



## DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, March 8, 2022 – 1:00 p.m.

### AGENDA

1. Call to order.
2. Land Acknowledgement.
3. Roll call.
4. Disclosure of pecuniary interest and general nature thereof.
5. Adoption of minutes of previous meeting held on February 8, 2022 (attached).
6. Delegations – None at time of mailing.
7. Development and Property Page
  - (a) Department Report 3
  - (b) Economic Development Division Report 6
  - (c) Ottawa Valley Tourist Association Report 8
  - (d) Enterprise Renfrew County Report 18
  - (e) Forestry and GIS Division Report 23
  - (f) Real Estate Division Report 43
  - (g) Planning Services Division Report 47
8. New Business.
9. Closed Meeting: To discuss (a) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them (Grant Funding); and (b) a proposed or pending acquisition or disposition of land by the municipality or local board (Proposed Cell Tower).
10. Date of next meeting (Tuesday, April 12, 2022) and adjournment.

**NOTE: (a) County Council: Wednesday, March 30, 2022.**

(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

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**TO:** Development and Property Committee  
**FROM:** Craig Kelley, Director of Development and Property  
**DATE:** March 8, 2022  
**SUBJECT:** Department Report

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#### INFORMATION

1. **Residential Market Activity**

Attached as Appendix I is the residential market activity for the month of February and the year-to-date for all the municipalities within the County of Renfrew.

2. **Economic Development Division**

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

3. **Ottawa Valley Tourist Association**

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

4. **Enterprise Renfrew County**

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

5. **Forestry and GIS Division**

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

6. **Real Estate Division**

Attached as Appendix VI is the Real Estate Division Report, prepared by Mr. Kevin Raddatz, Manager of Real Estate, providing an update on activities.

7. **Planning Division**

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

RESIDENTIAL AND CONDO										
Month of February										
AREA	TWP	Units Sold		% Change	5 Year Average	DOM Average	Average Sale Price		% Change	5 Year Average
		2022	2021				2022	2021		
541	Admaston/Bromley	1	1	0.0%	1.4	11	925,000	47,000	1868.1%	304,300
550	Arnprior	15	14	7.1%	13.2	28.9	612,098	502,626	21.8%	392,156
581	Beachburg	3	3	0.0%	2.2	8.7	299,667	479,167	-37.5%	303,093
572	Brudenell/Lyndoch/Raglan	0	0		0.4	0	-	-		195,000
511	Chalk River	2	5	-60.0%	2.8	32	321,450	261,700	22.8%	205,825
582	Cobden	6	2	200.0%	2.8	28.7	477,088	271,000	76.0%	240,751
510	Deep River	6	7	-14.3%	5.2	9.5	430,817	247,257	74.2%	229,110
560	Eganville/Bonnechere	7	3	133.3%	4	20	514,143	338,667	51.8%	274,995
542	Great Madawaska Twp	2	1	100.0%	3.6	13	863,000	312,500	176.2%	421,212
512	Head Twps	1	0		0.2	180	695,000	-		-
544	Horton Twp	0	0		0.8	0	-	-		334,950
571	Killaloe/Round Lake	2	3	-33.3%	1.2	30	372,500	351,667	5.9%	302,722
513	Laurentian Hills North	0	1	-100.0%	0	0	-	249,000	-100.0%	354,500
531	Laurentian Valley Twps	5	16	-68.8%	7.4	10.8	422,320	354,491	19.1%	360,163
570	Madawaska Valley	8	9	-11.1%	4.8	62.3	457,121	351,444	30.1%	351,743
551	McNab/Braeside Twps	4	7	-42.9%	4.4	6.5	508,762	461,611	10.2%	448,841
561	N Algona/Wilberforce Twp	6	2	200.0%	3	62.3	553,500	594,500	-6.9%	359,533
530	Pembroke	20	24	-16.7%	17.6	42.8	354,040	241,067	46.9%	234,873
520	Petawawa	28	27	3.7%	20.2	7.8	544,329	392,941	38.5%	355,277
540	Renfrew	8	11	-27.3%	7.4	41.8	519,625	283,168	83.5%	276,600
580	Whitewater Region	1	5	-80.0%	4	14	238,000	363,220	-34.5%	277,049
<b>Total</b>		<b>125</b>	<b>141</b>	<b>-11.3%</b>	<b>107</b>	<b>28.4</b>	<b>\$ 493,619</b>	<b>\$ 349,782</b>	<b>41.1%</b>	<b>277,574</b>

Year - To - Date										
AREA	TWP	Units Sold		% Change	5 Year Average	DOM Average	Average Sale Price		% Change	5 Year Average
		2022	2021				2022	2021		
541	Admaston/Bromley	3	3	0.0%	3.2	37.3	703,917	113,967	517.6%	296,527
550	Arnprior	46	19	142.1%	24	21.5	575,308	479,018	20.1%	379,178
581	Beachburg	5	5	0.0%	3.2	9.4	305,000	436,500	-30.1%	349,927
572	Brudenell/Lyndoch/Raglan	3	4	-25.0%	1.8	44.3	663,333	-	#DIV/0!	440,167
511	Chalk River	3	9	-66.7%	5	21.7	272,633	245,389	11.1%	203,060
582	Cobden	7	2	250.0%	4	39.6	498,933	271,000	84.1%	246,370
510	Deep River	10	16	-37.5%	9.4	15.2	413,580	267,819	54.4%	230,447
560	Eganville/Bonnechere	10	4	150.0%	6.4	18.9	465,400	412,750	12.8%	276,321
542	Great Madawaska Twp	4	5	-20.0%	6.4	30	606,500	370,500	63.7%	426,178
512	Head Twps	1	0	#DIV/0!	0.2	180	695,000	-	#DIV/0!	695,000
544	Horton Twp	3	3	0.0%	2.2	20.7	674,600	435,000	55.1%	372,900
571	Killaloe/Round Lake	3	5	-40.0%	1.8	24.3	348,333	288,800	20.6%	273,711
513	Laurentian Hills North	0	1	-100.0%	0.4	0	-	249,000	-100.0%	354,500
531	Laurentian Valley Twps	12	22	-45.5%	12.2	17.2	502,592	369,311	36.1%	360,916
570	Madawaska Valley	15	16	-6.3%	9.2	42.5	430,791	363,712	18.4%	293,317
551	McNab/Braeside Twps	7	11	-36.4%	8.2	6.3	518,578	437,016	18.7%	409,451
561	N Algona/Wilberforce Twp	8	4	100.0%	4.8	59.6	628,875	451,000	39.4%	359,313
530	Pembroke	35	39	-10.3%	31.2	61.1	366,034	238,134	53.7%	234,370
520	Petawawa	38	47	-19.1%	35.6	9.3	521,513	384,738	35.6%	345,946
540	Renfrew	16	18	-11.1%	14.8	30.4	457,363	280,121	63.3%	262,827
580	Westmeath Twp	5	10	-50.0%	7.4	12.2	496,916	379,131	31.1%	321,172
<b>Total</b>		<b>234</b>	<b>243</b>	<b>-3.7%</b>	<b>315197</b>		<b>\$ 491,308</b>	<b>\$ 342,383</b>	<b>43.5%</b>	<b>315,197</b>

MLS® Residential Market	February 2022	Compared to		
		Feb-21	Feb-20	Feb-19
New Listings	146	-32.7%	-13.6%	8.1%
Active Listings	106	-47%	-77.2%	-82.2%

**ECONOMIC DEVELOPMENT DIVISION REPORT**

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

March 8, 2022

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**INFORMATION****1. Taste of the Valley 2022 [Strategic Plan Goal No. 1]**

Business Development Officer David Wybou is working with farmers' markets and municipalities in Arnprior, Renfrew, Whitewater Region, Bonnechere Valley, Madawaska Valley and Deep River in order to establish live, in-person Taste of the Valley Events for 2022. Most farmers' markets were open last year and market vendors as well as the general public are anxious to again enjoy what the various Taste of the Valley events around the County have to offer. Final dates and Taste of the Valley host municipalities are still to be confirmed but planning and coordination is ongoing with past Taste of the Valley host municipalities and organizations.

