

# Welcome! Town of Renfrew



# Renfrew

## Renfrew East Development Area/Whitton Road Closure Environmental Assessment Study

Welcome to the first Public Consultation Centre for the Renfrew East Development Area/Whitton Road Closure Environmental Assessment (EA) Study.

There is an opportunity at any time during the process for interested persons to provide written input. Any comments received will be collected under the *Environmental Assessment Act*. Personal information you submit will become part of the public record that is available to the general public unless you request that your personal information remain confidential.

Should you have any questions regarding the materials or any other aspect of the study, or if you would like to review any of the background reports, contact either of the following:

Steve Taylor, P.Eng.  
BT Engineering Inc., Consultant Project Manager  
Email: [steven.taylor@bteng.ca](mailto:steven.taylor@bteng.ca)  
Phone: 613-228-4813

Eric Withers, Director  
Town of Renfrew, Project Manager  
Email: [ewithers@renfrew.ca](mailto:ewithers@renfrew.ca)  
Phone: 613-432-8166 ext. 305



# Purpose of Public Consultation Centre No. 1

This Public Consultation Centre is the first of two in the EA Study. The purpose is to engage with the public and stakeholders on their perspectives and interests in the Study. The Study will proactively involve the public, stakeholders and Indigenous Peoples.

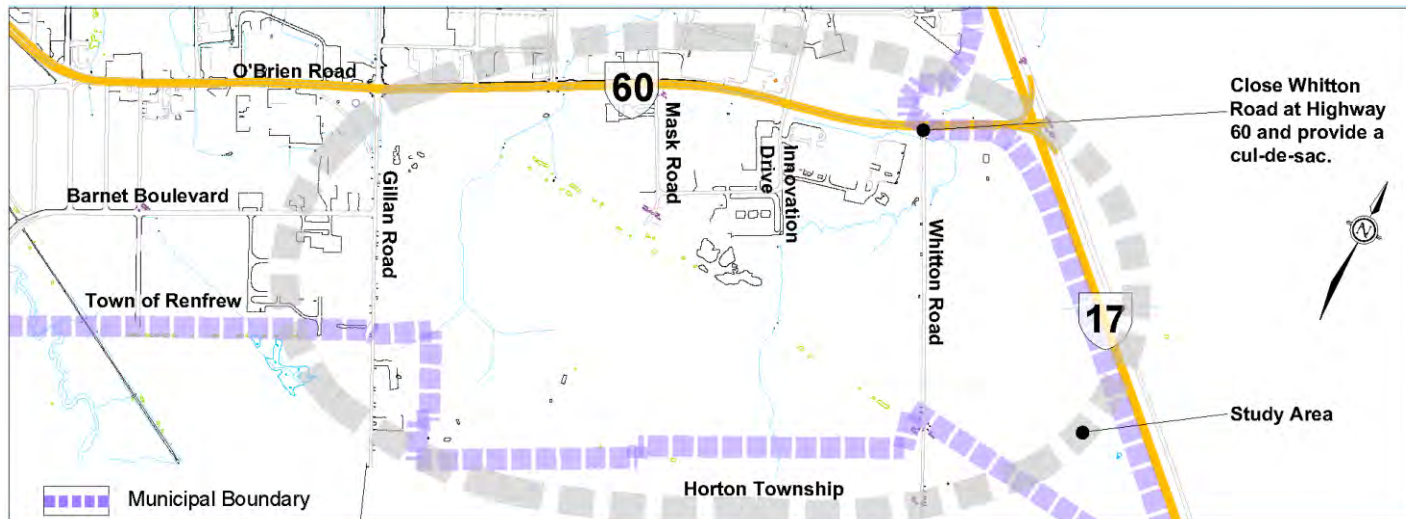
This Public Consultation Centre will present:

- A study introduction and Problem and Opportunity Statement.
- An overview of the Provincial (Group B) / Municipal (Schedule C) Class EA Process.
- A description of the existing conditions in the area.
- The analysis and evaluation of the Alternative Planning Solutions (Alternatives to the Undertaking).
- A long list of Preliminary Design Alternatives and evaluation criteria.
- Next steps.

