



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, June 15, 2021– 1:00 p.m.

AGENDA

1. Call to order.
2. Roll call.
3. Disclosure of pecuniary interest and general nature thereof.
4. Adoption of minutes of previous meetings held on May 11 and 26, 2021 (attached).
5. Delegations:
 - (a) 1:00 p.m. – Ms. Teresa Hebb, President Renfrew County ATV Club.
6. Development and Property Page
 - (a) Department Report
 - (b) Economic Development Division Report
 - (c) Ottawa Valley Tourist Association Report
 - (d) Enterprise Renfrew County Report
 - (e) Forestry and GIS Division Report
 - (f) Real Estate Division Report
 - (g) Planning Services Division Report
7. New Business.
8. Closed Meeting – None at time of mailing.
9. Date of next meeting (Tuesday, August 10, 2021) and adjournment.

NOTE: (a) **County Council: Wednesday, June 30, 2021.**

(b) Submissions received from the public, either orally or in writing may become part of the public record.

Strategic Plan

Strategic Plan Goal # 1: To inform the Federal and Provincial government on our unique needs so that Renfrew County residents get their “fair share”.

Initiatives:

- (a) Create a strategic communications plan
- (b) Identify and advocate for issues important to the County of Renfrew.

Strategic Plan Goal # 2: Fiscal sustainability for the Corporation of the County of Renfrew and its ratepayers.

Initiatives:

- (a) Commitment from Council supporting principles within the Long-Term Financial Plan
- (b) Establish Contingency Plan to respond to provincial and federal financial pressures and opportunities beyond the Long-Term Financial Plan.

Strategic Plan Goal # 3: Find cost savings that demonstrate our leadership while still meeting community needs.

Initiatives:

- (a) Complete community needs assessment
- (b) With identified partners implement plan to optimize service delivery to the benefit of our residents.

Strategic Plan Goal # 4: Position the County of Renfrew so that residents benefit from advances in technology, to ensure that residents and staff have fair, affordable and reasonable access to technology.

Initiatives:

- (a) Ensure that the County of Renfrew is top of the list for Eastern Ontario Regional Network funding for mobile broadband
- (b) Lobby for secure and consistent radio systems for first responders and government
- (c) Put a County of Renfrew technology strategy in place.

COUNTY OF RENFREW

DEVELOPMENT AND PROPERTY DEPARTMENT REPORT

TO: Development and Property Committee
FROM: Craig Kelley, Director of Development and Property
DATE: June 15, 2021
SUBJECT: Department Report

INFORMATION

1. **Residential and Condo Sale Statistics**

Attached as Appendix I are the statistics for the residential and condo sales for all the municipalities within the County of Renfrew.

RESOLUTIONS

2. **Seniors' Housing Strategy Work Plan [Strategic Plan Goal No. 3]**

Recommendation: THAT the Development and Property Committee approve the Development and Property Department components of the Seniors' Housing Strategy Work Plan.

Background

Further to County Council's receipt of the Seniors' Housing Strategy in February 2021; County of Renfrew Directors Craig Kelley, Laura LePine, Michael Nolan and Shelley Sheedy along with Chief Administrative Officer Paul Moreau have drafted a work plan for Committee's review attached as Appendix II with the applicable areas for Development and Property Committee shaded in grey. Staff recommend that this draft work plan be forwarded to County Council for their complete review and approval.

If approved, it is noted that this work plan will be included in the request for both a delegation and to present at the 2021 Association of Municipalities of Ontario Conference.

3. **Departmental Restructure – Planning [Strategic Plan Goal No. 3]**

Recommendation: THAT the Development and Property Committee recommend that County Council approve the proposed Planning Division human resource business cases as presented; AND FURTHER THAT the Finance and Administration Committee be so informed.

Background

Attached as Appendix III are two separate Business Cases for recommended changes to the human resource capacity in the Planning Division. Both business cases are supported by the recently introduced Focused Strategic Review of Planning Services as referenced in priority item 8 (“Professional Development and Job Titles”) and priority item 11 (“Evaluate department structure and staff complement/capacity based on findings from an activity-based charges review; develop succession plans and explore a funded internship program”). As per policies B-03 (“Establishment of New Positions”) and B-04 (“Classification Review System”), this recommendation will be brought to the Finance and Administration Committee as information.