**2. Open Farm Day Renfrew County [Strategic Plan Goal No. 1]**

Business Development Officer David Wybou is working with a committee of local farmers in the development of an Open Farm Day. This event is modelled on successful Open Farm Days held in Canada and the United States. Planned for Sunday, September 18, 2022, the event will attract visitors from across the County, Ottawa, Pontiac County and eastern Ontario. The objective is to showcase what local farms have to offer, assist consumers to understand how food is produced, and to demonstrate the value of shopping and eating locally. The event is still in the planning stages, with descriptive and promotion materials and farm participant applications to be available soon.

**3. New Manufacturer in Arnprior [Strategic Plan Goal No. 1]**

Manager Alastair Baird and Business Development Officer David Wybou recently met with the new owners of the Sandvik industrial building and site in Arnprior. Metaligna are manufacturers of prefabricated cottage and three season structures for the resort, campground, private cottage and

hunt camp market. The company also manufactures structural panels for use in residential, multi-unit residential, commercial, industrial and institutional buildings. The company has already employed local residents to supplement their existing Ottawa-based employees.

## **OTTAWA VALLEY TOURIST ASSOCIATION REPORT**

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

March 8, 2022

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### **INFORMATION**

**1. OVTA Annual General Meeting [Strategic Plan Goal No. 3]**

Save the date for the Ottawa Valley Tourist Association's (OVTA) Annual General Meeting scheduled for Tuesday, April 26, 2022 from 10am to 12pm via Zoom. The full program and registration will be announced in the coming weeks, as well as the call for applications for the Board of Directors.

**2. Ottawa Valley Tourism Awards [Strategic Plan Goal No. 1]**

Nominations are now open for the Ottawa Valley Tourism Awards in the following categories:

- Tourism Champion (individual)
- Business of Distinction (business)
- Special Event (event)

Municipalities are encouraged to nominate local individuals, tourism businesses and events who have gone above and beyond to help grow tourism in the Ottawa Valley during 2021.

Nominations will be accepted until Friday, April 1, 2022. The awards will be announced during the OVTA Annual General Meeting (AGM) on Tuesday, April 26, 2022.

**3. Tourism Oriented Directional Signage (TODS) Program [Strategic Plan Goal No. 1]**

In November, staff surveyed the OVTA membership about increasing costs to the Tourism Oriented Directional Signage (TODS) Program delivered by the Province of Ontario. Attached as Appendix OVTA-I are the results of the survey.

At the February 22, 2022 OVTA Board meeting, the Board agreed to send a letter to the Honourable Lisa MacLeod, Minister of Heritage, Sport, Tourism and Culture Industries and to the Tourism Industry Association of Ontario (TIAO) expressing concerns over rising costs for the TODS signage program and its impact to businesses.

Staff have also requested similar letters of support from the County partners within the Ontario's Highlands regions, including Frontenac, Hastings, Haliburton, Lanark and Lennox and Addington.

In the survey we asked about tourism business awareness of the County of Renfrew Tourism Oriented Destination Signage (TODS) Program of blue and white signs, and if businesses would like more information. Twenty-seven businesses were interested in receiving information about the County TODS signage program and Tourism Development Officer Melissa Marquardt, working with the Public Works and Engineering Department, has circulated that information to the local businesses.



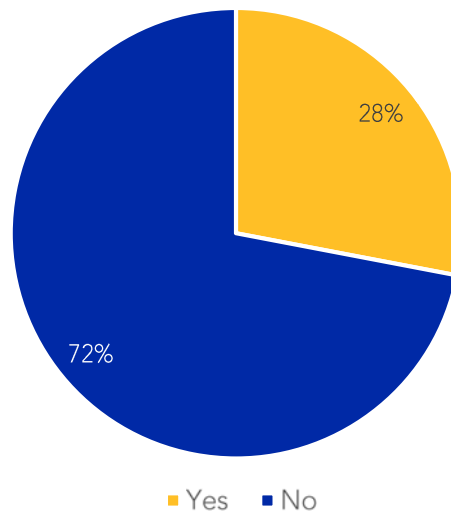
*Ottawa Valley*

# TODS Survey Results

50 RESPONSES RECEIVED  
(23% RESPONSE RATE)

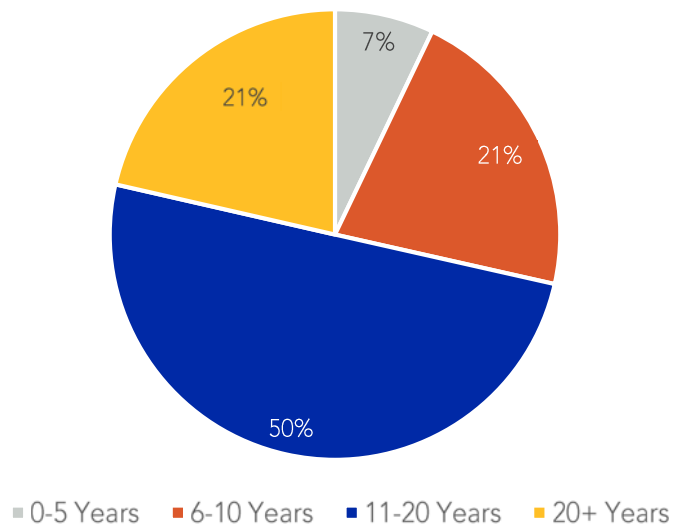
SURVEY PERIOD: DECEMBER 1-10, 2021

Question 1: Does your business currently participate in the Ontario Tourism Oriented Directional Signage (TODS) Program?



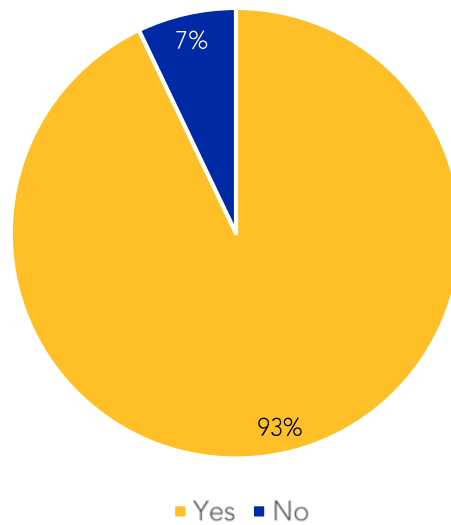
50/50 respondents

Question 2: How long has your business participated in this program?



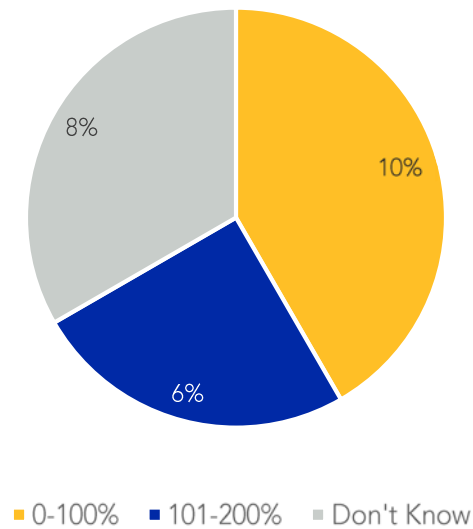
14/50 respondents

Question 3: Has your business experienced a fee increase for participating in this program in the past 5 years?



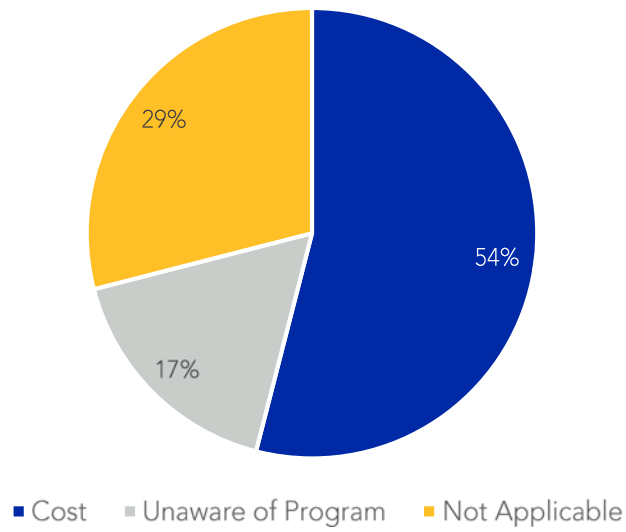
14/50 respondents

Question 4: Indicate the percentage increase in the past 5 years.