# Introduction

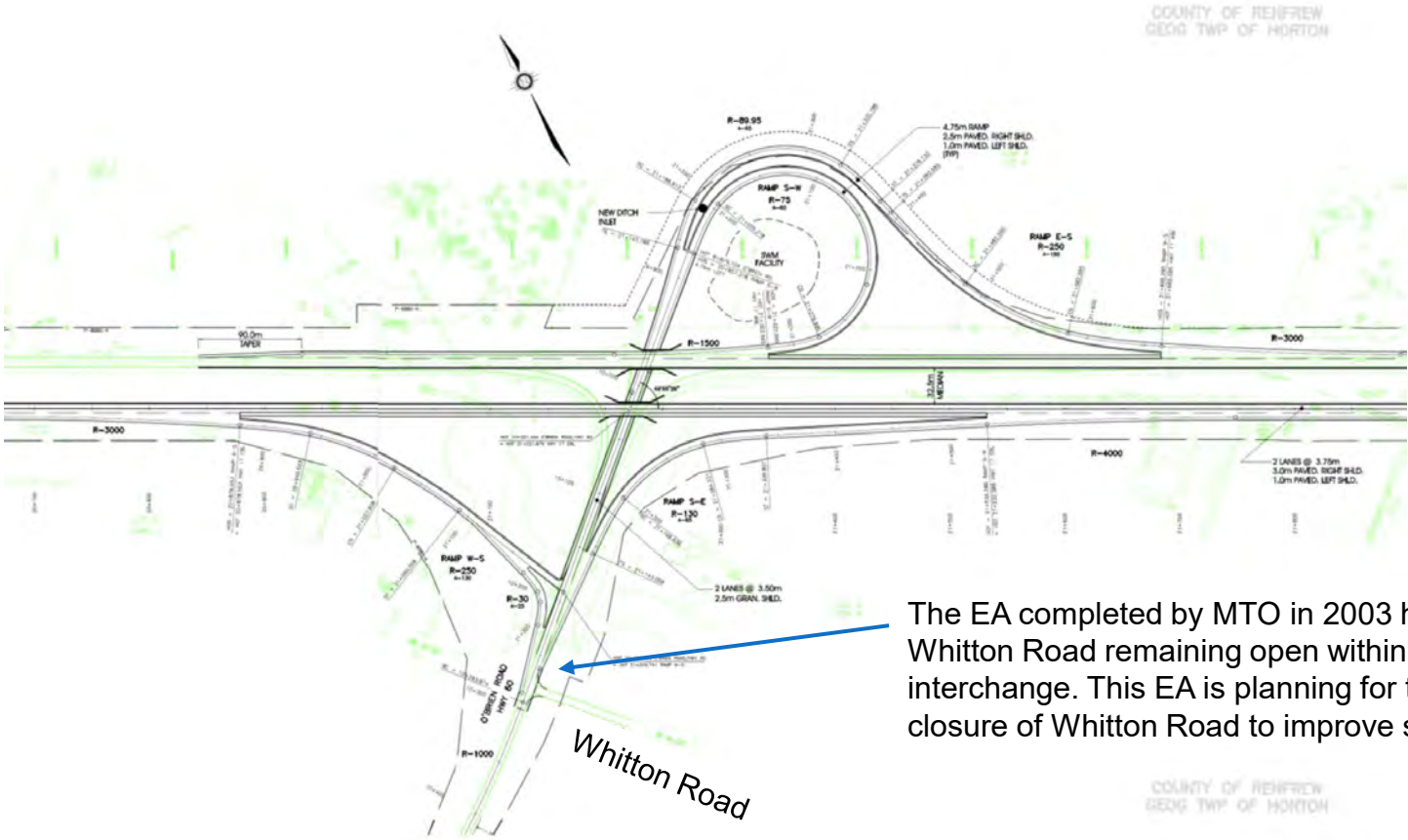
The Town of Renfrew has retained BT Engineering Inc. to undertake a Harmonized Provincial (Group B) / Municipal (Schedule C) Class EA study for the closure of Whitton Road at O'Brien Road (Highway 60), due to the intersection's proximity to the future Highway 17/O'Brien Road interchange. The Study is being completed in parallel with the Master Transportation Plan. The Study will define the impacts of the closure and provide an alternative solution for traffic travelling on Whitton Road that wishes to access O'Brien Road. The closure of the Whitton Road intersection at O'Brien Road will provide operational and safety benefits for the future O'Brien Road interchange on Highway 17. This Study will meet Ontario Ministry of Transportation (MTO) requirements under the Provincial Class EA (2023) and municipal requirements under the Municipal Class EA (Amended 2023).

The Study Area is located in Renfrew, Ontario (see below).



# Highway 17 Widening EA Study

MTO completed the EA for the widening of Highway 17 from Arnprior to Renfrew in 2003. The construction of the Highway 17 twinning is being completed in phases. The recommendations included a new interchange at Highway 17 / O'Brien Road, see below.



The EA completed by MTO in 2003 had Whitton Road remaining open within the interchange. This EA is planning for the closure of Whitton Road to improve safety.

# O'Brien Road Improvements

Hall Avenue extension EA Study was completed by the Town in November 2015. The O'Brien Road/ Innovation Drive/ Wrangler Road roundabout is planned for construction in 2024.



# Problem and Opportunity Statement

The closure of the Whitton Road intersection at O'Brien Road will require a new connection from Whitton Road to O'Brien Road. This change will provide operational and safety benefits for the new O'Brien Road interchange on Highway 17.

The Town is currently completing a Master Transportation Plan (MTP) to define land uses and development parcel size and the road network required to facilitate the employment growth. Planning for the closure of Whitton Road is being incorporated into the MTP for the Renfrew East Development Area. This MTP provides an opportunity for the Town to complete a Schedule C Municipal Class EA Study in parallel with the MTP to integrate the transportation network with a future land use plan in the Development Area. The EA study will address the need and justification for this intersection closure and new associated municipal road connections to O'Brien Road and a future Barnet Boulevard extension.

# Harmonized Provincial (Group B) / Municipal (Schedule C) Class EA Process

The Renfrew East Development Area/Whitton Road Closure EA Study has been initiated as a Harmonized Provincial (Group B)/Municipal (Schedule C) Class EA, based on the range of anticipated effects.

The municipal process includes the integration with the requirements of the *Planning Act* and *Environmental Assessment Act*.