Financial Implications

As per the business cases presented, each recommendation has implications to the current division/departmental budget. For the year 2021 there will be a net savings to these changes. However, in 2022 when the position of Junior Planner is filled, and/or the Internship program is continued, there will be an impact to the budgetary requirements of the Division.

The annual salary increase to the Planning Division as a result of these changes will be \$20,015.

4. **Departmental Restructure – Economic Development/Ottawa Valley Tourist Association (OVTA) [Strategic Plan Goal No. 3]**

Recommendation: THAT the Development and Property Committee recommend that County Council approve the proposed Economic Development Division and Ottawa Valley Tourist Association (OVTA) human resource business cases as presented; AND FURTHER THAT the Finance and Administration Committee be so informed.

Background

Attached as Appendix IV are three separate Business Cases for recommended changes to the human resource capacity in the Economic Development Division and Ottawa Valley Tourist Association (OVTA). As per policies B-03 (“Establishment of New Positions” and B-04 “Classification Review System”), this recommendation will be brought to the Finance and Administration Committee as information.

Financial Implications

As per the business cases presented, each recommendation has implications to the current divisional budget. For the year 2021 there will be a marginal net savings to these changes. However, in 2022 when all positions are filled and reclassified appropriately, there will be net savings to the OVTA budget of approximately \$6,560. The annual salary difference to the Economic Development Division as a result of this change will be \$0.00.

BY-LAWS

5. Flag Protocol Policy

Recommendation: THAT the Development and Property Committee recommend to County Council that By-law 59-02 Corporate Policies and Procedures for the County of Renfrew be amended to enact Policy GA-12 Flag Protocol; AND FURTHER THAT the Finance and Administration Committee be informed.

Background

For several years, and on many occasions, County of Renfrew staff have sought guidance on how to respond to requests for specific flags, lowering of flags, or other ceremonial in nature requests of County-owned flag poles. Attached as Appendix V is the draft policy for a County of Renfrew flag protocol policy that is meant to provide clear guidance and direction to County staff as to the appropriate times and process for lowering flags to half-mast on County of Renfrew flagpoles.

6. Economic Development Division

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

10. **Real Estate Division**

Attached as Appendix X is the Real Estate Division Report, prepared by Mr. Craig Kelley, Director of Development and Property, providing an update on activities.

11. **Planning Division**

Attached as Appendix XI is the Planning Division Report, prepared by Mr. Bruce Howarth, Acting Manager of Planning Services, providing an update on activities.

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Alastair Baird, Manager of Economic Development
Prepared for: Development and Property Committee
June 15, 2021

INFORMATION

1. **Report on Trail Usage in Renfrew County [Strategic Plan Goal No. 1(b)]**

Attached as Appendix ED-I is the final Report on Trail Usage in Renfrew County. This report is based on surveys of all trail user groups, trails organization leadership, and individual trail users. Surveys were distributed to provincial level organizations as well as County of Renfrew, Pontiac County and eastern Ontario organizations and individuals. The report shows the importance of trail assets to trail users and the scope of economic impact trails have in Renfrew County.

2. **Economic Impact Report: Our Lady Seat of Wisdom College [Strategic Plan Goal No. 1(b)]**

Upon request, Business Development Officer Mr. David Wybou researched and drafted an economic impact report for Our Lady Seat of Wisdom College in Barry's Bay. The report is being used in support of the College's application submission to the Ontario Ministry of Colleges and Universities for approval to offer four-year B.A. programs in History, Philosophy, Literature and Classical and Early Christian Studies. Currently the College has certificate and three-year degree programs. The development of four-year degree programs will increase the College's attractiveness and long-term sustainability, attracting more students and retaining students for longer study programs at the College, and increasing the student population in Barry's Bay. These changes will increase the positive economic impact the College already has in Barry's Bay and the Township of Madawaska Valley.

3. **Demographic and Statistical Packages Provided to Developer [Strategic Plan Goal No. 1(b)]**

Business Development Officer Mr. David Wybou, utilizing our Zoom Prospector site selection tool, developed information packages, which were provided to a developer investigating market opportunities in the County. This investor toured several targeted sites in the County with economic development staff.

4. **Canadian Nuclear Laboratories (CNL) Community Advisory Panel [Strategic Plan Goal No. 1(b)]**

As an enhancement of their community outreach and engagement, Canadian Nuclear Laboratories (CNL) is creating a Community Engagement Panel. This panel will provide a forum for local community members to interact with CNL, learn more about activities at Chalk River Laboratories and the environmental remediation projects underway and ask questions and seek further information. Twelve community representatives will be selected through an application process. Appendices ED-II and ED-III provide further information about the panel and the application process.

5. **Canadian Nuclear Laboratories (CNL) Revitalization of Supply [Strategic Plan Goal No. 1(b)]**

Business Development Officer David Wybou participated in a virtual event on May 31 hosted by CNL and the Organization of Nuclear Industries (OCNI), titled Vision 2030 – Canadian Nuclear Laboratories Revitalization of Supply. This was largely about the site revitalization and developments at CNL, particularly on developing the supply chain. This is an area where Economic Development Services has been focusing over the past decade, to integrate more local suppliers of goods and services into the CNL supply chain at Chalk River Laboratories (CRL), and into the entire national and global nuclear industry supply chain. Key presenters were Ron Oberth, President of OCNI, Joe McBrearty, President and Chief Executive Officer (CEO), Lou Riccoboni, Vice President of Corporate Affairs and Business Development and Les Anderson, Director, Commercial and Supply from CNL and Fred Dermarkar, President and CEO of Atomic Energy of Canada Ltd. (AECL).

RESOLUTIONS

6. Local Leader of Maple Syrup Industry Recognized Internationally

Recommendation: THAT the Development and Property Committee recognize the leadership Mr. Ray Bonenberg of Mapleside Sugar Bush, Township of North Algona Wilberforce, has provided to Renfrew County, Ontario, Canadian and North American maple syrup industry.

Background

On May 15, 2021, Mr. Ray Bonenberg was inducted into the [International Maple Hall of Fame](#), located in Croghan, New York. This induction was to recognize Mr. Bonenberg's decades of service to the Maple Syrup industry here in Ontario and his influence of policy, sugar bush and maple tree management best practices, and professional development for all maple producers. Mr. Bonenberg is a long-time member of the Ontario Maple Syrup Producers Association and his many contributions to the Maple Syrup Industry in Canada and the United States include:

2004	Hosted the Annual Conference and AGM of Ontario Maple Syrup Producers Association (OMSPA) in Renfrew County, with 175 delegates attending for two days and nights.
2011-2015	President, Ontario Maple Syrup Producers Association (OMSPA).
2017-2020	President, International Maple Institute.
2020-present	Chair Communications: External and Publication (OMSPA).
2020-present	Treasurer (OMSPA).

BY-LAWS

7. Letter of Agreement between the County of Renfrew and the Eastern Ontario Leadership Council (EOLC) [Strategic Plan Goal No. 1(b)]

Recommendation: THAT the Development and Property Committee recommend to County Council that a By-law be executed to enter into an Agreement with the Eastern Ontario Leadership Council (EOLC) to enable the County of Renfrew to conduct the Commuter Pilot Project on behalf of and with the financial support of the EOLC.

Background

The County of Renfrew, in collaboration with RideShark Corporation, applied for funding to utilize the County of Renfrew commuter and rideshare platform, ShareTheRide.ca, contracted from RideShark Corporation, as a pilot project to demonstrate a commuter-focused transportation solution, focused on commuters in Renfrew County, including urban and remote rural areas, as well as the City of Pembroke and mobility connections in the City of Ottawa. The County of Renfrew will receive up to \$25,000 from the EOLC to deliver this pilot project with a targeted end date of December 31, 2021.

This pilot project dovetails with an existing project on which the County of Renfrew and RideShark Corporation are collaborating, funded by the Ontario Centre of Innovation (formerly known as Ontario Centres of Excellence Inc.) and the Autonomous Vehicle Innovation Network of Ontario. That project is the development and demonstration of a ride share platform to serve seniors and other residents in rural Ontario winter conditions.

8. Rural Economic Development (RED) Program Contribution Agreement [Strategic Plan Goal No. 1(b)]

Recommendation: THAT Development and Property Committee recommend to County Council that a By-law be executed to enter into a Contribution Agreement for the Rural Economic Development funding program for which Economic Development Division has been approved to assist with Renfrew County Marketing, Outreach, Expansion, Retention and Investment Attraction Program Collaterals.

Background

Economic Development services was successful with an application to the Ontario Government RED program for 50% project funding to support the acquisition of and collection of promotional imagery and video to support website, social media, and print and video marketing, creation of a new website and various investment attraction tools and collaterals.

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

June 15, 2021

INFORMATION**1. Travel Trade [Strategic Plan Goal No. 1(b)]**

Travel Trade market development continues, maintaining important connections and momentum built over recent years with international travel trade industry in anticipation of COVID-19 restrictions easing. The local industry members collaborating with the Ottawa Valley Tourist Association (OVTA) on growing international travel markets are focusing on expanding their local and domestic markets during the pandemic recovery period until international markets open fully.

2. Ottawa Valley Road Map [Strategic Plan Goal No. 1(b)]

Thirty thousand Ottawa Valley Road Maps have been received at the County Administration Building for distribution to OVTA members, local businesses, local Visitor Information Centres that are open for the season, and for general inquiries. A further 45,000 are scheduled for distribution through Canada Post to all households in Renfrew County, the City of Pembroke and some neighbouring communities beginning June 21, 2021. This 2021 issue of the Ottawa Valley Road Map has been specifically designed and focused on our local and nearby tourism market, reflecting the reality of the pandemic precautions and the need for our local tourism sector to engage fully with local residents.

3. Ottawa Valley Cycling Map [Strategic Plan Goal No. 1(b)]

Twenty thousand of the Ottawa Valley Cycling Maps 2021/22 edition have been received at the County Administration Building for distribution to OVTA members, local businesses and Visitor Information Centres, and for general inquiries. This is an updated version of our first Cycling Map produced in 2017, and is also intended to have a multi-year shelf life. The Cycling Map will also be available on our [OVTA website](#).

4. **OVTA Annual General Meeting [Strategic Plan Goal No. 1(b)]**

The Ottawa Valley Tourist Association Annual General Meeting was held virtually on May 31, 2021 with 50 people in attendance. The 2020 year-end financials and marketing highlights were reviewed. Stefani Van Wijk from Madawaska Kanu Centre was the successful candidate elected by the membership for an open position on the Board of Directors. The 2021-2022 Directors are:

- Mayor David Bennett, Township of Horton
- Reeve Glenn Doncaster, Town of Deep River
- Marc Bru, Square Timber Brewing Co
- Victoria Charbonneau, Town of Renfrew
- Sean Dennison, Ry-J's Climbing Adventures
- Chris Hinsperger, Bonnechere Caves
- Meghan James, Best Western Pembroke Inn and Conference Centre
- Lauren McIlffaterick, Heliconia
- Elijah McKeown, City of Pembroke
- Chris Melmoth, Algonquin College
- Geoff Patterson, Township of McNab/Braeside
- Angela Siebarth, Champlain Trail Museum & Pioneer Village
- Stefani Van Wijk, Madawaska Kanu Centre

5. **Ottawa Valley Tourism Awards [Strategic Plan Goal No. 1(b)]**

The winners of the Ottawa Valley Tourism Awards, which were announced following the Annual General Meeting (AGM) were presented for events and merit taking place in 2020. In a year with so many events cancelled due to the COVID-19 pandemic, Ottawa Valley Tourism stakeholders showed their resilience by having eight nominees for the Special Event of the Year Award:

- Bonnechere Cave's Parking Lot Picnic
- Bonnechere Cave's Underground Concerts
- Eganville Curling Club's Rock the Rings
- Farm to Fork Dinner Series-Whitewater Inn
- Light up the Valley
- ON Festival of Small Halls
- Opeongo Hills Ski Loppet

- Tour de Bonnechere Ghost Tour

The winners in the three different categories are:

- Preston O'Grady - Marilyn Alexander Tourism Champion Award
- Pembroke and Area Cross Country Ski Club (PAXC) - Business of Distinction Award
- Farm to Fork Dinner Series at The Whitewater Inn - Special Event of the Year

The virtual AGM was very well received and attended. The meeting was engaging and the exciting presentation of the OVTA Tourism Awards by board members Meghan James and Chris Hinsperger was a highlight.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

June 15, 2021

INFORMATION**1. Food Venture Program [Strategic Plan Goal No. 1(b)]**

Enterprise Renfrew County collaborated with Invest Ottawa Entrepreneurship Centre and the Small Business Advisory Centre, Smiths Falls to offer 20 seats in a 12-week Food Venture Program for local entrepreneurs. The training program helped the participants learn more about food and beverage production, processing, packaging, marketing and sales, and legislation.

Four participants from Renfrew County completed the Food Venture Program, a value of \$5,000 per participant. At the completion of the program, participants took part in a video pitch for monetary prizes in the following categories

- Best Overall Pitch - \$500
- Promotes Tourism/Shop Local - \$300
- Most Circular and Sustainable Product and Message - \$200

Amanda Welk of The Cottage Cup, Golden Lake, Township of North Algona Wilberforce was the winner for the best tourism component.

2. Starter Company Plus [Strategic Plan Goal No. 1(b)]

Twelve out of our eighteen Starter Company Plus participants have completed their required business training during the month of May. These participants are now able to move forward to present to the Grant Review Committee in June for the Business Plan Pitch Competition for an opportunity to win up to \$5,000 grant to use towards the operation of their business.

3. **Summer Company [Strategic Plan Goal No. 1(b)]**

Four Summer Company students will participate in the Summer Company program for 2021. The following two student entrepreneurs are approved formally:

Hannah Summers – Summers Signature Designs, Township of Killaloe, Hagarty and Richards: Custom design of graphics and production of promotional messages on clothing and accessories. Marketing to tourists, residents, businesses and municipalities.

Paige Neuman – Good Times Media, Township of Laurentian Valley: Social media service provider for small businesses – a social media guru on call. Addressing a market opportunity presented by small businesses too busy to focus attention on vital social media marketing.

4. **Riverwood Acoustics Starter Company**

Ben Seaman and Scott Rathwell of Riverwood Acoustics, Renfrew, were featured on a report on CTV News Ottawa, special edition of Regional Contact hosted by Joel Haslam. The [story](#) featured Renfrew-based [Riverwood Acoustics](#) who manufacture high-end high fidelity speakers from wood salvaged from the Ottawa River. Riverwood Acoustics is a Starter Company Plus client and was the winner of the first Renfrew County Community Futures Development Corporation RC 100 Innovative Investment program.

FORESTRY AND GIS DIVISION REPORT

Prepared by: Jason Davis, Manager of Forestry and GIS

Prepared for: Development and Property Committee

June 15, 2021

INFORMATION**1. Forestry Activities**

- (a) Attached as Appendix FORGIS-I is the summary of Forestry activities from March to May 2021:
- (b) As directed by Committee, attached as Appendix FORGIS-II, are comments issued to the Province for early engagement on the protection and recovery approach on Black Ash similar to previous responses by the County of Renfrew to the Province concerning restrictive Butternut regulations. [Strategic Plan Goal No. 1]
- (c) Attached as Appendix FORGIS-III is a letter of acknowledgement and appreciation from the Premier of Ontario in follow-up to a letter of gratitude sent by the Warden on behalf of the County of Renfrew to the Provincial Ministers for the support of the forest sector during the past year.

2. GIS Activity Tracker

Attached as Appendix FORGIS-IV is the summary of GIS Activities from January to June 2021. GIS staff worked on a total of 433 GIS projects.

RESOLUTIONS**3. Draft Forest Biomass Action Plan [Strategic Plan Goal No. 1]**

Recommendation: THAT the Development and Property Committee recommend that County staff provide comments before the June 21, 2021 deadline to the Draft Forest Biomass Action Plan consistent with the feedback from the local forest industry.

Background

On May 6, 2021 the Ontario Government released the Draft Forest Biomass

Action Plan to help create jobs and reduce waste by unlocking the potential forest biomass. The Ontario government is promoting economic development and sustainable forest management by releasing a draft Forest Biomass Action Plan for public review and comment. Ontario's action plan examines innovative uses of forest biomass: mill by-products and other wood matter with applications from heat and power generation to sustainable, low-carbon consumer products.

4. **Invasive Phragmites**

Recommendation: THAT the Development and Property Committee recommend that County Council support the Township of The Archipelago in requesting that the Ontario Ministry of Transportation (MTO) communicate their strategy on mapping (detecting sites) and controlling invasive Phragmites on provincial highways, the specific highway management plans and results by each MTO region and each highway in the region and work in coordination with the Township of The Archipelago to help try to manage the effect of the invasive Phragmites;

AND FURTHER THAT staff be directed to forward a copy of this resolution to the Ontario Minister of Transportation, the Ontario Minister of Environment, Conservation and Parks and the Minister of Environment and Climate Change Canada.

Background

Attached as Appendix FORGIS-V is a resolution from the Township of The Archipelago, along with supporting correspondence from the Town of Fort Erie and the Township of Huron-Kinloss, regarding road management action on invasive Phragmites which has been identified as Canada's worst invasive plant species by Agriculture and AgriFood Canada.

Phragmites australis (Phragmites) is an invasive perennial grass that continues to cause severe damage to wetlands and beaches in areas around the province and grows and spreads rapidly, allowing the plant to invade new areas and grow into large monoculture stands in a short amount of time, and is an allelopathic plant that secretes toxins from its roots into the soil which impede the growth of neighboring plant species; and Phragmites australis results in loss of biodiversity and species richness, loss of habitat, changes in hydrology due to its high metabolic rate, changes in nutrient cycling as it is slow to decompose, an increased fire hazard due

to the combustibility of its dead stalks, and can have an adverse impact on agriculture, particularly in drainage ditches. The Ontario government has made it illegal to import, deposit, release, breed/grow, buy, sell, lease or trade invasive Phragmites under the Invasive Species Act; but has not included this plant under the Weed Control Act list of noxious weeds.

REAL ESTATE DIVISION REPORT

Prepared by: Craig Kelley, Director of Development and Property

Prepared for: Development and Property Committee

June 15, 2021

INFORMATION**1. Real Estate – Projects Update [Strategic Plan Goal No. 2 (a)]**

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

2. Real Estate – 2021 Capital and Capital Under Threshold Projects [Strategic Plan Goal No. 2 (a)]

Attached as Appendix RE-II is a summary report of capital and capital under threshold projects approved in the 2021 budget.

3. Building Renovations [Strategic Plan Goal No. 3 (b)]

Background to the Service Delivery Improvement Project (SDIP)

At the June 26, 2019 County Council meeting, the following resolution was adopted:

THAT County Council direct that staff advance the implementation of the Service Delivery Improvement Project; AND FURTHER THAT staff is directed to proceed with the architectural services by the Ventin Group (+VG) for County Administration Building design and renovations, as conceptually presented to County Council on June 26, 2019.

This decision was based upon a Request for Proposal (RFP) that was issued for Architectural Fees for the SDIP project. The successful bidder was +VG Architects. Their fee proposal was:

- a. \$48,500 plus a disbursement limit of \$3,900 for Phase I to provide a scope of work and budget for the Service Delivery Improvement Project. Completed in 2019.

- b. An Architectural fee of 6.4% of construction cost plus HST for Phase II plus disbursements to an upset limit of 8% of Architectural Fee. (As per signed Standard Form of Contract for Architect' Services). Costs to date are \$359,618.35 (inclusive of Additional Scope Fees), plus HST.

There were five additional scopes of work added to the original contract.

- Expanded Scope Health Unit
- General Contractor (GC) Prequalification Summary
- Design Layout Changes/Millwork
- Paramedic Area Renovation
- Council Chambers
- Furniture Package

At the May 27, 2020 County Council meeting, the following resolution was adopted:

THAT Contract DP-2020-04 submitted by Jumec Construction Incorporated, Ottawa, Ontario for the renovation of the County Administration Building at 9 International Drive, Pembroke, Ontario, including the renovation to accommodate the new Emergency Services space, in the amount of \$3,417,307.00 plus HST be approved; AND FURTHER THAT the funds in the amount of \$3,087,962.00 be allocated from the Working Capital Reserve Fund to complete this project; AND FURTHER THAT \$725,000.00 be allocated from the Provincial Service Modernization Fund to complete this project; AND FURTHER THAT \$300,000.00 be allocated from the Social Services budget to complete this project; AND FURTHER THAT upon completion of the project, the Emergency Operations Centre be located in the newly dedicated area; AND FURTHER THAT County Council pass a By-Law to Authorize Execution of the Contract.

Further, at the September 30, 2020 County Council meeting, this resolution was adopted:

THAT County Council amend the resolution from May 27, 2020 to reallocate the funds reserved for the Renfrew County Economic Task Force to the Service Delivery Improvement Project (SDIP); AND FURTHER THAT \$300,000 from the COVID-19 Emergency Funding Assistance Program be reallocated to the Provision for Unallocated

Funds; AND FURTHER THAT County Council provide the Service Delivery Improvement Project (SDIP) with up to \$300,000 from the Provision for Unallocated Funds for necessary upgrades to the County Council Chambers to react to the realities of the COVID-19 pandemic, including social distancing and audio/visual requirements that were not part of the SDIP project contract.

Therefore, County of Renfrew staff were working to complete the project with this budget in mind:

Original Contract:	\$3,417,307
Soft costs (fees, moving, furniture)	<u>\$695,654</u>
Sub-total	\$4,112,961
Council Chambers Contract	\$300,000
Furniture Overage	\$130,000
Phone Upgrades	\$60,000
Additional Fees	\$35,000
Misc. + HST	\$38,552
Change Orders	<u>\$220,000</u>
Total Projected Budget:	\$4,896,513

Over the course of construction and due to a number of factors, change orders were issued to address these issues. To date, 93 change orders have been issued, with many of the more significant change orders being issued as the project nears completion. Some examples of these change orders include:

Sneeze Guards at Reception areas	\$40,024
Data Cabling Upgrades to original building	\$50,283
Reception Flooring Upgrades	\$29,475
Showers (Emergency Operating Centre (EOC) and Paramedic staff)	\$55,197

Since the project began, we have been keeping the Development and Property Committee updated with monthly reports with actuals to date, including the effect on the contingency budget. Unfortunately, design changes necessitated by a number of factors have increased the budget. However, the effect on the levy and the terms of repayment have not changed. As presented to Committee last month, the \$466,000 in annual

efficiency savings achieved through our consolidation efforts will repay all construction costs by 2028.

Staff are looking forward to the grand opening and to having the opportunity to demonstrate to the community our enhanced service delivery model.

Mr. Kelley and Mr. Foss will be providing an update to Committee on the to-date budget and current financial situation.

PLANNING DIVISION REPORT

Prepared by: Bruce Howarth, MCIP, RPP, Acting Manager of Planning Services

Prepared for: Development and Property Committee

June 15, 2021

INFORMATION**4. Planning Division Activity Tracker [Strategic Plan Goal No. 3]**

Attached as Appendix PLAN-I is the Activity Tracker for January-May 2021. To date, the Planning Division has received 82 new consent applications and has approved 51 consent applications. Final approval has been given for 257 subdivision lots and 90 lots have been draft approved, and an additional 27 units have been approved through part lot control. The total amount of residential lots approved to date is 374 compared to 391 in 2020.

Two new subdivision applications have been submitted this year that propose to create 322 new units. In 2020, the County received subdivision applications that proposed a total of 80 new units.

The County has received 134 requests for formal pre-consultation in addition to 396 other inquiries.

5. Tribunals Ontario Update

Previously, Ontario's five land tribunals were part of a cluster of tribunals known as Tribunals Ontario and prior to that, the Environment and Land Tribunals Ontario cluster.

The [Ontario Land Tribunal](#) (OLT) hears and decides appeals and matters related to land use planning, environmental and natural features and heritage protection, land valuation, land compensation, municipal finance, and related matters. The OLT was established on June 1, 2021 under the authority of section 2 of the Ontario Land Tribunal Act, 2021. The Act amalgamates the Board of Negotiation under the Expropriations Act, and continues the Conservation Review Board, the Environmental Review

Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal, as the Ontario Land Tribunal.

Osler Legal Firm in an [online article](#) highlights implications of the Act and the establishment of the OLT, which received Royal Assent in early May through its inclusion in omnibus Bill 245, Accelerating Access to Justice Act, 2021 (Bill 245).

RESOLUTIONS

6. **Official Plan Amendment (OPA) No. 31**

Recommendation: THAT the Development and Property Committee recommend that County Council approve the draft Official Plan Amendment (OPA) No. 31 for public consultation subject to revisions related to the TransCanada Pipeline and consolidation of the approved OPA No. 17; AND FURTHER THAT staff be directed to proceed with organizing a public meeting in accordance with the requirements of the Planning Act for the draft revised OPA No. 31.

Background

As directed by County Council, Planning staff circulated a draft of OPA No. 31 to public agencies, including the Ministry of Municipal Affairs and Housing (MMAH), and requested that comments to be returned by May 17, 2021. Attached as Appendix PLAN-II are the two responses that were received, one from the Town of Arnprior and the other on behalf of the TransCanada Pipeline.

The Town of Arnprior provided comments related to the population projections versus allocations, the urban community designation, and the development within one kilometre of a settlement area policy. The Town did not request any changes to the amendment and therefore staff do not recommend any changes to the draft OPA No. 31 as a result of the comments received from the Town.

The TransCanada Pipeline (TCPL) requested several updates including requesting to be circulated for comment when development is proposed within 750 metres of a compressor station. Staff recommend that Section 3.3(22) of the Official Plan be amended as requested by the TCPL.

Since the first draft of OPA No. 31, the Ministry of Municipal Affairs and Housing approved OPA No. 17 (Calabogie Motorsports Track), it is recommended that the approved amendment be consolidated into OPA No. 31.

BY-LAWS

7. Official Plan Amendment (OPA) No. 32

Recommendation: THAT the Development and Property Committee recommend that a By-law be passed to Adopt and Approve Amendment No. 32 to the Official Plan of the County of Renfrew.

Background

County of Renfrew Official Plan Amendment No. 32 (Part of Lot 9, Concession 13(B), in the geographic Village of Braeside, in the Township of McNab/Braeside); Applicant: 629995 Canada Inc. (Eric Draper).

The Official Plan of the County of Renfrew was adopted by the Council of the County of Renfrew on March 27, 2002 and approved by the Minister of Municipal Affairs and Housing on June 16, 2003.

The proposed Official Plan Amendment (OPA), attached as Appendix PLAN-III, would re-designate the lands from Rural-Exception Thirteen to the Rural-Exception Nineteen designation to permit future development on the lands, in accordance with the Rural policies of the County of Renfrew Official Plan. The application also requests that the legal description for lands designated Rural-Exception Thirteen be amended to remove reference to the subject lands (Lot 9, Concession 13(B)).

The Provincial Policy Statement (PPS) requires the submission of a comprehensive review whenever employment lands are proposed to be converted to residential uses. The municipality is to ensure any reduction of employment areas does not negatively impact the future employment potential within the municipality.

Accordingly, the applicant has submitted the comprehensive review required by Section 1.3.2.4 of the PPS to support this proposed amendment. The Comprehensive Review of Employment Lands in the Township of McNab/Braeside, was prepared by Jp2g Consultants Inc.

The application was circulated in accordance with the Planning Act and a public meeting was held on April 20, 2021. The only comments received were from the Town of Arnprior and an adjacent property owner of an aggregate pit. Any future residential proposal will require additional planning applications (subdivision/site plan/zoning amendment). These applications will require the submission of studies to address land use compatibility including any potential concerns with the landfill and aggregate use.

It is staff's opinion that the application to re-designate the subject lands from Rural-Exception Thirteen to Rural-Exception Nineteen conforms to the Provincial Policy Statement and the County of Renfrew Official Plan.

The Township supports the proposed Official Plan amendment as indicated in the Township's resolution dated May 4, 2021.