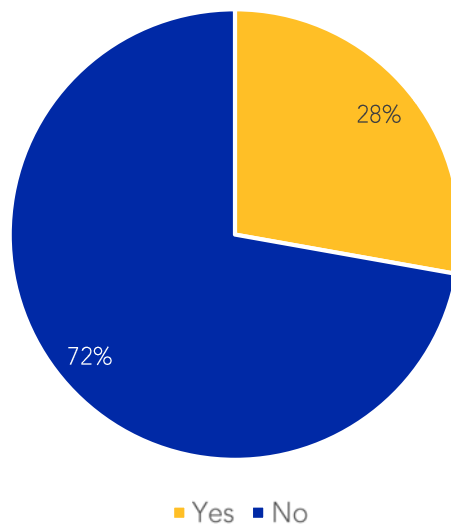
12/50 respondents

Question 5: What is the reason for not participating in the TODS program?



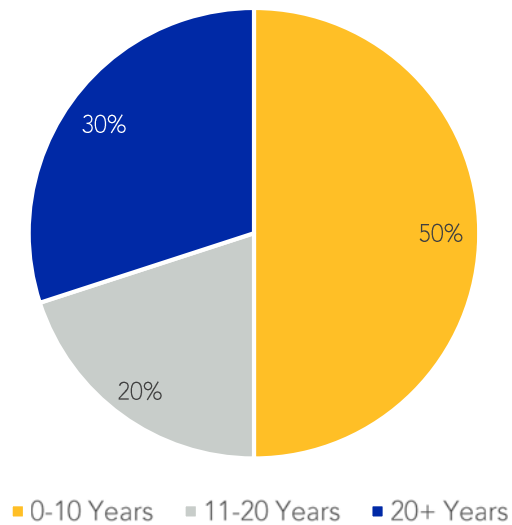
35/50 respondents

Question 6: If not currently participating in this program has your business participated in the past?



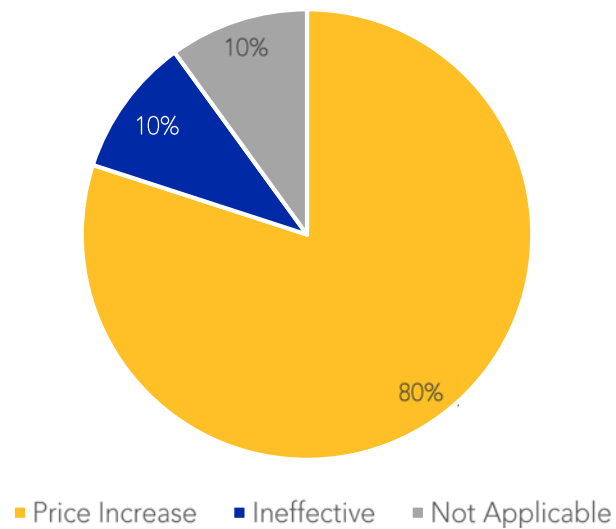
36/50 respondents

Question 7: How many years did your business participate in the program?



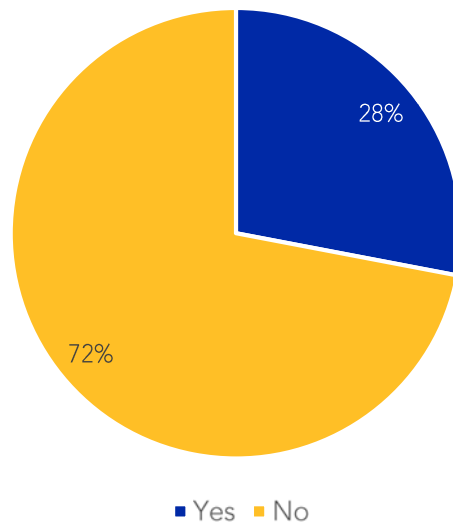
10/50 respondents

Question 8: What was the reason for cancelling participation in the TODS program?



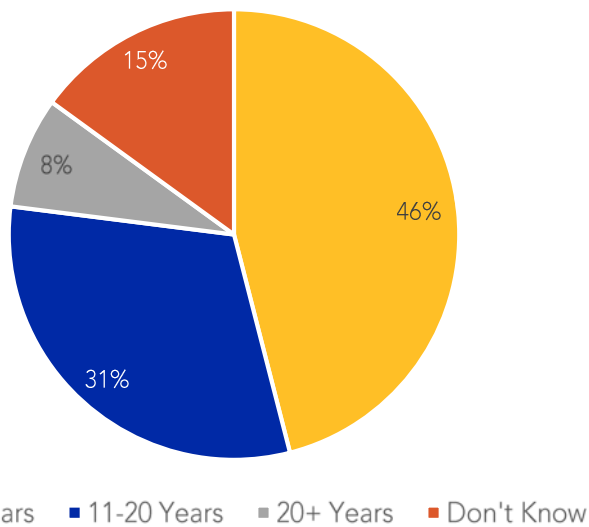
10/50 respondents

Question 9: Does your business participate in the Renfrew County Tourism Oriented Directional Signage program?



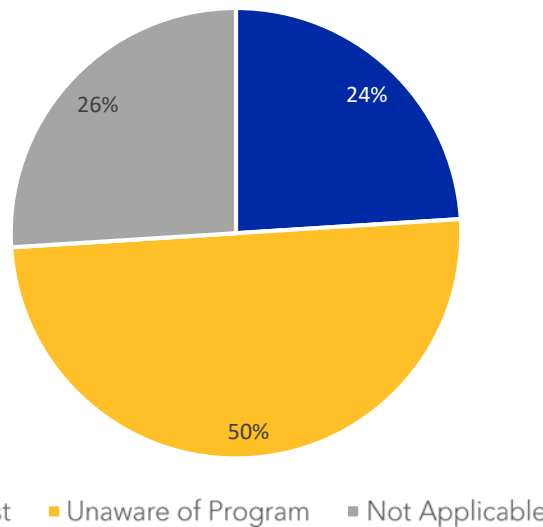
50/50 respondents

Question 10: How many years have you participated in this program?



13/50 respondents

Question 11: Reason for not participating in the Renfrew County signage program.



34/50 respondents

**Additional Comments:**

- *They should charge according to the budget a group or business is able to afford. Give a deal To non profit facilities or museums.*
- *It would be great if Renfrew County could assist tourism business with more signage. The provincial government has zero interest in assisting tourism businesses with the Canadian TODS program or anything else, so a local Renfrew County initiative would be very much welcomed.*
- *It would be better for all businesses to have the opportunity to participate and be represented, not just the biggest ones with more dollars. A more concentrated and targeted approach to advertising the businesses in a localized area would be a great way to really showcase the wealth and scope of what each area has to offer.*
- *This is a huge opportunity for my current a future business if it is done right. It would be very helpful if the County had access to a signage expert to consult with to determine how road signage would be for each specific business and give recommendations.*
- *It would be beneficial to trail tourism to indicate where official trail heads are. In partnership with OHTO we have invested in trailhead boards and with landowners for trailheads.*

- the original program, from the 1980s was much more useful. Harris broke a good thing. There is now no comprehensive tourism directory for the province of Ontario; this lack has been pointed out to me by international tourists. They feel it is unconscionable for the gov to be so unsupportive of the sector
- I believe they are quite effective at motivating getting off the highway and bringing people into our small communities. When I travel, I always pay attention to them.
- When TODS increased their prices from \$150/sign to \$400/sign we cancelled two signs and kept two. Honestly at \$400/sign they are overpriced and not as necessary as they once were now that everyone uses internet to find places. If you drive the highways, there are a lot of missing signs that customers obviously cancelled for the above reasons.
- They should be free as they are helping Ontario tourism. Small non profit organizations cannot afford the rates.
- Todd take forever to set up sign. I have done 3 times and each time worst. 9 months late to 18 months past date. What's worst every 3 years you pay a sign replacement like \$500 last item and a) they don't actually replace sign, b) too soon as these signs seem to last 10 years and c) if you don't get your sign for 2 years and out of season so you can't even promote the the next year you pay the rental and replacement fee it is very hard to justify the expense in marketing. They also tend to put signs in atypical places and it is a struggle to get them moved.
- It is a monopoly. When a businesses sign is already up from year to year with no changes, the fee should not increase. Is the program still affiliated with a US sign company?
- The Tods signage is very expensive, but a presence is required on the major highway.
- Todds needs to look at their pricing structure again
- I find it expensive for a small business

**ENTERPRISE RENFREW COUNTY REPORT**

Prepared by: Alastair Baird, Manager of Economic Development

Prepared for: Development and Property Committee

March 8, 2022

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**INFORMATION****1. Staffing Update**

Ms. Colleen Sadler, Business Consultant, has announced her retirement effective March 31, 2022. Colleen has been with the County of Renfrew for 20 years as the Business Consultant for Enterprise Renfrew County assisting entrepreneurs with the development of new or existing companies. The hundreds of businesses and entrepreneurs, both young and old, that Colleen has assisted over the decades are a true lasting legacy of her accomplishments.

**2. Summer Company Launch Media Release [Strategic Plan Goal No. 1]**

Attached as Appendix ERC-I is a media release announcing the launch of the 2022 Summer Company program. This highly successful program has been a wonderful and effective training ground for young entrepreneurs across the County of Renfrew.

**BY-LAWS****3. Transfer Payment Agreement to Fund Enterprise Renfrew County 2022-2023 [Strategic Plan Goal No. 1]**

**Recommendation:** THAT the Development and Property Committee recommend that County Council pass a By-law to enter into a Transfer Payment Agreement (TPA) with the Province of Ontario for the financial and program support of Enterprise Renfrew County provided that the terms of the 2022-2023 agreement maintain the integrity and commitments of previous TPAs.

**Background**

The Province of Ontario has been a major financial supporter of Enterprise Renfrew County (ERC) since its formation twenty-one years ago. Annually, upon approval of the business plan and budget ERC submits to the

province, a TPA is established between the County of Renfrew and the Province of Ontario to transfer funds to ERC to support operations fostering, developing and training entrepreneurs and providing funding directly to selected high performing new businesses.

**MEDIA RELATIONS**

9 INTERNATIONAL DRIVE  
PEMBROKE, ON, CANADA  
K8A 6W5  
(613) 735-7288  
[www.countyofrenfrew.on.ca](http://www.countyofrenfrew.on.ca)

**FOR IMMEDIATE RELEASE**

**Do You Want To Be Your Own Boss This Summer?**

**COUNTY OF RENFREW:** Enterprise Renfrew County (ERC) is looking for students who are ambitious and keen to enter the world of entrepreneurship!

The **Summer Company Program** is a unique opportunity for students ages 15 to 29 to create their own company, their own job and learn what it takes to be an entrepreneur. Students receive an initial financial award of up to \$1,500 to help kick-start their business. Upon successful completion of the virtual training and operation of their business to the end of August, student entrepreneurs will receive up to \$1,500 as additional support for their business. Through experiential learning students acquire the essential skills and expertise in financial management, sales, inventory control, marketing, and customer service to successfully operate their business.

Enterprise Renfrew County staff will work with successful applicants to enable them to turn their passion, career interest or hobby into a business. In the past, ERC student businesses have included: street food, artwork, baked goods, market gardens, lawn care services, auto detailing, dog grooming, esthetics, firewood, upcycling clothing, cottage décor, rustic furniture, children's entertainment, photography, photo restoration and small engine repair.

ERC Manager, Alastair Baird, says; "Summer Company is an excellent opportunity for students to gain invaluable experience about business and entrepreneurship by creating their own unique business. Many of our student entrepreneurs continue to run their businesses after the Summer Company Program has been completed."

Summer Company is administered by Enterprise Renfrew County on behalf of the Province of Ontario. Enterprise Renfrew County and the Summer Company Program has provided guidance to 152 young entrepreneurs from across Renfrew County and the City of Pembroke.

Summer Company is a highly competitive program with only five (5) spaces available so we encourage interested students to apply at the earliest opportunity. Deadline for applications is midnight May 31st, 2022.

For more information: call Enterprise Renfrew County or visit our website at [www.enterpriserenfrewcounty.com](http://www.enterpriserenfrewcounty.com) and to apply, visit: <https://www.ontario.ca/page/start-summer-company-students>

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**FOR MORE INFORMATION CALL:**

<b>Jackie Stott</b>	Economic Development Coordinator	613-735-7288
<b>Alastair Baird</b>	Manager, Economic Development Services	613-735-7288

## **COUNTY OF RENFREW**

### **BY-LAW NUMBER**

#### **A BY-LAW TO EXECUTE A TRANSFER PAYMENT AGREEMENT FOR THE PROVISION OF FINANCIAL SUPPORT FOR ENTERPRISE RENFREW COUNTY FROM THE PROVINCE OF ONTARIO**

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WHEREAS the County of Renfrew has supplied to the Province of Ontario a Business Plan and Budget for the fiscal period of April 1, 2022 to March 31, 2023;

AND WHEREAS it is deemed necessary and desirable that the Council of the Municipal Corporation of the County of Renfrew enacts a By-law authorizing the Corporation to enter into an agreement with the Province of Ontario as Represented, in order to receive funding to support the entrepreneurship development activities of Enterprise Renfrew County;

AND WHEREAS the Transfer Payment Agreement (TPA) provided by the Province of Ontario does accurately reflect the business plan initiatives and reflects and supports the budget as developed by Enterprise Renfrew County, and does not vary substantively from the funding provided by the Province of Ontario in the previous TPA;

AND WHEREAS the County of Renfrew Warden and Chief Administrative Officer under delegated authority have reviewed the Transfer Payment Agreement that will form the basis of the ERC funding and reporting relationship with the Province of Ontario over the fiscal period of April 1, 2022 to March 31, 2023.

NOW THEREFORE, the Council of the Municipal Corporation of the County of Renfrew hereby enacts as follows:

1. THAT the Warden and Clerk are hereby authorized to sign and seal all things, papers and documents necessary for the attached Transfer Payment Agreement identified as Schedule "I" with the Province of Ontario, Ministry of Economic Development, Job Creation and Trade.
2. THAT the Municipal Corporation of the County of Renfrew commits to implementing projects and spending the Enterprise Renfrew County funding in accordance with all provisions specified in the Agreement.

3. THAT the Agreement attached hereto and annotated as Schedule "I" is hereby deemed to be a schedule to this By-law.
4. THAT this By-law shall come into force and take effect upon the passing thereof.

READ a first time this 30th day of March, 2022.

READ a second time this 30th day of March, 2022.

READ a third time and finally passed this 30th day of March, 2022.

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DEBBIE ROBINSON, WARDEN

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PAUL V. MOREAU, CLERK

## FORESTRY AND GIS DIVISION REPORT

Prepared by: Jason Davis, Manager of Forestry and GIS

Prepared for: Development and Property Committee

March 8, 2022

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### INFORMATION

#### 1. Forestry Activities [Strategic Plan No. 1]

- a) County of Renfrew Forestry staff supported the Algonquin College's Forestry Job Seeker program that attended a tour of the Beachburg Tract to learn about forestry on the Renfrew County Forest and discuss forestry jobs in the Ottawa Valley.
- b) County of Renfrew Forester moderated a virtual panel, at the request of the Ontario Chamber of Commerce, on Sustainable Innovation in Ontario's Natural Resource Sectors.
- c) The Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR) has completed egg mass surveys and published a forecast of LDD moth defoliation for 2022. Based on the egg mass surveys conducted, defoliation in the Pembroke district (Renfrew County) has the potential to be severe again in 2022. A number of factors affect the success of egg masses, including winter temperatures, snow load, parasitism by wasps, predation by birds and small mammals, and spring moisture levels. Attached as Appendix FORGIS-I is communication updates provided by MNDMNR. County staff will continue to monitor lands owned by the County and provide information and advice to the public and lower-tiers upon request. At this time, no management actions are planned to control LDD moth on County property, as the defoliating insect does not usually lead to death of healthy trees, and is cost-prohibitive.

## 2. **GIS Activities [Strategic Plan Goal No. 4]**

On February 16, 2022, GIS staff provided the local municipalities an update on the County of Renfrew's GIS services and capabilities along with ESRI's Small Local Government Enterprise License Agreement (SG-EA). Attached as Appendix FORGIS-II is the information that was provided during the virtual meeting. A business case to move forward will be brought to Committee pending a review of funding opportunities that may arise after a review of the County's Digital Strategy is presented to County Council.

**Ministry of Northern  
Development, Mines,  
Natural Resources and  
Forestry**

Office of the Minister

99 Wellesley Street West  
Room 6630, Whitney Block  
Toronto ON M7A 1W3  
Tel: 416-314-2301

**Ministère du  
Développement du Nord,  
des Mines, des Richesses  
naturelles et des Forêts**

Bureau du ministre

99, rue Wellesley Ouest  
Bureau 6630, Édifice Whitney  
Toronto ON M7A 1W3  
Tél.: 416 314-2301



February 18, 2022

Dear Colleague:

Ontario is currently experiencing an outbreak of LDD moth (previously referred to as gypsy moth), particularly in southern Ontario and some areas of the northeast region of the province. Severe LDD moth infestations are cyclical, occurring every seven to 10 years, and usually last three to five years.

In the spring and early summer, LDD moth larvae consume leaves, defoliating trees and leaving them looking nearly dead. LDD prefers oak trees, but during severe outbreaks other hardwoods and, in some cases, conifer will be defoliated. Hardwood trees can produce a second crop of leaves during the growing season allowing them to continue growing and storing nutrients into the fall and winter months. Since conifers can't produce a second crop of foliage, they may be impacted by severe defoliation. Healthy growing trees can withstand a few seasons of severe defoliation before branch and twig dieback start to occur.

In 2021, the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) conducted aerial and ground surveys to [map](#) damaged areas and forecast defoliation for 2022. The results suggest 2022 will be another year with high populations of LDD moth causing moderate to severe defoliation in some areas. Lighter defoliation is forecasted in some areas that have been impacted in previous years. NDMNRF will continue to monitor LDD moth throughout the current outbreak cycle.

Although the ministry conducts pest management programs on Crown land to protect foliage of high-value stands (e.g., jack pine and spruce budworm programs), management of LDD moth on private land is the responsibility of the landowner or municipality. The ministry supports these efforts by providing [information on forest pests](#) and options for reducing defoliation by LDD moth. [Ontario's Invasive Species Centre](#) also offers resources and information to help people prevent LDD moth from damaging their trees.

In the spring, landowners can put bands of burlap around their trees. This gives the larvae a place to congregate during warm days and they can be physically removed and killed. In the fall, landowners can remove and destroy egg masses.

Landowners wishing to reduce impacts on their property can also have trees sprayed with Btk (*Bacillus thuringiensis kurstaki*) in the spring by a licensed insecticide application company. This is best carried out by coordinating efforts with other local landowners. Landowners can check their local listings for a reputable insect control provider in their area.

In the past, demand for aerial spraying of LDD has exceeded industry capacity. If landowners are considering having their property sprayed, it is best to engage a licensed insecticide application company as early as possible.

There are also natural controls on LDD moth populations in Ontario:

- Cool, wet conditions provide an ideal environment for a natural fungus (*Entomophaga maimaiga*) known to contribute to LDD moth population collapse.
- A viral infection (nuclear polyhedrosis virus or NPV) also kills LDD larvae.
- There are other natural enemies of LDD moth as well, including parasitic insects and predators such as birds and mammals.

I have attached a fact sheet and a roles and responsibilities document to help your office assist your constituents who may have questions about managing LDD moths during the outbreak period.

Sincerely,

A handwritten signature in dark ink, appearing to read "Greg Rickford". The signature is fluid and cursive, with the first name "Greg" and last name "Rickford" clearly distinguishable.

The Honourable Greg Rickford  
Minister of Northern Development, Mines, Natural Resources and Forestry

Attachments

## Provincial forest health monitoring

Forest health is monitored every year by the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). The ministry conducts ground and aerial surveys to map major forest health disturbances on the landscape. When pest populations reach outbreak levels, NDMNRF may complete pest specific forecast surveys to help predict defoliation for future years.

The forest health monitoring program provides scientific advice and supports training and interpretation of forest health disturbances.

## LDD moth information

NDMNRF provides information on LDD moth (previously referred to as gypsy moth), defoliation maps and forecasts, and control options at [www.ontario.ca/page/lymantria-dispar-dispar-ldd-moth](http://www.ontario.ca/page/lymantria-dispar-dispar-ldd-moth).

## LDD moth monitoring

NDMNRF's aerial forest health surveys include determining the severity and extent of the LDD moth defoliation. The ministry also conducts egg mass surveys to collect forecast data to guide activities, including monitoring of virus and fungus impacts on the population.

In 2022, NDMNRF expects a continued outbreak with substantial levels of defoliation in the same areas that experienced it last year – most of southern and parts of northeastern Ontario.

As part of the annual monitoring program, the ministry also works with the Canadian Food Inspection Agency to deploy pheromone traps outside the area where LDD moth infestations are known to occur. These traps are used as an early detection tool and to support federal quarantine legislation.

The forest health program will continue to conduct surveys to monitor this pest throughout the duration of its outbreak cycle.

NDMNRF works with Canadian Forest Service (CFS, Natural Resources Canada) to support the development of science and evaluate sampling methodologies.

## Federal regulation and enforcement

LDD moth is a regulated pest by the [Canadian Food Inspection Agency \(CFIA\)](http://www.cfia.gc.ca). The CFIA is responsible for establishing and maintaining standards to prevent the introduction and spread of plant pests in Canada.

## **Pesticide regulation**

The Health Canada Pest Management Regulatory Agency (PMRA) is responsible for pesticide regulation in Canada. Pesticides are stringently regulated in Canada to ensure they pose minimal risk to human health and the environment. Under authority of the Pest Control Products Act, Health Canada requires thorough scientific evaluation to determine that pesticides are acceptable for a specific use and that registered pesticides remain acceptable for use once on the market.

Ministry of the Environment, Conservation and Parks (MECP) regulates the sale, storage, use, transportation and disposal of pesticides in Ontario. Ontario regulates pesticides by placing appropriate education, licensing and/or permit requirements on their use under the Pesticides Act and Ontario Regulation 63/09 (O. Reg. 63/09).

## **Insect management on Crown land**

In Ontario, to achieve sustainable forest management on Crown land, there is a forest management planning system under the Crown Forest Sustainability Act (CFSA).

For more information about this process visit [Sustainable forest management](#).

The CFSA and the Forest Management Planning Manual dictate acceptable forest management activities on Crown land in Ontario. Decisions to conduct an insect control program on Crown land are science-based and involve NDMNRF staff and local forest managers.

Some insect outbreaks can cause extensive tree mortality on high-value stands that may lead to significant economic and cultural impacts and increase the risk of fire to northern communities. During these outbreaks, usually in Northern Ontario, an insect pest management program is developed as required in the Forest Management Planning Manual to evaluate all options. If the pest management program involves aerial application of insecticides, the Forest Management Planning Manual outlines a specific process which includes creating project proposals, First Nation and Métis community involvement, and public consultation.

Currently, there is no alternative process for private landowners to request permission to spray on Crown land.

## **Insect management on private land**

NDMNRF does not manage LDD moth on private land; insect management on private land is the responsibility of property owner. The ministry does provide information on forest pests that includes suggestions for landowners on how to control localized populations. The ministry also leverages partners such as [Ontario's Invasive Species Centre](#), and the [Ontario Federation of Anglers and Hunters' Invading Species Awareness Program](#) to provide information to landowners, and to assist with tracking citizen reports of LDD moth.

Municipalities and conservation authorities may choose to develop integrated pest management plans to manage trees, parks and other green spaces within their jurisdiction.

# LDD moth (*Lymantria dispar dispar*) in Ontario

LDD (*Lymantria dispar dispar*) is an invasive species that is native to Europe. It was first detected in Ontario in 1969. This defoliator feeds on a variety of hardwood species, preferring oak, birch, and aspen. During severe outbreaks, softwoods such as eastern white pine, balsam fir, and Colorado blue spruce may be affected. LDD moth outbreaks have become cyclical, typically occurring every seven to 10 years, with outbreaks lasting three to five years.



## What does LDD moth do to forests?

- Larvae (caterpillars) feed on new foliage.
- After defoliation, hardwood trees can produce a second crop of leaves during the growing season enabling them to continue to grow.
- Conifers can't produce a second crop of foliage but healthy trees can withstand repeated years of defoliation before branch and twig dieback start to occur.
- Defoliation stresses trees making them more susceptible to damage from secondary pests, drought, and poor growing conditions.

## LDD moth life cycle

1. Overwinters in the egg stage — tan-coloured masses — often on the bark of trees.
2. In spring, eggs hatch and larvae ascend the trees to feed on the new foliage. Initially, larvae feed during the day but as they mature feeding occurs mainly at night.
3. Mature larvae, seen in early summer, are about 50 mm long, dark-coloured, hairy, with a double row of five pairs of blue spots down their backs followed by a double row of six pairs of red spots.
4. By July, the larvae are done feeding, pupate for 1 to 2 weeks, then hatch into moths.
5. Male moths are light brown and slender-bodied, while females are white, wingless, and heavy-bodied. They live only long enough to mate and lay eggs.





## Control methods

The ministry does not manage LDD moth on private land. Landowners can find licensed insect control service providers with experience in controlling LDD moth populations by checking their local listings.

In spring, placing burlap bands around the tree stem gives the travelling larvae a place to congregate during warm days. The larvae can then be removed and killed.

After larvae have emerged, registered insecticides can also be applied to help protect trees from defoliation. Landowners considering spraying their property should engage a licensed insecticide application business as early as possible, as commercial capacity may be limited.

In fall and winter, removal of egg masses is also effective.

**Tip:** During a drought year, help your trees by watering them into the fall where appropriate to do so (ornamental or open grown trees). In a woodlot setting, manage trees to allow proper spacing and light to promote a healthy forest. Plant a diversity of species for a forest that is more resilient to insect and disease disturbances!

## Ontario's forest health monitoring

The ministry monitors forest health across the province every year. Previous years' LDD moth defoliation information is included in our annual Forest Health Conditions in Ontario reports, available at [ontario.ca/page/foresthealth-conditions](https://ontario.ca/page/foresthealth-conditions).

## Related information

[ontario.ca/page/lymantria-dispar-dispar-ldd-moth](https://ontario.ca/page/lymantria-dispar-dispar-ldd-moth)

Invasive Species Centre

[invasivespeciescentre.ca/invasive-species/meet-the-species/invasive-insects/gypsy-moth/](https://invasivespeciescentre.ca/invasive-species/meet-the-species/invasive-insects/gypsy-moth/)

Invading Species Awareness Program

[invadingspecies.com/invaders/forest/ldd-moth/](https://invadingspecies.com/invaders/forest/ldd-moth/)



# Agenda

- Introduction
- What is GIS?
- County GIS Data
- GIS County Examples
- ESRI SG-EA
- Costs
- Next Steps

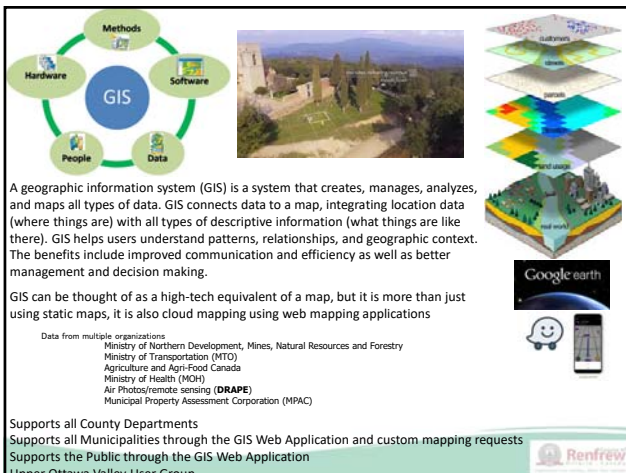


**Renfrew** County of  
Ontario, Canada

*Experience Our History, Share Our Future!*

[www.countyofrenfrew.on.ca](http://www.countyofrenfrew.on.ca)

# What is GIS ?



## Corporate Datasets

- Property Parcels
- Road Centreline
- Severances
- Trails
- Civic Address Points

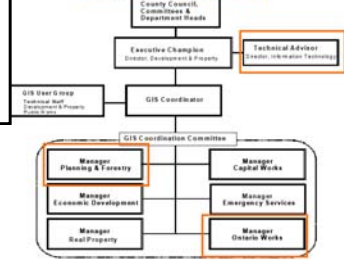


## County of Renfrew Geographic Information System

### County GIS Strategic Plan

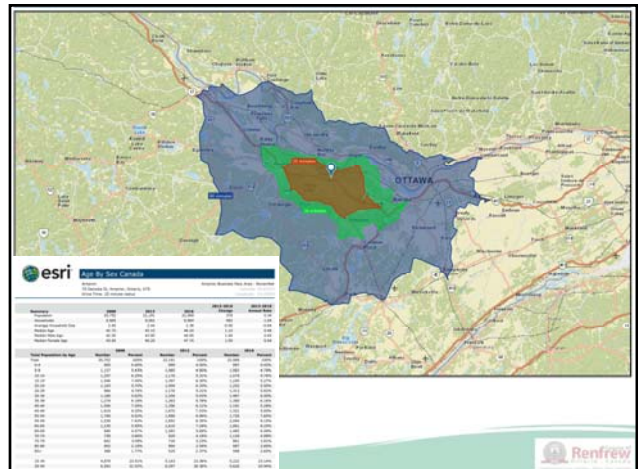
August 2006

### Committee Structure

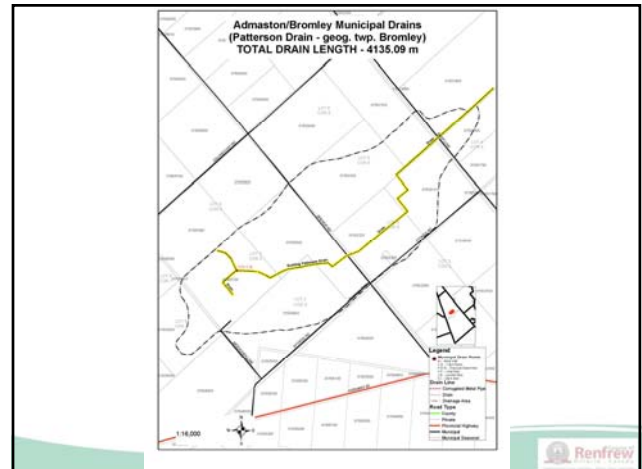
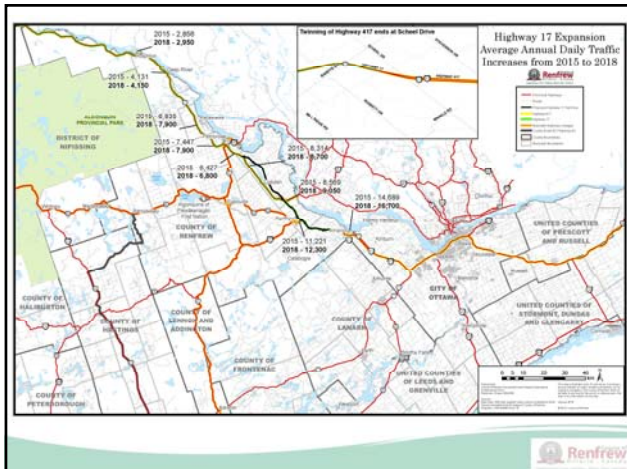
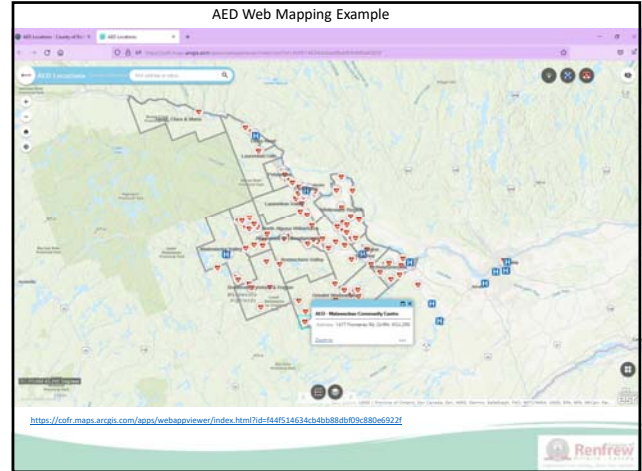
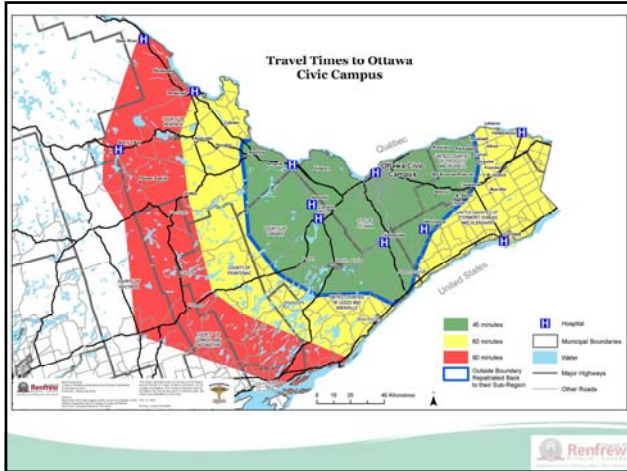


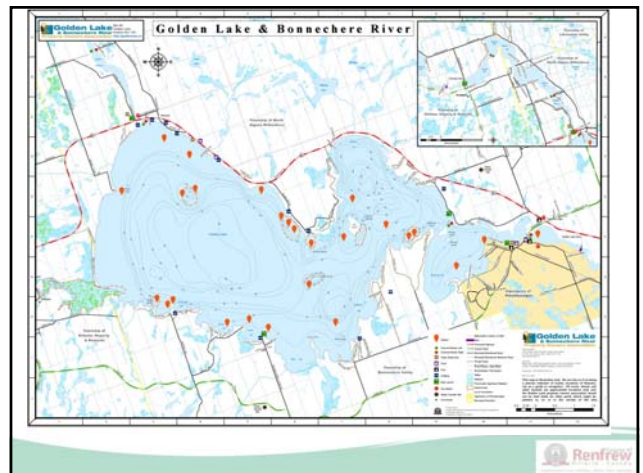
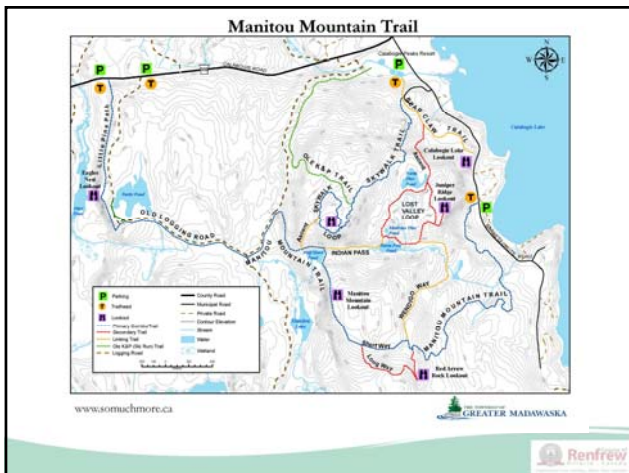
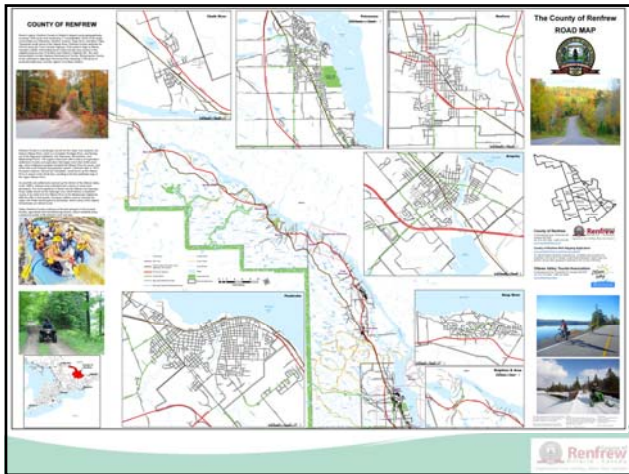
County of Renfrew

Development & Property Department

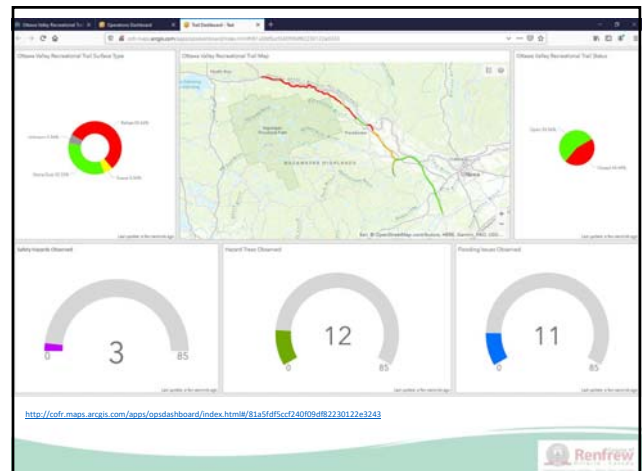
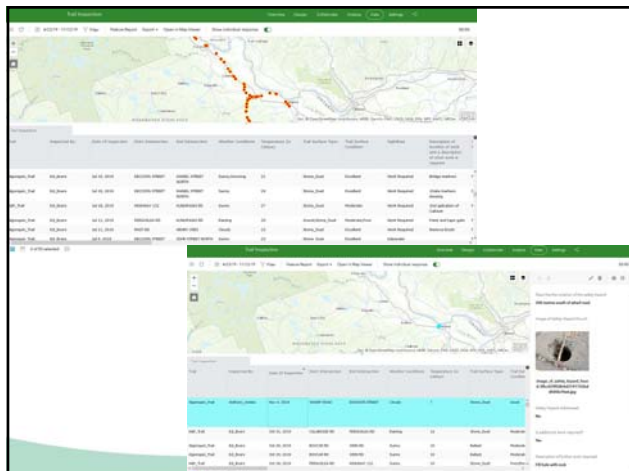
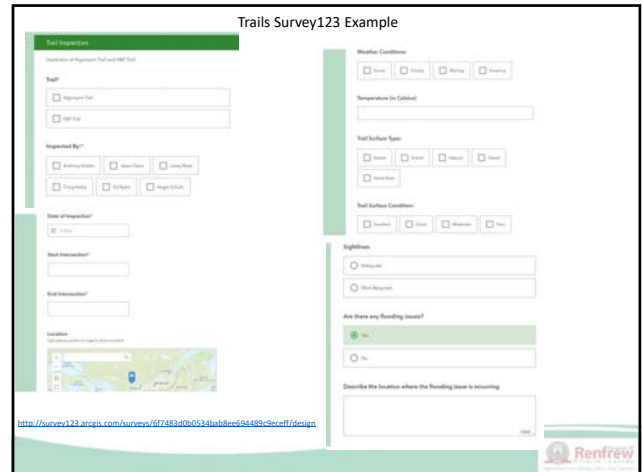
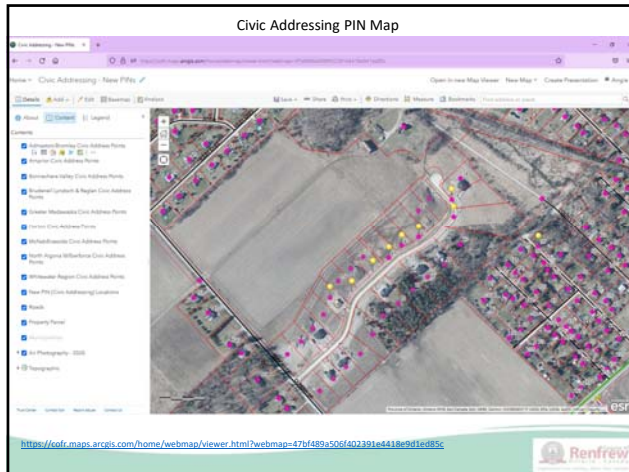