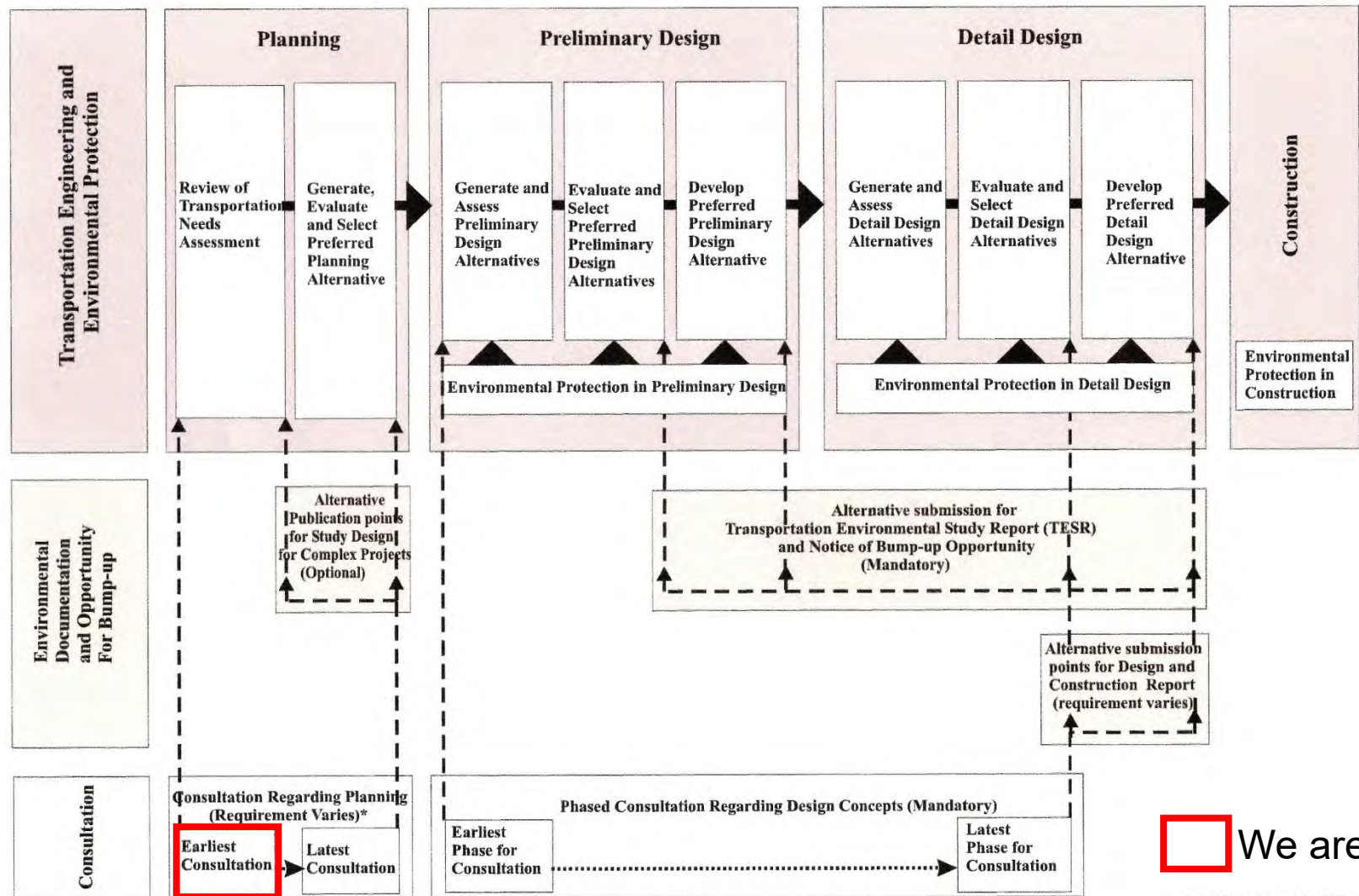
A subsequent Public Consultation Centre will present the evaluation of Preliminary Design Alternatives and Technically Preferred Plan. Following the second Public Consultation Centre, the EA Study will be documented in a Harmonized Environmental Study Report, that will summarize the study methodology, findings, public involvement and recommendations. These two milestones provide additional opportunities for the public, stakeholders, agencies, and Indigenous Peoples to provide input to the study process and recommendations.

The Provincial Class EA (2000) and Municipal Class EA (Amended 2023) Process Flowcharts are illustrated on the following exhibits.



# Provincial Class EA Process

Overview Of Class EA Process For Group B Projects

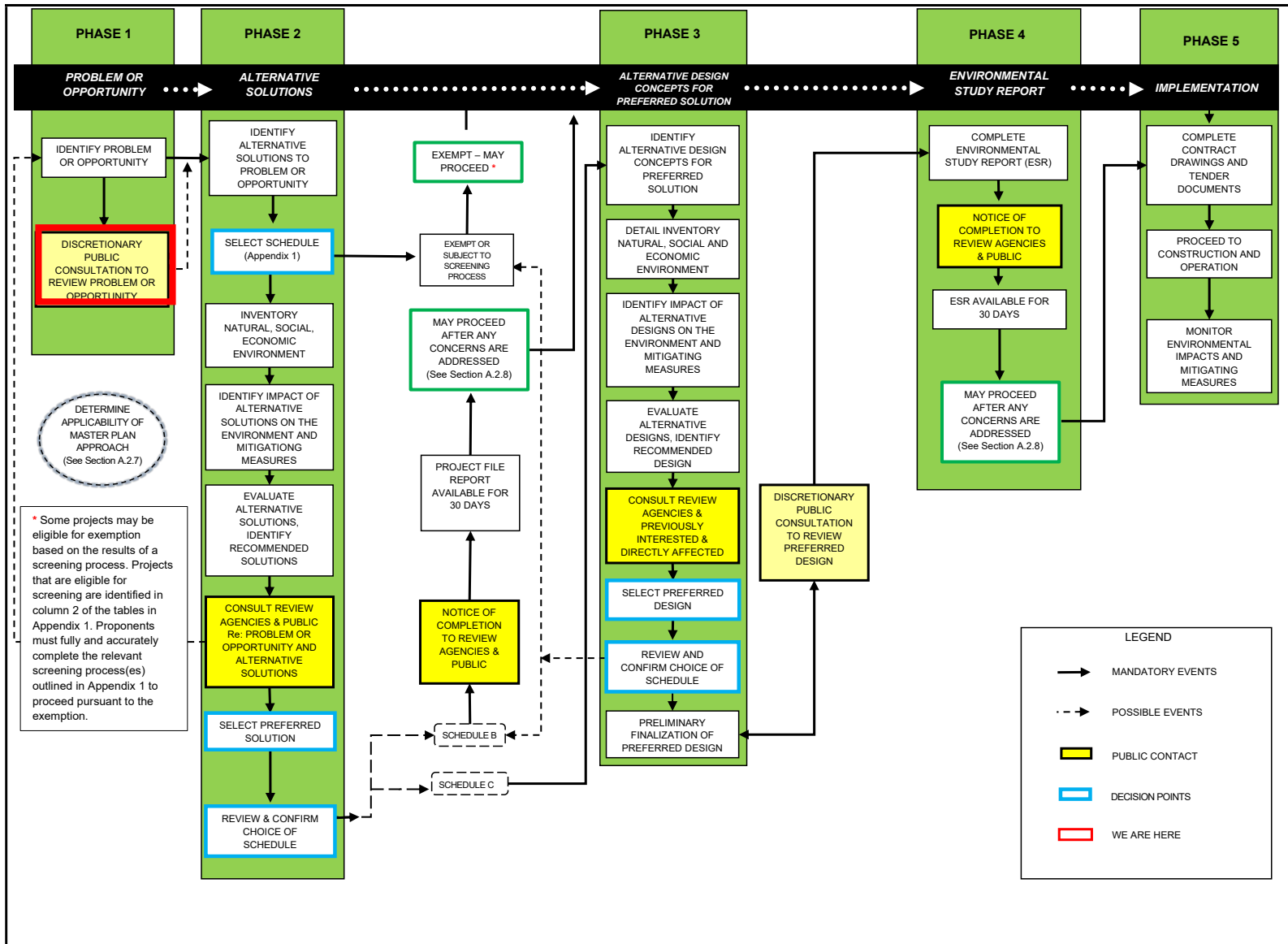


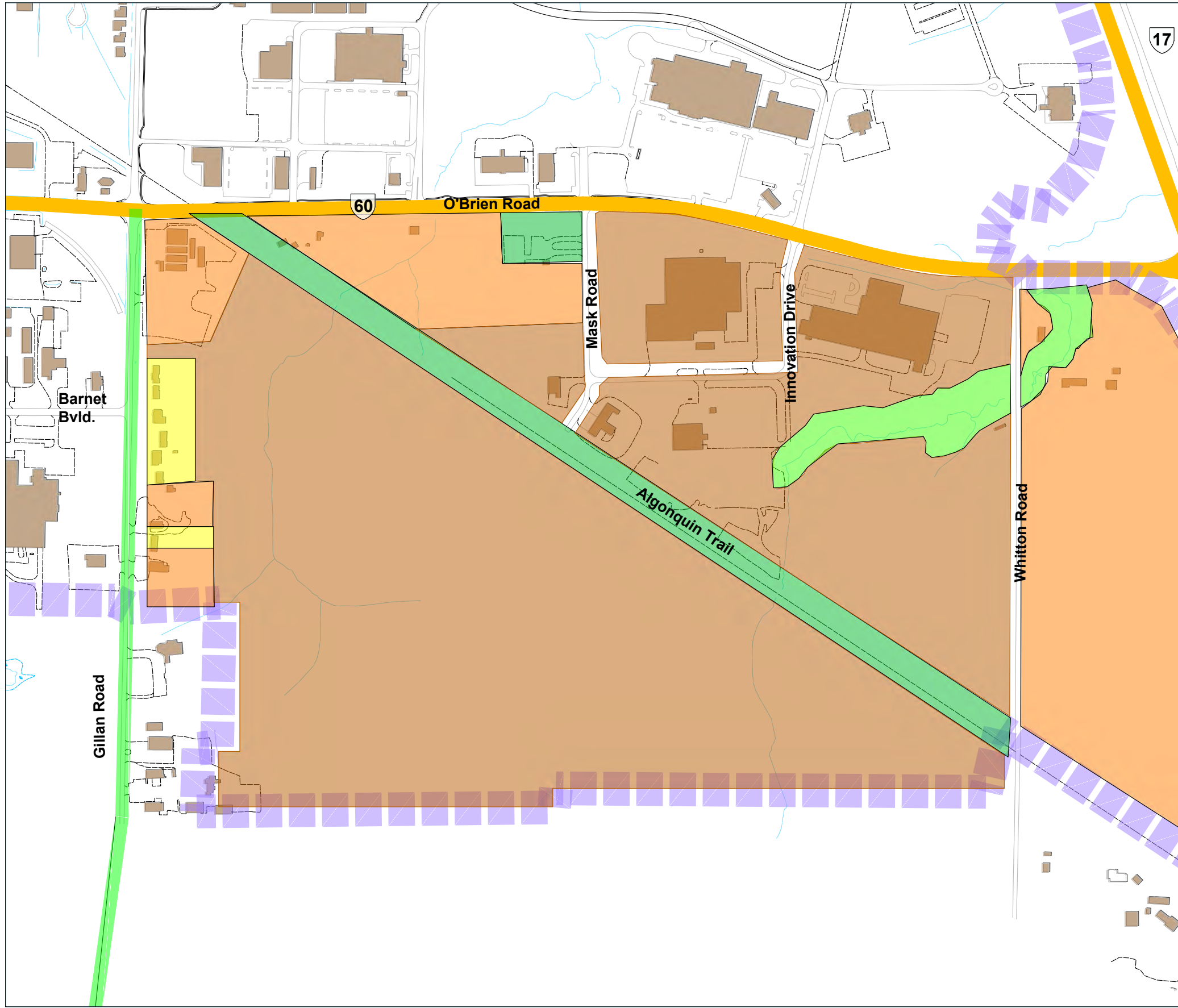
\*Mandatory if a Study Design is prepared.

We are here



# Municipal Class EA Process





# Renfrew

## Renfrew East Development Area / Whitton Road Closure Environmental Assessment Study

### Legend

- Residential
- Commercial
- Industrial
- Parks and Recreation
- Environmental Protection
- Permanent River/Stream
- Town Boundary

### Official Plan 2018

Source: Town of Renfrew Official Plan January 2018  
Schedule 'A'.

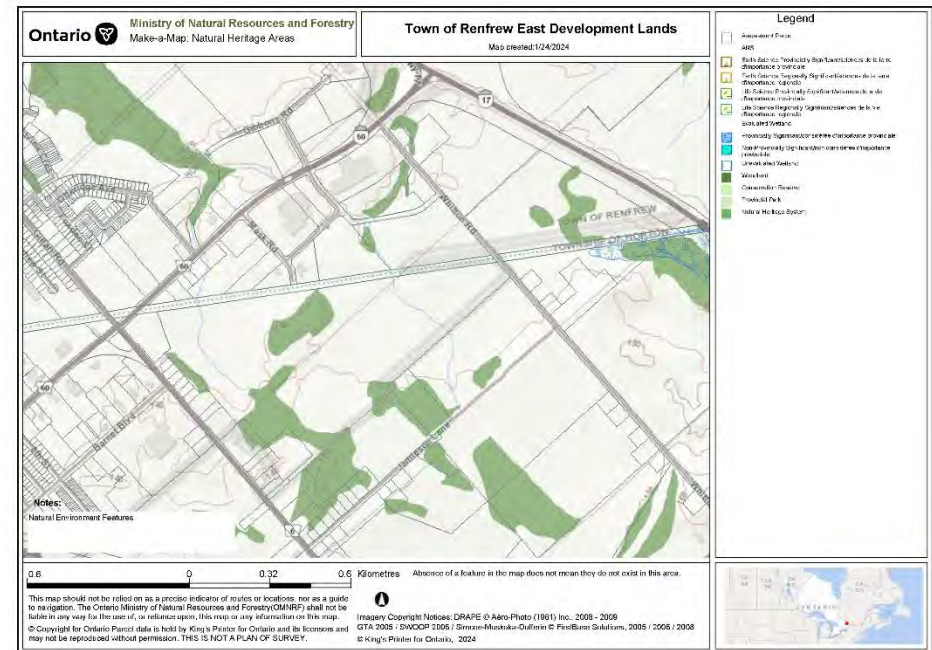


NTS  
February 2024

# Existing Conditions

Review of the following Environmental / Core Features:

- Natural Environment
  - Fisheries
  - Terrestrial
  - Species at Risk
- Cultural Environment
  - Archaeology
  - Built Heritage and Cultural Landscape
- Socio-Economic Environment
  - Noise
  - Farming
  - Commercial/Industrial Areas
- Land Use and Property
  - Existing Land Use
  - Official Plan
  - Secondary Land Use Plan
  - Master Transportation Plan



# Alternative Planning Solutions

Three (3) Alternative Planning Solutions for the **Whitton Road Closure** have been considered:

- X • Do Nothing: This alternative is being screened out due to the conflict with the future interchange.
- X • Closure of Whitton Road/ O'Brien Road Intersection: Whitton Road is only accessible from Algonquin Trail.
- ✓ • Closure of Whitton Road/ O'Brien Road Intersection and provide a new link to access O'Brien Road: This alternative involves closing Whitton Road/O'Brien Road and providing a link to road with an Intersection on O'Brien Road.

Three (3) Alternative Planning Solutions for the **East Development Area** have been considered:

- X • Do Nothing: This alternative is being screened out as it does not conform with the Town's Official Plan.
- X • Limit Development: This alternative is being screened out as it does not conform with the Town's Official Plan.
- ✓ • Plan for Development including Road Network Modifications: This alternative is recommended in the Master Transportation Plan.

Legend: ✓ - **Carried Forward** X - **Not Carried Forward**

# Preliminary Design Alternatives

Four (4) Preliminary Design Alternatives (Alignment Alternatives) have been carried forward for evaluation to address the Preferred Alternative Planning Solutions:

- X** • Alternative 1: New road link from Gillan Road to Innovation Drive, parallel and south of O'Brien Road (not carried forward for evaluation; does not provide connectivity directly to Whitton Road).
- ✓** • Alternative 2: New road link connecting Innovation Drive to Whitton Road, south of O'Brien Road (carried forward for evaluation).
- X** • Alternative 3: Extension of Barnet Boulevard easterly to Mask Road (not carried forward for evaluation; does not provide connectivity directly to Whitton Road).
- ✓** • Alternative 4: Extension of Barnet Boulevard easterly to Whitton Road with extension of Innovation Drive and/or Mask Road (carried forward for evaluation).

The Preliminary Design Alternatives being carried for evaluation are illustrated on the following exhibit.

Legend: **✓ - Carried Forward** **X - Not Carried Forward**





# Renfrew

## Renfrew East Development Area / Whitton Road Closure Environmental Assessment Study




Alternative 1A




Alternative 1B


Legend

 New Collector Road Alternative

 Future Roundabouts  
Recommended from Master Transportation Plan 2024  
(Innovation Drive implementation 2024)

 Road Closure

 Development Areas  
Source: Town of Renfrew Official Plan January 2018  
Schedule 'A'.

 Brownfield Areas (previously developed land that is  
currently vacant)

### Alternatives 1A and 1B












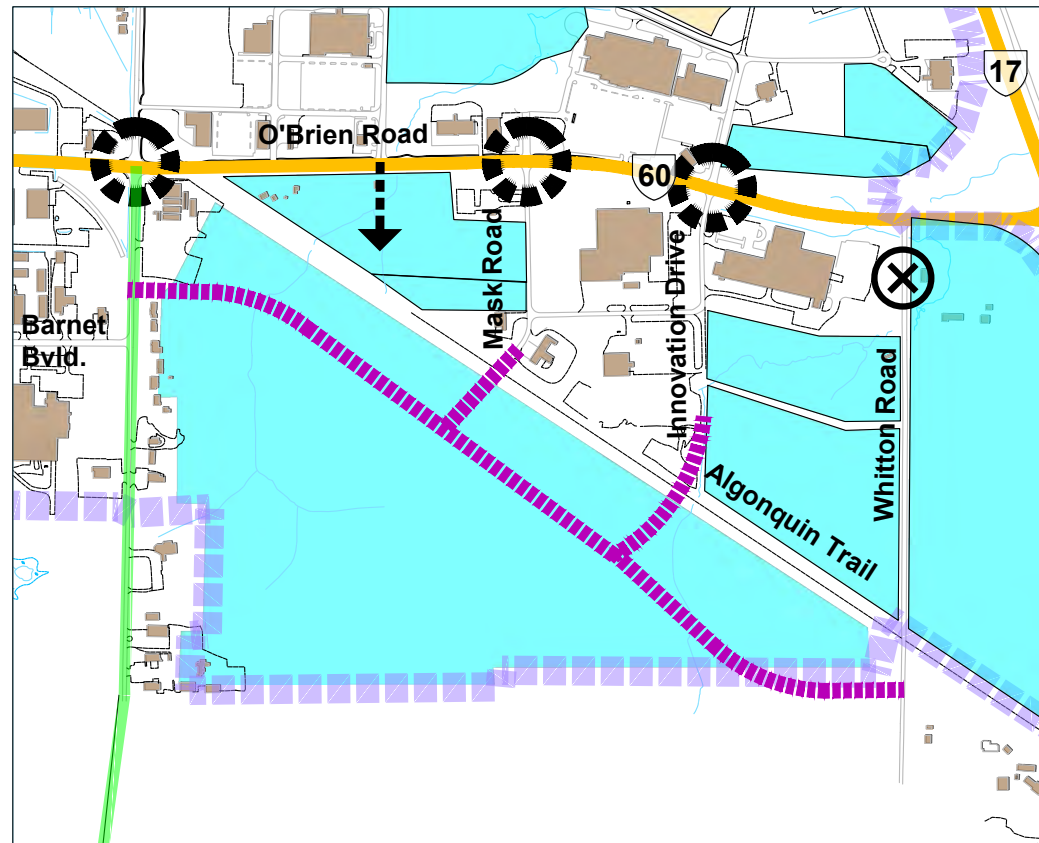
# Renfrew

## Renfrew East Development Area / Whitton Road Closure Environmental Assessment Study

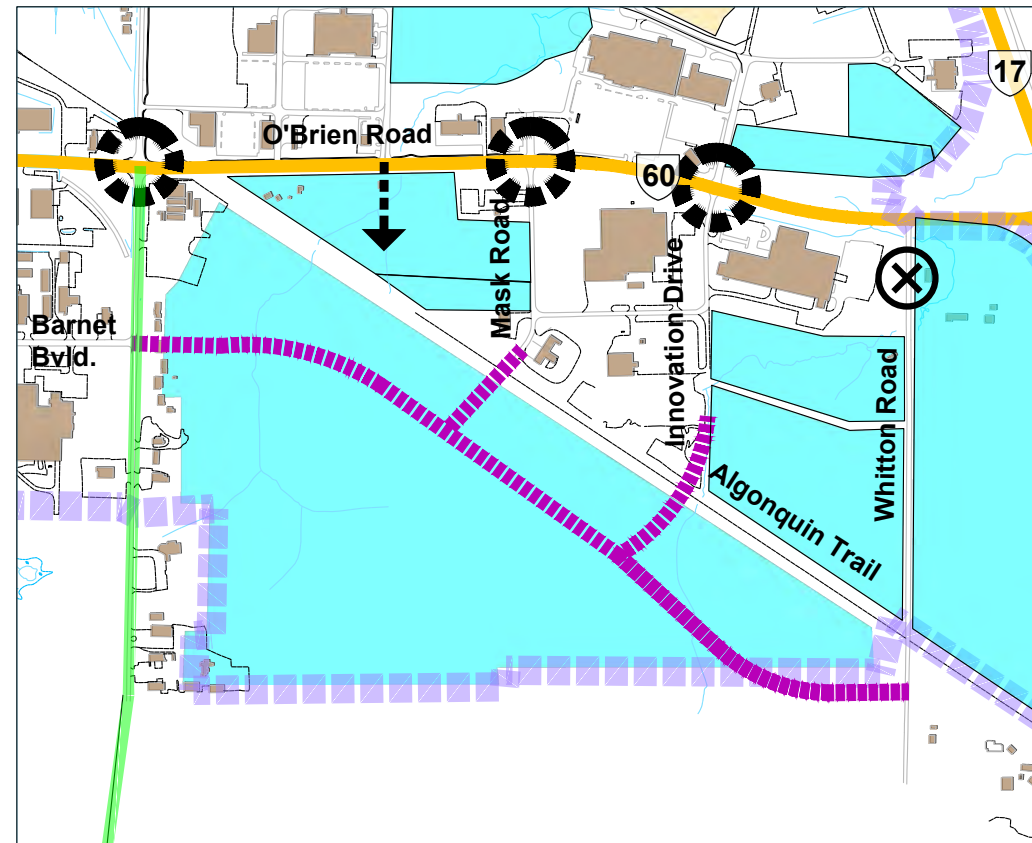
### Legend

-  New Collector Road Alternative
-  Future Roundabouts  
Recommended from Master Transportation Plan 2024  
(Innovation Drive implementation 2024)
-  Road Closure
-  Development Areas  
Source: Town of Renfrew Official Plan January 2018  
Schedule 'A'.
-  Brownfield Areas (previously developed land that is currently vacant)

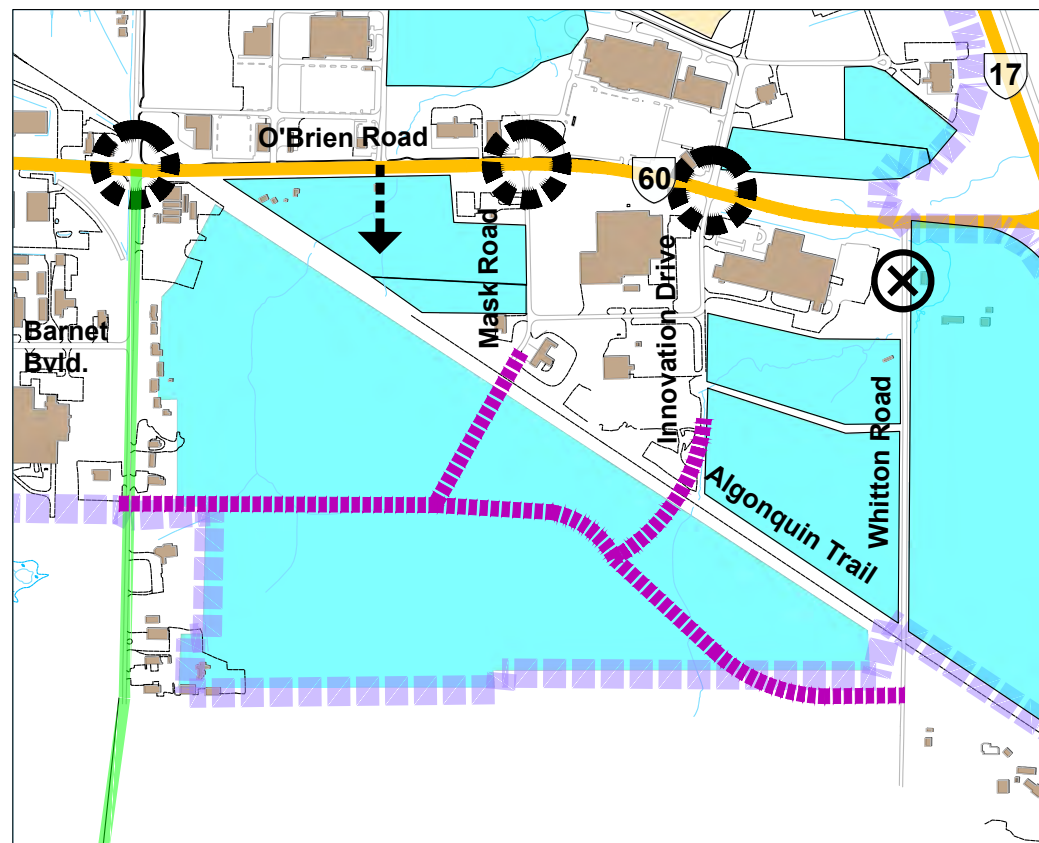
### Alternatives 2A, 2B and 2C



Alternative 2A



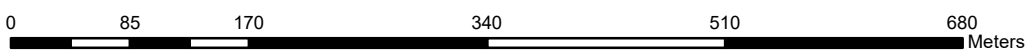
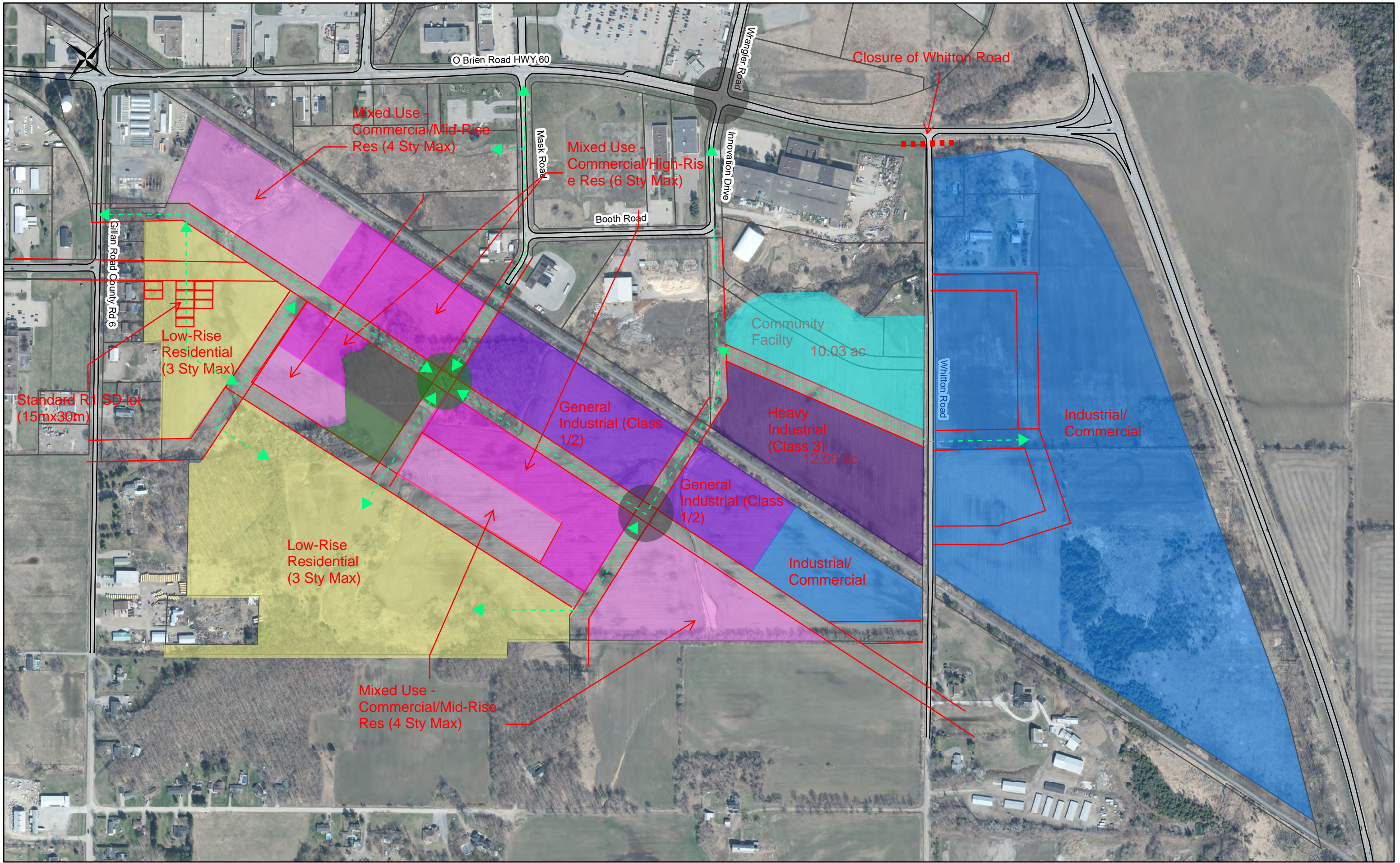
Alternative 2B



Alternative 2C







O'Brien Road HWY 60

Closure of Whittan Road

Mixed Use -  
Commercial/Mid-Rise  
Res (4 Sty Max)

Mixed Use -  
Commercial/High-Rise  
Res (6 Sty Max)

Low-Rise  
Residential  
(3 Sty Max)

Standard R1 SD lot  
(15mx30m)

General  
Industrial (Class  
1/2)

Heavy  
Industrial  
(Class 3)  
12.06 ac

Community  
Facility  
10.03 ac

Low-Rise  
Residential  
(3 Sty Max)

General  
Industrial (Class  
1/2)

Industrial/  
Commercial

Industrial/  
Commercial

Mixed Use -  
Commercial/Mid-Rise  
Res (4 Sty Max)

Gillian Road County Rd 6

Mask Road

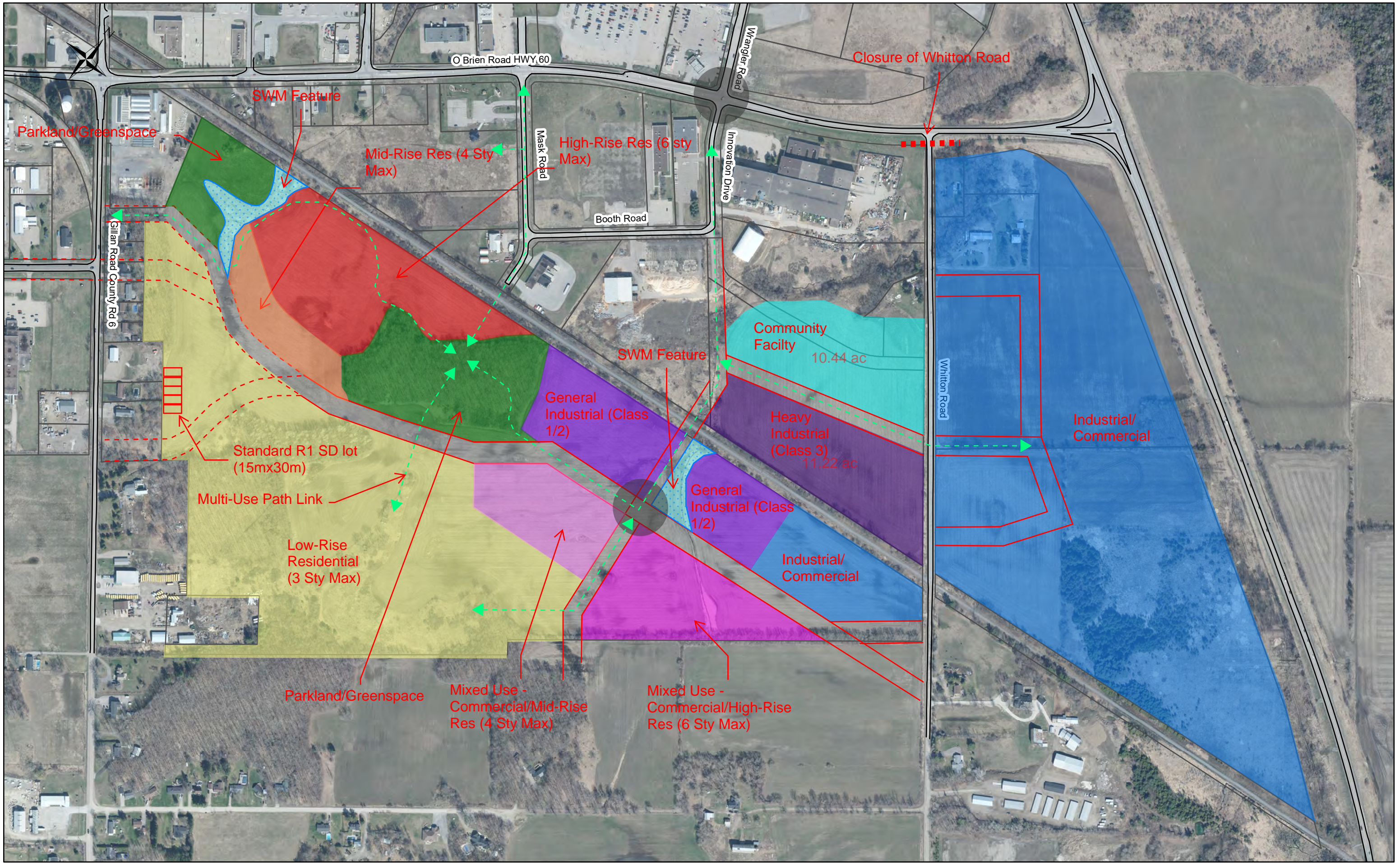
Booth Road

Innovation Drive

Whittan Road

Wangler Road





Parkland/Greenspace

SWM Feature

Mid-Rise Res (4 Sty Max)

High-Rise Res (6 sty Max)

Mask Road

Booth Road

Innovation Drive

Closure of Whitton Road

Gillian Road County Rd 6

Community Facility  
10.44 ac

SWM Feature

General Industrial (Class 1/2)

Heavy Industrial (Class 3)  
11.22 ac

Industrial/Commercial

Standard R1 SD lot (15mx30m)

Multi-Use Path Link

Low-Rise Residential (3 Sty Max)

General Industrial (Class 1/2)

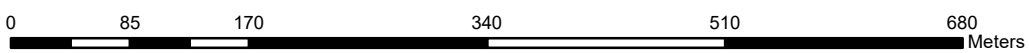
Industrial/Commercial

Whitton Road

Parkland/Greenspace

Mixed Use - Commercial/Mid-Rise Res (4 Sty Max)

Mixed Use - Commercial/High-Rise Res (6 Sty Max)





# Evaluation Methodology and Criteria

The following evaluation criteria may be used in the evaluation of the Preliminary Design Alternatives presented on the previous exhibits.

## Transportation

- Traffic operations
- Safety
- Out-of-way travel
- Connectivity for pedestrians and cyclists
- Intersection spacing
- Constructability / traffic staging

## Cultural Environment

- Heritage views and cultural landscapes
- Archaeological potential

## Socio-Economic Environment

- Emergency services
- Noise and air quality
- Contaminated property

## Natural Environment

- Loss of vegetation
- Effect on Species at Risk
- Loss of habitat
- Aquatic disturbance

## Property and Land Use

- Impact on existing properties
- Size of development parcels
- Staging of municipal services

## Cost

- Capital cost
- Operation and maintenance cost

# Next Steps

**Following this Public Consultation Centre, we will:**

- Review all comments.
- Develop and evaluate Preliminary Design Alternatives.
- Select the Technically Preferred Alternative and present at Public Consultation Centre (PCC No. 2) and review comments.
- Refine the Recommended Plan based on public comments (if required).
- Prepare the Harmonized Transportation Environmental Study Report/ Environmental Study Report.
- Present the Recommended Plan to Town Council.
- Advertise the Transportation Environmental Study Report/ Environmental Study Report for a 30-day public review.

# Your Involvement

## How can you remain involved in the Study?

- Request that your name/email be added to the Study Mailing List
- Provide a comment by submitting a comment sheet or emailing one of the contacts below
- Contact the Town's representative or the Consultant at any time.

Steve Taylor, P.Eng.  
BT Engineering Inc., Consultant Project Manager  
Email: [steven.taylor@bteng.ca](mailto:steven.taylor@bteng.ca)  
Phone: 613-228-4813

Eric Withers, Director  
Town of Renfrew, Project Manager  
Email: [ewithers@renfrew.ca](mailto:ewithers@renfrew.ca)  
Phone: 613-432-8166 ext. 305

Please submit any questions or comments to the contacts listed above by **April 12, 2024**.

**Thank you for your participation in this Public Consultation Centre.**

Your input into this project is valuable and appreciated.

All information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*.