metres of the adjacent Provincially Significant Wetland (PSW). No disturbances including lot grading, vegetation removal or other site disturbances shall occur within 30 metres of the PSW.**

c. Inserting the words **“and Environmental Protection”** after the words **“Rural – Exception Five”** into subsection b) of the amendment.

2. **OFFICIAL PLAN SCHEDULE A** is hereby deleted and replaced with a new Schedule A dated September 14, 2020, attached hereto.

Dated at Toronto this 6th day of November, 2020



Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing