



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, October 13, 2020 – 1:00 p.m.
County of Renfrew Administration Building

AGENDA

1. Call to order.
2. Roll call.
3. Disclosure of pecuniary interest and general nature thereof.
4. Adoption of minutes of previous meeting held on [September 8, 2020](#) (on website).
5. Delegations:
 - (a) 1:00 p.m. – Mr. Joe Hall, General Manager – Renfrew District, Emterra Group to overview their operations within the County of Renfrew
6. Development and Property Page
 - (a) Administration Report 2
 - (b) Department Report 3
 - (c) Economic Development Division Report 17
 - (d) Ottawa Valley Tourist Association Report 23
 - (e) Enterprise Renfrew County Report 25
 - (f) Forestry and GIS Division Report 27
 - (g) Real Property Assets Division Report 30
 - (h) Planning Services Division Report 34
7. New Business.
8. Closed Meeting – None at time of mailing.
9. Date of next meeting (Tuesday, November 10, 2020) and adjournment.

NOTE: (a) **County Council: Wednesday, October 28, 2020.**
(b) Submissions received from the public, either orally or in writing may become part of the public record.

COUNTY OF RENFREW
ADMINISTRATION REPORT

TO: Development and Property Committee
FROM: Paul V. Moreau, Chief Administrative Officer/Clerk
DATE: October 13, 2020
SUBJECT: Department Report

INFORMATION

1. **Diploma in Municipal Administration**

Congratulations to Craig Kelley, Director of Development and Property on the successful completion of the Diploma in Municipal Administration. Craig's name has been inducted into the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO)'s Academic Honour Role which means he has received a final cumulative grade of higher than 85%. Congratulations Craig!

COUNTY OF RENFREW

DEVELOPMENT AND PROPERTY DEPARTMENT REPORT

TO: Development and Property Committee
FROM: Craig Kelley, Director of Development and Property
DATE: October 13, 2020
SUBJECT: Department Report

INFORMATION

1. **5G Cell Towers**

Attached as Appendix I is a resolution received from the Township of North Algona Wilberforce forwarding correspondence from Ms. Kathryn Stuart along with a petition to stop 5G to the County of Renfrew. Over the past few months, staff has received several letters and petitions regarding 5G technology and has responded to these concerns with the attached letter (Appendix II).

2. **Algonquin Land Claim Update**

Attached as Appendix III is an update from Ontario's Chief Negotiator on the ongoing treaty negotiations with the Algonquins of Ontario. Mr. Norm Lemke, Municipal Liaison for the Province of Ontario has offered to provide a virtual update to Council.

3. **Workshop – Contract Tendering and Legal Requirements for Municipalities**

The County of Renfrew in partnership with the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) will be hosting a virtual workshop on Contract Tendering and Legal Requirements for Municipalities on October 21, 2020. This workshop will provide information on procurement legislation and case law in Ontario, which affects practice. Attendees will understand why procurement is a risky business and how to protect against challenges; review trade treaties

including new Canada-European Union Comprehensive Economic and Trade Agreement (CETA); cover tender process basics and terminology; and review sample purchasing by-laws. An invite to attend this workshop has been circulated to all local municipalities.

4. **Request for Delegated Authority for Consents – Township of Whitewater Region**

Attached as Appendix IV is correspondence from the Township of Whitewater Region requesting that the County of Renfrew delegate authority for the giving of consent under Section 53 of the Planning Act to Whitewater Region Council in respect with land situated within their Township. Staff will review this request and present a follow-up report which will provide the implications this will have for the County of Renfrew at the November Committee meeting.

RESOLUTIONS

5. **Renfrewshire Agreement, Renfrewshire Scotland**

Recommendation: THAT staff be directed to develop a community team of engaged businesses, citizens, and cultural representatives, reporting to the Development and Property Committee for the purposes of communicating with Renfrewshire, Scotland.

Background

County Council in June approved a Partnership Agreement between the County of Renfrew and Renfrewshire, Scotland. Staff has received confirmation from the Renfrewshire Council that a steering group has been established. For the purposes of communicating with Renfrewshire, Scotland, a community team of engaged businesses, citizens, and cultural representatives, reporting to the Development and Property Committee would communicate with the Renfrewshire steering group to determine what areas to focus on to celebrate similarities and differences between the two Counties.

6. **Economic Development Division**

Attached as Appendix V is the Economic Development Division Report, prepared by Mr. Alastair Baird, Manager of Economic Development, providing an update on activities.

7. **Ottawa Valley Tourist Association**

Attached as Appendix VI is the Ottawa Valley Tourist Association Report, prepared by Mr. Alastair Baird, Manager of Economic Development, providing an update on activities.

8. **Enterprise Renfrew County**

Attached as Appendix VII is the Enterprise Renfrew County Report, prepared by Mr. Alastair Baird, Manager of Economic Development, providing an update on activities.

9. **Forestry and GIS Division**

Attached as Appendix VIII is the Forestry and GIS Division Report, prepared by Mr. Jason Davis, Manager of Forestry and GIS, providing an update on activities.

10. **Real Property Assets Division**

Attached as Appendix IX is the Real Property Assets Division Report, prepared by Mr. Kevin Valiquette, Manager of Real Property Assets, providing an update on activities.

11. **Planning Division**

Attached as Appendix X is the Planning Division Report, prepared by Mr. Charles Cheesman, Manager of Planning Services, providing an update on activities.

**NORTH ALGONA WILBERFORCE TOWNSHIP
AUGUST 18, 2020**

MOVED BY

- Mayor Brose
- Councillor Buckwald,
- Councillor Berndt
- Councillor Reiche-Schoenfeldt
- Councillor Robinson

SECONDED BY

- Mayor Brose
- Councillor Buckwald,
- Councillor Berndt
- Councillor Reiche-Schoenfeldt
- Councillor Robinson

9.2.4

That Council acknowledges the correspondence from Kathryn Stuart to Mayor Brose regarding a petition to stop 5G technology and will forward the petition to the County of Renfrew.

BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to Ms. Stuart and the County of Renfrew.

Carried: <input checked="" type="checkbox"/>	Defeated: <input type="checkbox"/>	Withdrawn: <input type="checkbox"/>
Declaration of Interest: _____	Recorded Vote: _____	

YES	Voting	NO
	Councillor Doug Buckwald	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Councillor Melvin Berndt	
<input checked="" type="checkbox"/>	Councillor Janet Reiche-Schoenfeldt	
<input checked="" type="checkbox"/>	Councillor Maria Robinson	
<input checked="" type="checkbox"/>	Mayor James Brose	

Mayor:	
Clerk:	

**CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT**
 SIGNED:
 DATE: 8-18-2020
 North Algona Wilberforce Township

RECEIVED JUN 02 2020
RECEIVED JUN 02 2020

Dear Mr. James Brose, North Algona Wilberforce Mayor,

May 31st 2020

I contacted you via email in March 2020 regarding wireless technology – with concern over our Countys current investment and way of moving forward with delivering internet and cell service to its residents.

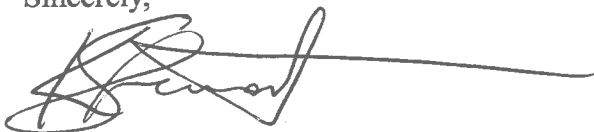
As Frank Clegg (CEO of Canadians for Safe Technology and former President of Microsoft Canada) said “its not about denying people fast internet or reliable cell service. All of that can be done with 3G and 4G.” As well, homes can be wired using safe and fast fiber optic cabling to the home - which does not pose a health risk and is more secure.

If you are not informed on this subject and want to know more, you can visit:
<https://rcr4st.constantcontactsites.com/> - a site created to inform Renfrew County residents of this issue. There, you will find lots of links that will lead to scientific and mainstream publications with further details.

The group Renfrew County Residents for Safe Technology’s mandate is to educate the residents of Renfrew County on this issue in a friendly and professional manner. If we can be of any help – please contact us.

As well – a petition to halt the futher installation of cell towers near places of residence and work, and opposing the rollout of 5G, was started just prior to the Covid-19 lockdown. Attached you will find those signatures of Renfrew County residents who signed the petition, for your consideration.

Sincerely,



Kathryn Stuart
Renfrew County Residents for Safe Technology

AUG 18 2020
9.2.4

Petition to Stop 5G

Petition to stop cell tower installation in Renfrew County, Ontario, Canada

Petition Summary and Background:

4th and 5th generation wireless networks (4G and 5G) will exponentially increase exposure to radio frequency (RF) radiation on top of the 3G, and LTE networks for telecommunications already in place.

Scientists and doctors throughout the world have warned of the serious health risks of RF radiation such as cancer, heart disease, diabetes, infertility, memory problems, sleep-disorders and birth defects. Our children, pregnant women, the elderly and the immune compromised are most at risk. **The County of Renfrew is allowing private companies to install cellular antennas, on private land and in public spaces without any public consultation.**

Action Petitioned For:

We, the residents of Renfrew County, demand:

- the immediate end to the installation of cellular antennas and the removal of cellular antennas that have been installed on/or near our property without our approval and with no warning, whatsoever;
- that the County of Renfrew uphold its duty to protect its residents and put the needs of its residents, not the telecommunication companies, first, by refusing further wireless infrastructure until it is proven safe.

Email: RC5GAG@protonmail.com

Petition to Stop 5G

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Email: RC5GAG@protonmail.com

Department of Development &
Property



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-735-3204
FAX: 613-735-2081
www.countyofrenfrew.on.ca

Appendix II

RE: Cell Tower Installations

Dear

Thank you very much for your recent letter to the Warden addressing your concerns regarding cell tower installation(s) across the region, and the possibility of the placement of 5G technology on these towers, or others in the future.

At this point in time, all of our meetings of committee and council are not accepting delegation requests, and we are unable to host staff or person-to-person meetings. I would suggest that we connect with each other in the future when face-to-face meetings are once again a possibility to discuss your concerns.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Craig Kelley'.

Craig Kelley, CMO, Dipl.M.M., Ec.D
Director of Development & Property
ckelley@countyofrenfrew.on.ca

Information Centre
Algonquin Land Claim

Centre d'information
Revendication territoriale

31 Riverside Drive
Pembroke, ON K8A 8R6

31 rue Riverside
Pembroke, ON K8A 8R6

Tel: (613) 732-8081
Toll Free: 1-855-690-7070

Tél: (613) 732-8081
Numéro vert: 1-855-690-7070

website: Ontario.ca/algonquinlandclaim



Appendix III

October 1, 2020

Memo to: Municipal Elected Representatives

This letter is to update you on current developments in the ongoing treaty negotiations involving Canada, Ontario and the Algonquins of Ontario. We continue to make progress in a number of areas that are relevant to municipalities, and I thank you for the ongoing input and support Ontario has received from the municipal sector.

Public Consultation

Following the public consultation period on Ontario's 2017 publication of a Draft Environmental Evaluation Report, Ontario and the Algonquins of Ontario (AOO) engaged in further negotiations. The objective was to refine the package of provincial lands proposed for future transfer to the AOO as part of the land claim settlement. Changes were based on input received through the consultations Ontario conducted as well as enhanced information about the Algonquins' intended uses for the lands.

On July 10, 2020, Ontario sent letters to people who own property within 120 metres of the Crown lands where changes have been negotiated, as well as to anyone who holds an existing legal interest such as a permit or license on those lands. Letters were also sent to interested Indigenous communities and municipalities.

We are now preparing for the next stage of broader public consultation on the updated proposed lands package. This will include an expanded mail-out to all those with known or potential interests in the Crown lands proposed for transfer, and updates to the Algonquin Land Claim webpages posted on the Ontario.ca website (www.ontario.ca/algonquinlandclaim). This stage of consultation will also include information about provincial park boundary regulation amendments for the recommended addition to Lake St. Peter Provincial Park and the recommended new Whiteduck Provincial Park in Frontenac County.

Input received will be reflected in a Final Environmental Evaluation Report related to the proposed settlement lands and the EA Summary Report related to the provincial park and conservation reserve boundary amendments that we expect to publish before the end of this calendar year.

Municipal Jurisdiction

Once settlement lands are transferred, the lands will be privately owned in fee simple by the Algonquins of Ontario, and subject to municipal planning and development approvals. Ontario staff have been working with municipal staff for a number of years to develop initial official plan designations and zoning that will be applied to the settlement land parcels at the time of transfer. This is being done to minimize the time and costs for municipalities as the lands transfer from Crown control into municipal jurisdiction. We will continue to work with municipalities until time of transfer to ensure the proposed land use designations and zoning are compatible with current local planning documents.

Regional maps are available for review online at: www.tanakiwin.com/our-treaty-negotiations/treaty-negotiations-update/

Proposed Treaty Provisions for the Crown Duty to Consult

While lands are an important element for the settlement of a land claim, there are many other areas to be covered in a modern treaty. Our current work includes drafting treaty provisions that will establish a process for federal and provincial consultation with the AOO once the treaty is in place. This includes draft provisions addressing the province's duty to consult and accommodate where appropriate with respect to certain land use planning matters and municipal boundary changes. Municipal engagement with the AOO on official plans and restructuring proposals facilitates their review and approval. The proposed treaty provisions will provide a mechanism for municipalities to engage with the AOO on these types of decisions.

Under section 1.2.2 of the 2020 Provincial Policy Statement (PPS), planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. The 2020 PPS does not set out specific subject matters for which engagement might be appropriate. Ontario's intent with the draft provisions, by contrast, is to identify and limit requirements for municipal engagement to the following matters affecting settlement lands and identified as priorities by the AOO:

- new municipal official plans, revisions to official plans including 5 year updates and secondary plans amending or forming part of an official plan
- restructuring proposals that municipalities may put forward that result in boundary changes or amalgamations.

This would mean that other planning approvals, such as applications by a private person or corporation for a site specific official plan amendment, zoning by-laws or zoning by-law amendments, applications for a minor variance or plans of subdivision would not trigger engagement under the proposed treaty provisions, and would continue to be addressed under *Planning Act* processes.

It is the negotiation parties' shared expectation and intent that the proposed treaty provisions will provide a focus on matters of priority and significantly reduce the workload of both the municipal sector and the AOO. The proposed consultation framework under the treaty will not impose roles on municipalities that go beyond engagement on provincial decisions that would trigger a duty to consult.

The AOO "door" will be open for other engagement activities outside of the treaty provisions, such as those that could focus on developing partnerships and economic opportunities between the AOO and municipalities. Culture and heritage are also important matters for the AOO. We understand they will be seeking opportunities to work with municipalities to recognize and protect these significant resources.

Ontario's approach to the drafting of the treaty provisions has been informed by informal discussions with representatives of senior municipal staff within the AOO Settlement Area, and by the Association of Municipalities of Ontario's (AMO) April 10, 2019 publication 'Municipal Governments and the Crown's Duty to Consult – Towards a Process that Works for Local Communities'.

We note that in that document AMO recommends that the Crown work with municipal and Indigenous leadership to:

1. Clarify Responsibility for the Duty to Consult and the Duty to Accommodate, where appropriate.
2. Establish a Practical Process with Municipalities and Indigenous Governments to address the requirements for consultation.
3. Provide Necessary Funding, Resources and Supports in Duty to Consult Proceedings.
4. Promote Municipal-Indigenous Relationship-building and Local Cooperation; and
5. Involve Municipal Governments in Land Claim and Treaty Implementation Scenarios Affecting Municipal Jurisdiction.

These principles have helped to guide Ontario's approach to drafting of the municipal engagement provisions. We are providing this preliminary information in light of the final AMO recommendation.

Next Steps

Should representatives of your municipality require further information or wish to arrange a time to discuss this, please contact the Ontario negotiation team via the Ontario Information Centre letterhead on this memo. We would be happy to arrange such a discussion, subject to relevant public health restrictions and best practices.

Should your municipality receive questions from ratepayers regarding Ontario's consultation on the lands proposed for transfer to the AOO we encourage you to direct them to the Ontario Information Centre.

Thank you for your ongoing interest in the AOO treaty negotiations. We look forward to continuing to work with the municipal sector to develop arrangements that will work in a practical way in eastern Ontario.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Carr". The signature is stylized with a large initial "D" and a long horizontal stroke.

Doug Carr
Ontario Chief Negotiator

WHITEWATER

REGION

Council Members Wednesday, September 23, 2020

Mayor Michael Moore **Re: Request for Delegated Authority for Consents**
Reeve Cathy Regier

Councillors:

Charlene Jackson

Dave Mackay

Daryl McLaughlin

Neil Nicholson

Chris Olmstead

Dear Warden Debbie Robinson,

At its meeting of September 9, 2020, the Council of the Township of Whitewater Region unanimously adopted the following resolution:


Moved by Councillor Chris Olmstead


Seconded by Councillor Charlene Jackson

That Council of the Township of Whitewater Region request that the Council of the Corporation of the County of Renfrew pass a by-law to delegate the authority for the giving of consent under Section 53 of the Planning Act to Whitewater Region Council in respect of land situated within the geographic Township of Whitewater Region.

Carried - Resolution #2020-4319

The current process can be viewed as a two-stage process by which a proponent files an application to the County of Renfrew, which is then distributed to the Township for comments. This process, in most cases, requires that a proponent reach out to both Township and County staff.

(613) 646-2282 

P.O. Box 40, 
 44 Main Street
 Cobden, ON
 K0J 1K0

Section 54 of the Planning Act permits *the council of an upper-tier municipality, by the passing of a by-law, to delegate to the council of a lower-tier municipality the authority for the giving of consents under section 53 in respect of land situate in the lower-tier municipality.*


 whitewaterregion.ca

Throughout Renfrew County, other local municipalities that have been delegated authority include the Town of Arnprior, Town of Renfrew and the Township of McNab Braeside.

The County of Renfrew Official Plan outlines policies, among others, relating to the land division applications including Consents. These policies apply to the Township of Whitewater Region and will continue to apply whether or not County Council delegates approval authority to local council.

The Township hired a full-time Land Use Planner/Economic Development Officer in the spring 2019 to provide, among others, a full range of professional land use planning functions. The Planner hired by the Township is an Accredited Committee Secretary-Treasurer (ACST) professional, a designation issued by the Ontario Association of Committee of Adjustments.

Through the passing of a by-law at County Council, delegated authority for the giving of Consent can be transferred to the local Council. This delegated authority, while not affecting any of the applicable planning policy, would provide for a greater localized decision making for the Township. The process will provide for a one-window approval process and may decrease timeframes and costs for proponents.

In closing, we ask that Whitewater Region be given the same delegated authority provided to other lower-tier municipalities in the county.

Sincerely,

Original signed by

Mayor Michael Moore

c.c. Reeve Cathy Regier
County of Renfrew Council
Whitewater Region Council
All lower-tier municipalities in Renfrew County
Paul Morneau, CAO/Clerk
Craig Kelley, Director of Development & Property
Charles Cheeseman, Manager of Planning Services
Robert Tremblay, Chief Administrative Officer, WWR
Ivan Burton, Planner/EDO, WWR
Carmen Miller, Clerk/Secretary-Treasurer CofA, WWR

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION

1. Business Closures in Non-Metro Ontario

Attached as Appendix ED-I is a fact sheet from Rural Ontario Institute (ROI) highlighting active businesses, business openings and business closures as of April 2020. The COVID-19 pandemic has disrupted the 'normal' business dynamics and the fact sheet documents recent changes in non-metro Ontario.

2. Renfrew County Employment Data

Below is a data set compiled by Business Development Officer David Wybou providing information on employment levels in Renfrew County and the City of Pembroke.

2019 Jobs:	43,723	Job Posting from July to September 2019:	1,829	Median salary from advertised positions:	\$43,648
2020 Jobs:	43,910	Job Posting from July to September 2020:	2,620	Median salary from advertised positions:	\$43,392
Jobs Increase:	187	Increase in job posting for this period:	791	Decreased advertised Salary:	-\$256
% Increase:	0.4%	% Increase in job postings:	43.25%	Percentage salary decline from 2019 – 2020:	-0.59%

County of Renfrew Employment Stats (Source: EMSI courtesy of the Labour Market Group of Renfrew and Lanark)

3. Enterra Environmental Acquires Beauman Recycling Operations

Enterra Group, with operations in British Columbia, Saskatchewan, Manitoba and Ontario and in the United States, acquired the assets of

Beaumen Waste Management Systems Ltd. late in 2019. The company is a leader in waste collection and recycling and operates re-processing facilities for rubber, tires, liquids, organics and plastics. They are investing in significant upgrades at the Renfrew recycling plant and are establishing business relations with municipalities across Renfrew County and eastern Ontario.

Mr. Joseph Hall, General Manager, Renfrew District, is a delegation to Development and Property Committee.

4. **Economic Development Team Activities**

A summary of the Economic Development Team Activities is as follows:

- a) Supporting the Media Relations/Grants Coordinator communications role;
- b) Evaluating Starter Company Plus business plans;
- c) Assisting a local coalition by developing an initiative to create a shared space for local food preparation and packaging to support increased local food production, sales, market reach and volumes;
- d) Coordinating a collection of photographic imagery from communities and businesses across the County for economic development, workforce development and promotional applications in print, web and social media;
- e) Advising the local PARO Network, a source of small scale funding, and local food and agri-businesses, on the feasibility of establishing a multi-use food processing/kitchen/packaging facility in the County;
- f) Assisting a local distillery with site selection, logistics and investment attraction;
- g) Assisting a local community group with developing virtual tours for elderly and mobility challenged residents. Starting with local tourism assets and sites such as our rivers, whitewater rafting and Bonnechere Caves;
- h) Coordinating the Canadian Nuclear Laboratories (CNL) and Organization of Canadian Nuclear Industries (OCNI) Supplier Day/Trade Show for local, Canadian and international nuclear industry companies at Chalk River Laboratories; and,

- i) Assisting a Toronto-based hotel ownership group, presently operating one property in the County, with a site search for second local hotel investment opportunity.

Business closures in non-metro Ontario to April, 2020

Special Issue, August 18, 2020

Highlights

- In non-metro Ontario, the number of active business in April, 2020 was 12% lower than in January.
- This decline was due to 18% fewer businesses that opened and 243% more business that closed.

Why look at business closures?

In 'normal' times, there is an on-going dynamic of business openings and business closures. New "experimental" data from Statistics Canada¹ provides monthly data on active businesses, business openings and business closures (as defined in Box 1). The COVID-19 pandemic has disrupted the 'normal' business dynamics.

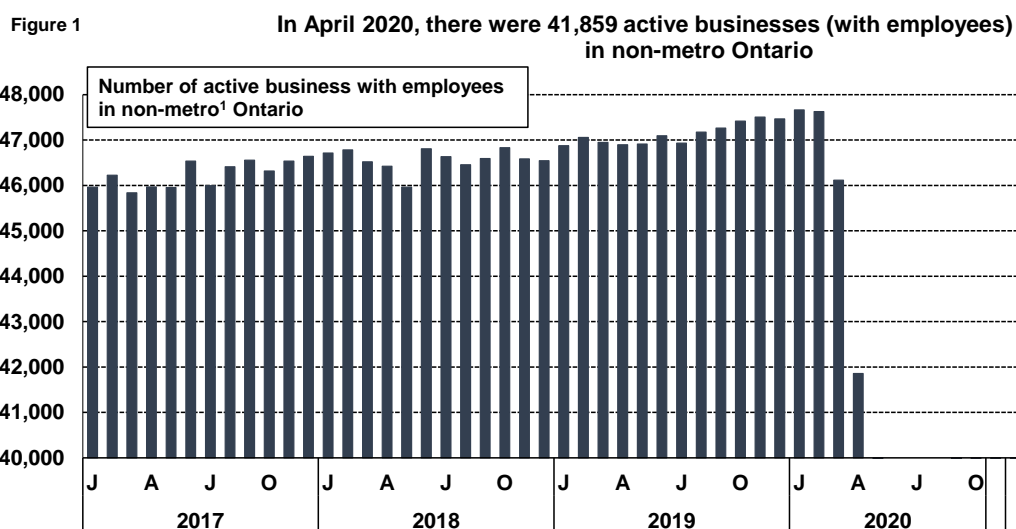
The objective of this factsheet is document recent changes in business closures in non-metro² Ontario.

Findings

Up to February, 2020, there was a slow but steady increase in the number of active businesses (defined in Box 1) in non-metro² Ontario (Figure 1).

However, the number of active businesses fell somewhat in March, 2020 and then fell substantively in April, 2020.

When looking at the trend compared to January, 2020, the number of active businesses in non-metro Ontario fell by 12% by April, 2020 (Figure 2). Note that the trend line up to January, 2020 is essentially the same for both metro and non-metro active businesses and the decline from January to April, 2020 is essentially the same in metro and non-metro areas (See lines 2 and 3 in Table 1).



1. **Non-metro** refers to locations outside a Census Metropolitan Area (CMA). A CMA has a total population of 100,000 or more (with at least 50,000 in the urban core) and includes all neighbouring towns and municipalities where 50+% of employed residents commute to the CMA. In this chart, the non-metro (non-CMA) business closures are calculated as the difference between the Ontario total and the sum across CMAs in Ontario. The published data provide only the total for the Ottawa-Gatineau CMA and thus the sum across CMAs would be an overstatement of the situation in metro Ontario. In the 2016 census, 25% of the Ottawa-Gatineau population resided in Quebec. To adjust for this situation, we have assigned 75% of the published data on business closures to the Ontario part of the Ottawa-Gatineau CMA.

Sources:

Lafrance-Cooke, Amelie, Ryan Macdonald and Michael Willox. (2020) **Monthly Business Openings and Closures: Experimental Series for Canada, the Provinces and Territories, and Census Metropolitan Areas** (Ottawa: Statistics Canada, Economic Insights, Catalogue no. 11-626-X — 2020014 - No. 116). (<https://www150.statcan.gc.ca/n1/en/catalogue/11-626-X2020014>)
 Statistics Canada, Table 33-10-0270-01.

Chart by
 RayD. Bollman@sasktel.net

¹ See Amelie Lafrance-Cooke, Ryan Macdonald and Michael Willox. (2020) **Monthly Business Openings and Closures: Experimental Series for Canada, the Provinces and Territories, and Census Metropolitan Areas** (Ottawa: Statistics Canada, Economic Insights, Catalogue no. 11-626-X — 2020014 - No. 116). (<https://www150.statcan.gc.ca/n1/en/catalogue/11-626-X2020014>).

² Non-metro refers to the population outside the commuting zones of a Census Metropolitan Area (CMA). See "[Overview of Ontario's rural geography](#)" (June, 2013).

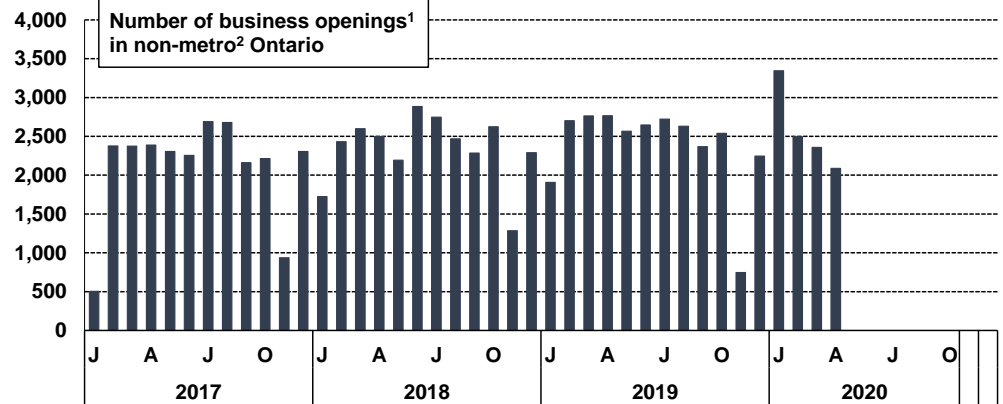
Part of the decline is due to the opening of fewer businesses in April. In April, 2020, there were 2,089 businesses that “opened” which was 18% lower than the average for April in 2017-2018-2019 (2,550 businesses). As noted in Box 1, an opening business includes any business that had no employees in March but some employees in April (including the re-opening of seasonal businesses). However, the major contributor to the decline in the number of active business was closing of 6,197 business in April, 2020. This level of closures is almost 2 ½ times more than usual – specifically it was 243% greater than the average for April in 2017-2018-2019 (2,554 businesses). This increase in business closures was slightly less than the 263% increase in metro areas (data not shown).

At the Ontario level, the sectors with the largest decline in active businesses were

- 21% : accommodation and food;
- 19% : other (personal) services;
- 17% : transportation and warehousing;
- 15% : retail trade; and
- 15% : arts, entertainment and recreation (Table 1).

Figure 2

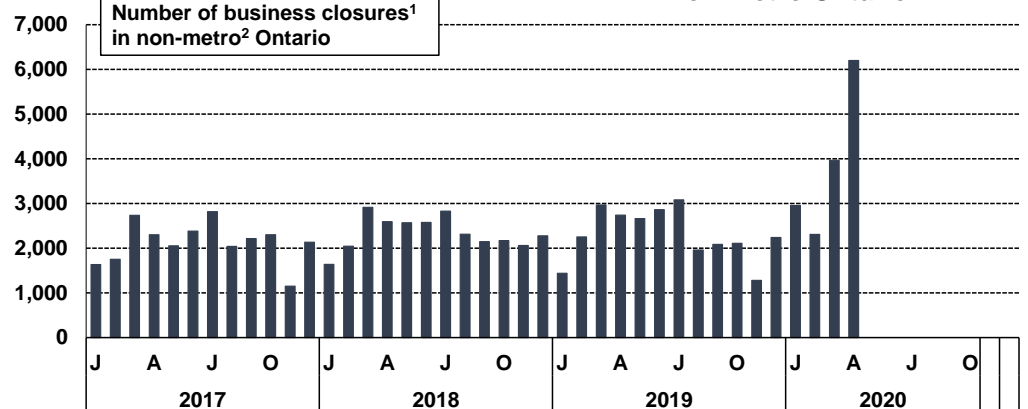
In April 2020, there were 2,089 business openings¹ in non-metro Ontario



1. A **business opening** is defined as an enterprise that no paid employees in the previous month but some paid employees in the current month. The opening may be temporary or permanent. These instances occur when a new, small firm begins, when a large firm opens a new establishment or when a seasonal firm re-opens.
 2. **Non-metro** refers to locations outside a Census Metropolitan Area (CMA). A CMA has a total population of 100,000 or more (with at least 50,000 in the urban core) and includes all neighbouring towns and municipalities where 50+% of employed residents commute to the CMA. In this chart, the non-metro (non-CMA) business closures are calculated as the difference between the Ontario total and the sum across CMAs in Ontario. The published data provide only the total for the Ottawa-Gatineau CMA and thus the sum across CMAs would be an overstatement of the situation in metro Ontario. In the 2016 census, 25% of the Ottawa-Gatineau population resided in Quebec. To adjust for this situation, we have assigned 75% of the published data on business closures to the Ontario part of the Ottawa-Gatineau CMA.
 Sources:
 Lafrance-Cooke, Amelie, Ryan Macdonald and Michael Willox. (2020) **Monthly Business Openings and Closures: Experimental Series for Canada, the Provinces and Territories, and Census Metropolitan Areas** (Ottawa: Statistics Canada, Economic Insights, Catalogue no. 11-626-X — 2020014 - No. 116). (<https://www150.statcan.gc.ca/n1/en/catalogue/11-626-X2020014>)
 Chart by RayD. Bollman@sasktel.net
 Statistics Canada, Table 33-10-0270-01.

Figure 3

In April 2020, there were 6,197 business closures¹ in non-metro Ontario



1. A **business closure** is defined as an enterprise that had paid employees in the previous month but no paid employees in the current month. The closure may be temporary or permanent. These instances occur when a small firm goes out of business, when a large firm closes an establishment temporarily or permanently, and when a seasonal firm ceases business activity for the year.
 2. **Non-metro** refers to locations outside a Census Metropolitan Area (CMA). A CMA has a total population of 100,000 or more (with at least 50,000 in the urban core) and includes all neighbouring towns and municipalities where 50+% of employed residents commute to the CMA. In this chart, the non-metro (non-CMA) business closures are calculated as the difference between the Ontario total and the sum across CMAs in Ontario. The published data provide only the total for the Ottawa-Gatineau CMA and thus the sum across CMAs would be an overstatement of the situation in metro Ontario. In the 2016 census, 25% of the Ottawa-Gatineau population resided in Quebec. To adjust for this situation, we have assigned 75% of the published data on business closures to the Ontario part of the Ottawa-Gatineau CMA.
 Sources:
 Lafrance-Cooke, Amelie, Ryan Macdonald and Michael Willox. (2020) **Monthly Business Openings and Closures: Experimental Series for Canada, the Provinces and Territories, and Census Metropolitan Areas** (Ottawa: Statistics Canada, Economic Insights, Catalogue no. 11-626-X — 2020014 - No. 116). (<https://www150.statcan.gc.ca/n1/en/catalogue/11-626-X2020014>)
 Chart by RayD. Bollman@sasktel.net
 Statistics Canada, Table 33-10-0270-01.

Summary

The COVID-19 pandemic has caused a major impact on the number of businesses in both metro and non-metro areas in Ontario.

In April, 2020, the number of business openings was 18% lower than the usual April number and the number of business closures were 243% greater than the usual number for April. The data does not necessarily indicate that all business closures are permanent.

Box 1: Definitions

Active businesses are those businesses that reported having one or more employees in a given month.

Opening businesses are businesses that transition from having no employees in the previous month to having at least one employee in the current month. These instances occur when a new, small firm begins, when a large firm opens a new establishment or when a seasonal firm re-opens.

Continuing businesses are businesses that have at least one employee in the previous month and at least one employee in the current month.

Closing businesses are businesses that transition from having at least one employee in the previous month to having no employees in the current month. These instances occur when a small firm goes out of business, when a large firm closes an establishment temporarily or permanently, and when a seasonal firm ceases business activity for the year.

In these data, a “business” is a business establishment, which represents a unit of production, such as a factory, store, or head office. By comparison, an enterprise may have many establishments that operate in multiple regions or industries. The business counts used for this table are based on establishments within firms to which payroll/employment can be associated in Statistics Canada’s Survey of Employment Payroll and Hours (SEPH).

Table 1. Number of active businesses (with employees), Ontario

Industry sector	Jan 2020	Apr 2020	Percent change
All "business-sector" enterprises (i.e., excl. education, health & social assistance & public administration)	310,394	270,178	-13
... Metro (CMA) areas	262,728	228,319	-13
... Non-metro (non-CMA) areas	47,666	41,859	-12
Agriculture			
Forestry, fishing and hunting	593	544	-8
Mining, quarrying, & oil & gas extraction [NAICS 21]	436	424	-3
Utilities [NAICS 22]	302	274	-9
Construction [NAICS 23]	40,546	34,811	-14
Manufacturing [NAICS 31-33]	17,403	15,779	-9
Wholesale trade [NAICS 41]	16,877	15,443	-8
Retail trade [NAICS 44-45]	31,321	26,772	-15
Transportation & warehousing [NAICS 48-49]	23,248	19,364	-17
Information & cultural industries [NAICS 51]	4,454	4,051	-9
Finance & insurance & management of companies & enterprises [NAICS 52 & 55]	11,715	11,103	-5
Real estate & rental & leasing [NAICS 53]	15,210	13,541	-11
Professional, scientific & technical services [NAICS 54]	50,710	47,595	-6
Administrative & support, waste management & remediation services [NAICS 56]	15,628	13,687	-12
Educational services [NAICS 61]
Health care and social assistance [NAICS 62]
Arts, entertainment & recreation [NAICS 71]	4,844	4,111	-15
Accommodation & food services [NAICS 72]	22,740	17,910	-21
Other (personal) services (except public administration) [NAICS 81]	25,525	20,735	-19
Public administration

Source: Statistics Canada, Table 33-10-0270-01

Rural Ontario Institute gratefully acknowledges the work of Ray Bollman in preparing this edition of [Focus on Rural Ontario](#). Questions on data sources can be directed to RayD.Bollman@sasktel.net. Any comments or discussions can be directed to NRagetlie@RuralOntarioInstitute.ca

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION**1. Municipal Photo Shoot**

The Ottawa Valley Tourist Association (OVTA) is coordinating photo shoots in collaboration with various municipal partners in order to collect updated imagery for tourism and recreational purposes. Photo shoots are scheduled to take place this fall, as well as during winter and summer 2021 with the following municipalities:

- Bonnechere Valley Township
- Killaloe, Hagarty and Richards Township
- Laurentian Valley Township
- Madawaska Valley Township
- McNab/Braeside Township
- Whitewater Region Township
- Town of Arnprior
- Town of Deep River
- Town of Petawawa
- Town of Renfrew

2. Ottawa Valley Tourism Awards

Nominations are now open for the 2020 Ottawa Valley Tourism Awards. Each year, the OVTA recognizes the efforts of tourism leaders, businesses and events who put their best foot forward in delivering outstanding tourism products and initiatives. Nominations will be accepted until Monday, November 16, 2020 in the following categories and based on activities and initiatives that took place in 2019:

- Marilyn Alexander Tourism Champion of the Year

- Business of Distinction
- Special Event of the Year

The awards will be presented in a virtual holiday-themed ceremony in early December.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION**1. Starter Company Plus Funding Grants Awarded**

At the conclusion of the training program of summer intake of entrepreneurs, 12 clients elected to compete for up to \$5,000 in funding provided by the Province of Ontario. This was a very high quality cadre of entrepreneurs launching and growing innovative and exciting new business ventures. After the business plan pitch contest, six of our client entrepreneurs scored high enough to qualify for the \$5,000 funding. They are:

- a) Studio Dreamshare, City of Pembroke – Music and art lessons, publishing.
- b) Essence Luxe Couture, Town of Deep River – Ethically produced wigs supported by a customized artificial intelligence fitting and style selection system.
- c) bra love co., Town of Petawawa – Unique, sustainable, natural recyclable bras with interchangeable components.
- d) Paradisio Bees Ltd., Township of Killaloe, Hagarty and Richards – Organic, natural wild field infused honey and products.
- e) Swoop Media, Town of Petawawa – Unique graphic recording of meetings and events and graphic design.
- f) Curandera’s Garden, City of Pembroke – Herbal remedies, supplements and guided walks and education.

2. Winter Intake Starter Company Plus

The next intake of entrepreneurs to the Starter Company Plus Program opens on October 15, 2020. Operators of new businesses seeking assistance to grow and develop their business, and entrepreneurs planning to launch a new business are invited to apply to this free and invaluable

program. Participants benefit tremendously from coaching and mentoring from business, legal, insurance and accounting professionals and will have the opportunity to compete for funding at the conclusion of the training programs.

FORESTRY AND GIS DIVISION REPORT

Prepared by: Jason Davis, Manager of Forestry and GIS

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION**1. Forestry Activities**

- a) Below is the Forestry Activity Tracker information for the month of September 2020:

Summary	County Forester Hours	County Forester %	Forestry & Trails Tech. Hours	Forestry & Trails Tech. %
Management of County Forests	87	92	35	24
Industry Support	2	2	0	0
Species at risk	0	0	0	0
Trails	0	0	112	76
GIS	N/A	N/A	0	0
Municipal Support	0	0	0	0
Education & Public	3	3	0	0
Learning/Conference/Workshop	0	0	0	0
Admin/Other	3	3	0	0
Total	95	100	147	100

- b) Shea Duffy, a Forestry Technician student at Algonquin College, completed a two-week co-op placement with forestry and trails staff.
- c) The County Forester continues to promote forestry within the County of Renfrew and beyond and has been a part of “Volvo Penta – Mighty Jobs – The mighty people behind the mighty machines on the side”. The following video clip highlights Lacey Rose and her adventures over the past few years with Volvo Penta.

<https://www.youtube.com/watch?v=j3T8PQTlxAc&feature=youtu.be>

d) Cutting and hauling is complete at Elliot and Beachburg Tracts. Operations continue at Opeongo Tract. An update on 2020 harvest progress is included below.

- Opeongo Line is a multiple year contract, due to the size of the harvest area. It is expected that this work and revenue will continue into 2021.
- Simpson’s Pit Tract volume was significantly lower than expected. Areas of this plantation have a number of issues including poor growth rate, deformed stems and heavy removal in the past. These factors contributed to the reduced volume compared to the estimate. Note that the bid prices received are estimates only, and actual revenue reflected actual volume harvested and weighed. Similar factors contributed to a lower than estimated revenue for Beachburg Tract as well. Estimates are calculated by staff based on field observations and historical data, but can vary from what results from harvest.

Tract	Sale #	Harvest Type	Allocated Area (ha)	Total Bid Received (\$)*	Status	Invoiced** Revenue to Date (\$)	% of bid price
Opeongo Line	11-19	Poplar /Mixedwood Clearcut, shelterwood	162	\$115,445	This contract is from July 2, 2019-December 31, 2021 . Harvest and hauling underway. Started May 2020. It is expected this work will continue into 2021.	\$30,840.52	27%
Shrine Hill/Yantha	17-19	Spruce/Red Pine Thinning	19	\$7,525	This contract is from July 2, 2019-December 31, 2020 . Not started.	--	--
Simpson's Pit	17-20	Red Pine Thinning	48	\$95,868	Harvest and haul complete	\$60,155.39	63%
Beachburg	18-20	Red Pine Thinning	15	\$28,118	Harvest and haul complete	\$23,051.92	82%
Germanicus	19-20	Red Pine Thinning	12	\$22,068	Not started	--	--
Elliott	20-20	Red Pine Thinning	9	\$11,000	Harvest and haul complete	\$14,465.79	132%
TOTAL				\$240,024		\$128,513.62	54%

*Actual invoiced amount will depend on actual, weighed volume (m3) harvested. Bid is based on estimated volume.

**Invoicing can occur as long as 30 days post-haul. Mills must send in weigh slips before invoicing can occur.

2. GIS

Attached as Appendix FORGIS-I is the GIS Activity information for the month of September 2020. GIS staff worked on a total of 85 GIS projects.

TIME PERIOD - September 2020

	Amprior	Deep River	Laurentian Hills	Petawawa	Renfrew	Admaston / Bromley	Bonnechere Valley	Brudenell Lyndoch & Raglan	Greater Madawaska	Head, Clara & Maria	Horton	Killaloe, Hagarly & Richards	Laurentian Valley	Madawaska Valley	McNab / Braeside	North Algona Wilberforce	Whitewater Region	County-wide / Pembroke	TOTAL
GIS Data & Systems																			
Database Maintenance											1				1			7	9
Internet GIS Maintenance																		3	3
Internet GIS Enhancements	1																		1
Internet Web Mapping Support					1										1				2
Data Distribution/ Contracts																			0
Conferences, Courses & User Groups																		3	3
Training, Reports & Presentations Delivered																			0
Technical Support																		2	2
Map document conversions & updates																			0
Policies & Procedures																		1	1
Research, Funding Applications & Budgets																			0
Other																		12	12
RFP																			0
Internal D&P Dept																			
Economic Development & Tourism																			0
Forestry & Trails																		3	3
Planning				1	1	1			2									4	9
Real Property																		1	1
Other																			0
County Departments																			
Administration, Finance & Information Technology																			0
Community & Social Services																			0
Emergency Services																			0
Human Resources																			0
Public Works & Engineering																		1	1
Other																			0
External Inquiries & Requests																			
Municipalities					3											1	4		8
Agencies & Institutions																			0
General Public & Businesses				1					1									2	4
Other																			0
Special Projects																			
911/Civic Addressing	1					1			1		2		1		1		5	14	26
																			0
																			0
																			0
Total	2	0	0	2	5	2	0	0	4	0	3	0	1	0	3	1	9	53	85

Notes:

REAL PROPERTY ASSETS DIVISION REPORT

Prepared by: Kevin Valiquette, Manager of Real Property Assets

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION**1. Real Property – Projects Update**

Attached as Appendix RP-I is a summary report of all projects currently underway that involve the Real Property Assets Division. Details on each project are included in the comments section.

2. Real Property – 2020 Capital and Capital Under Threshold Projects

Attached as Appendix RP-II is a summary report of capital and capital under threshold projects approved in the 2020 budget.

3. Broader Sector Public Reporting: Energy Reporting and Conservation

Ontario Regulation 507/18 Broader Public Sector: Energy Reporting and Conservation and Demand Management Plan requires public organizations to submit their 2018 facility energy usage by October 1, 2020. This information was provided on September 30, 2020.

4. Service Delivery Improvement Project (SDIP)

- Phase 1 (Development and Property and Public Works area, 2nd floor and the Front Reception Area) is scheduled for turnover on November 9, 2020.
- Phase 1B (Court Room and Waiting Area) is scheduled for turnover on December 15, 2020.
- Exterior work is underway including the new front entrance, new sidewalks for the Court, Social Services and Courtyard areas as well as the new entrance for the Justice of the Peace.
- New furniture for Phase 1 interior areas is scheduled for installation the week of October 26, 2020.

- The Renfrew County and District Health Unit (RCDHU) has indicated they will be able to meet the October 31, 2020 lease expiry date.
- Phase 3 (Social Services area) and Phase 2 (Boardrooms and Collaborative Space) in the previous Public Works area will be undertaken at the same time with the RCDHU area vacated. This will positively impact the construction schedule and these phases will be started early November.

Real Property - Projects Update October 13, 2020

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building	CAB Service Delivery Project			In Progress	Architectural Design for tendering in spring
	RFP - New Pylon Sign			Awarded	Permit submission, engineering underway
Renfrew County Place	Exterior Caulking			Awarded	Awarded to Jumec Construction
80 McGonigal	Parking Lot Paving			Complete	
Leases	POA - 141 Lake Street				1 year Option to Extend exercised. Expires Dec 31, 2020.
	Child's Paradise - 450 O'Brien				Expired Feb 28, 2019. Negotiations
Facilities	Asset Management			On Going	Annual Building Condition Assess. for 2021 submitted
	Green Energy Act 507/18			On Going	2019 Reporting requirement to Ministry complete
	Building Lockdown Policy				Deferred to 2021.
	Energy Management Plan			Review	Review with Green Operations/Asset Management
Paramedic Bases	Safety Railing for Mezzanine			Awarded	One base complete. 3 remaining
	Arnprior Base Roofing			Tender	
OPP					

Real Property 2020 Capital Projects

Project - Capital	Building	Budget	Start Date	Final Cost	Status
Service Delivery Improvement Project	County Admin Building	\$4,112,961	June		In Construction
Exterior Repairs	County Admin Building	\$75,000			
Humidifier Replacement	County Admin Building	\$50,000	SDIP project		Deferred
Electronic Sign	County Admin Building	\$50,000	October		Awarded
Caulking, External Repairs	Renfrew County Place	\$25,000	October		Awarded
Security System Camera Upgrades	Renfrew County Place	\$5,000	August	\$5,454.33	Complete
Epoxy Floor Coating Paramedic Base	Renfrew County Place	\$30,000	August	\$16,203.24	Complete
Roofing Preventative Maintenance	80 McGonigal	\$6,000	October		Pricing
Parking Lot Repair	80 McGonigal	\$10,000	September	\$6,767.04	Awarded
Roofing - Shingle Replacement	Arnprior Paramedic Base	\$12,000	September		Tendering
Total		\$4,375,961			

PLANNING DIVISION REPORT

Prepared by: Charles Cheesman, MCIP, RPP, Manager of Planning Services

Prepared for: Development and Property Committee

October 13, 2020

INFORMATION

1. Planning Division Activity Tracker

Attached as Appendix PLAN-I is the Activity Tracker for September 2020. In September, the Planning Division opened 10 new severance applications and prepared 20 planning checklists for general inquiries (pre-consultations).

For the period January – September 2020, the County of Renfrew opened 74 severance applications compared to 78 over the same period in 2019. With respect to decisions, 52 decisions were rendered from January – September 2020 compared to 107 rendered over the same period in 2019.

2. Community Benefits Charge Regulation under Planning Act

Attached as Appendix PLAN-II is correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing advising that the new Community Benefits Charge (CBC) regulation under the Planning Act was filed and came into force on September 18, 2020. A backgrounder from the Association of Municipalities Ontario (AMO) is also provided as Appendix PLAN-III. The County of Renfrew does not have a Development Charges By-law or a Community Benefits Charge. This information item is being included with the Planning Division Report because it may be useful to your local municipalities.



DEVELOPMENT AND PROPERTY DEPARTMENT PLANNING DIVISION ACTIVITY TRACKER

TIME PERIOD - September 2020

Appendix PLAN-I

	Arnprior	Deep River	Laurentian Hills	Petawawa	Renfrew	Admaston/Bromley	Bonnechere Valley	Brudenell, Lyndoch & Raglan	Greater Madawaska	Head, Clara & Maria	Horton	Killaloe, Hagarty & Richards	Laurentian Valley	Madawaska Valley	McNab / Braeside	North Altona Wilberforce	Whitewater Region	County-wide	MONTHLY TOTAL	2019 YEAR-END TOTAL		
APPROVALS																						
Local Official Plan																				0	0	
Local Official Plan Amend.																					0	3
Subdivision Draft Approval																					0	3
No. of Draft Approved Units																					0	26
Subdivision Final Approval																					0	2
No. of Final Approved Units																					0	26
Part Lot Control By-laws																					0	7
No. of Part Lot Control Units																					0	81
Severances																	1				1	156
TOTAL FINAL & DRAFT APPROVED LOTS																					1	289
APPLICATIONS (Review & Preparation of Documents)																						
Official Plans																					0	0
OPAs																					0	0
Comprehensive Zoning By-laws																					0	0
Zoning By-law Amend.				1										1							2	44
New Severance Apps (Cty)						2		5	1					1			1				10	110
Severance Rpts to Mun.																2					2	17
Minor Variance Rpts to Mun.																2					2	7
Plan of Subdivision Apps.																					0	5
No. of Subd Units																					0	263
Site Plans/Agreements																					0	6
LPAT Hearings																					0	0
PRELIMINARY REVIEW																						
Planning Checklists				1		4	2	1	4				1	1	4	2					20	179
Other Inquiries	2	3	1		1	2	8	3	7	1	1	5	3	7	16	7	6				73	187
TOTAL ACTIVITY	2	3	1	2	1	8	10	9	12	1	1	5	4	10	24	10	7	0			110	
2019 YEAR END ACTIVITY	6	10	10	38	1	32	51	21	68	7	68	63	47	96	88	43	77	0			726	

74 severances received January-September 2020 versus 78 severances received January-September 2019

52 severance decisions January-September 2020 versus 107 severance decisions January-September 2019

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
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Tél. : 416 585-7000



234-2020-4019

September 18, 2020

**RE: Parkland Dedication, Development Charges and the Community Benefits
Charges Authority**

Dear Head of Council,

As you know, our government introduced the Housing Supply Action Plan last year with the goal of increasing the supply of housing across Ontario. As part of this effort, our Government introduced the community benefits charge (CBC) authority along with changes to the *Development Charges Act* and parkland dedication under the *Planning Act*.

Over the past year, the Ministry of Municipal Affairs and Housing consulted for over 300 days with municipalities, the development industry and the public on the implementation of the framework, including several aspects of the legislation and a regulatory approach. I value the input of our municipal partners.

I am writing to inform you that on September 18th, our government proclaimed the remaining amendments that were made to the *Development Charges Act* and the *Planning Act* by Bill 108, the *More Homes, More Choice Act*, and, Bill 197, the *COVID-19 Economic Recovery Act*. In addition, we have made a new regulation under the *Planning Act* and technical changes to regulations under the *Planning Act*, *Development Charges Act* and *Building Code Act* in order to finalize the framework for development charges, community benefits and parkland.

As of September 18, 2020, municipalities will have two years to transition to the new regimes. This will enable both the municipalities and builders to adjust to these changes in light of the pressures of COVID-19.

We listened to the feedback received during consultations, and that is why we are proposing to prescribe a percentage of 4% for the CBC authority that will be applied to land values to determine the maximum CBC for any particular residential development. The CBC could be used by local governments to fund capital costs of services that are needed due to higher density development and are not being recovered through other tools.

These amendments will enable growth to pay for growth, while also providing greater predictability of development costs in order to increase the supply of housing so that it is more attainable for Ontarians.

I thank you for your continued collaboration throughout the implementation of this new and enhanced framework.

Sincerely,



Steve Clark
Minister of Municipal Affairs and Housing

- c: Chief Administrative Officers
- Chief Planners
- Municipal Treasurers
- Kate Manson-Smith, Deputy Minister, Municipal Affairs and Housing
- Alex Beduz, Chief of Staff to Minister Clark, Municipal Affairs and Housing
- Jonathan Lebi, Assistant Deputy Minister, Local Government and Planning Policy Division
- Caspar Hall, Director, Municipal Finance Policy Branch

DEVELOPMENT CHARGES REFORM AND COMMUNITY BENEFIT CHARGE

August 2020

BACKGROUND

Municipal Implications

Bill 197, *The COVID-19 Economic Recovery Act, 2020* received Royal Assent in July 2020. This omnibus bill made changes to the *Development Charges Act, 1997* and *Planning Act, 1990* by introducing a new “all in one” regime for Development Charges (DCs) and the Community Benefit Charge (CBCs). Amendments will further expand the list of eligible services funded and allows for blended use with CBCs. These services include:

- libraries
- long-term Care
- park development (excluding parkland acquisition)
- public housing
- recreation
- child care
- housing services (e.g. affordable housing & shelters)
- by-law enforcement and court services
- emergency preparedness
- airports (specific to Waterloo Region)

AMO is pleased that 10% discounting for the above services will be eliminated. In addition, existing parkland provisions will be maintained and can now be used in conjunction with community benefit charges for the same development. With added services to DCs, the CBC is now a flexible tool for use by single and lower-tier municipalities. It can fund any municipal service that is not being recovered another way, so long as it is applied to higher-density residential developments of buildings with at least 10 units and five storeys or greater.

AMO and municipal partners advocated for many of the improvements in Bill 197. However, AMO is monitoring to ensure that “growth pays for growth” and that the changes achieve intended policy objectives and maintain municipal revenues. Further, the percentage of land value cap for the CBC will be set by a future regulation. AMO and other municipal stakeholders are keen to provide analysis and feedback to the government on the development of this regulation.

Background

Development charges are a municipal revenue tool used to recover the costs of new municipal infrastructure needed to serve new neighbourhoods or developments. Provincial rules determine how these charges are calculated. Municipalities have sought provincial rules which serve the principle of “growth paying for growth” to recognize the service demands of new development on the existing property tax base.