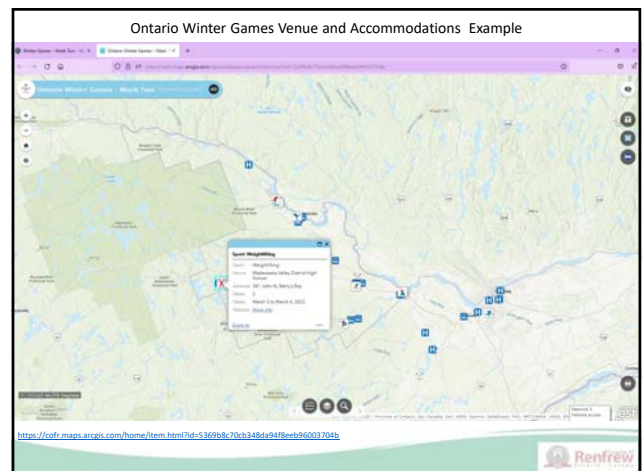
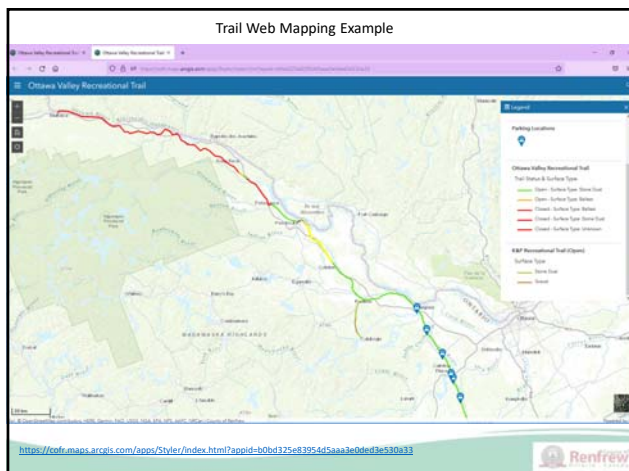
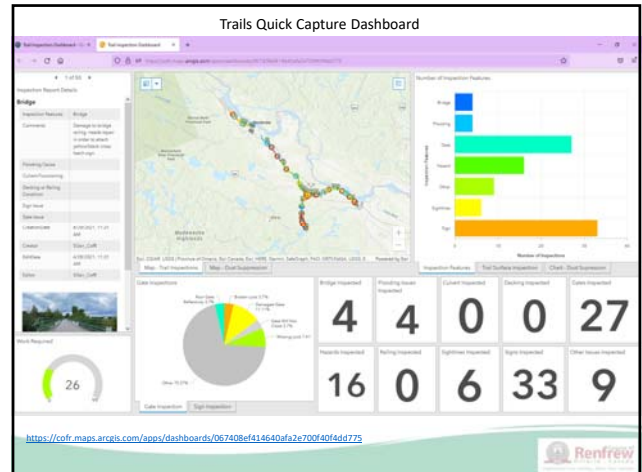
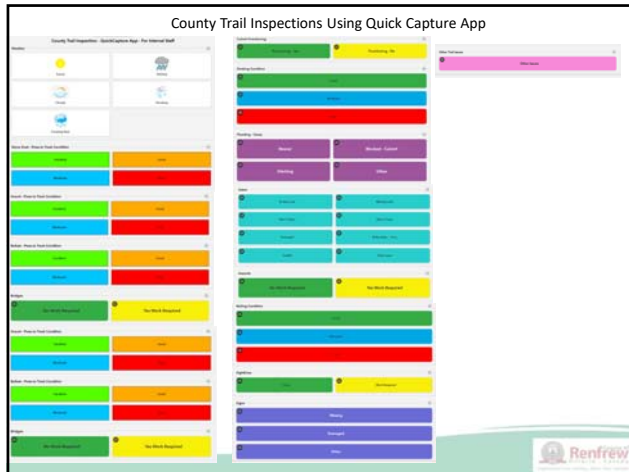


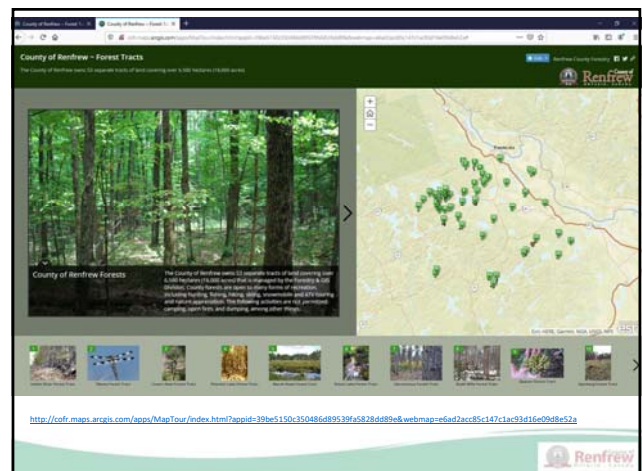
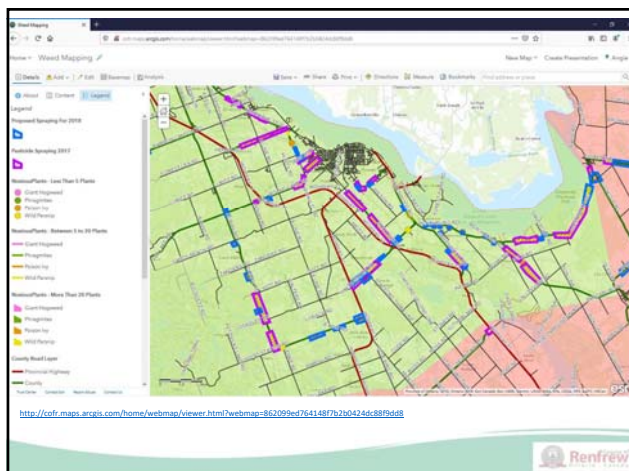
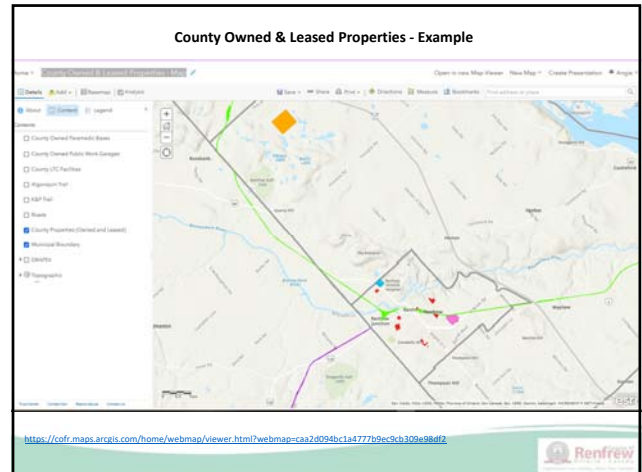
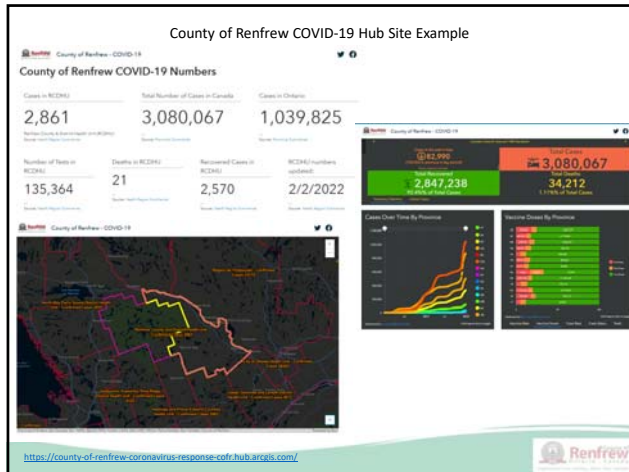


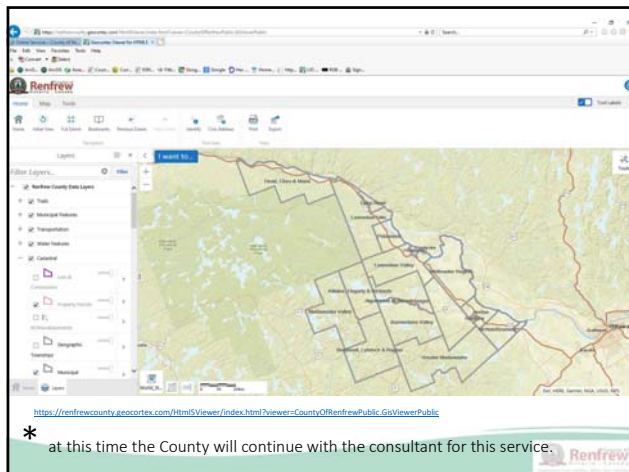












### Small Local Government – Enterprise License Agreement (SG-EA)

#### Overview for County of Renfrew

Sarah Seymour, Esri Canada Account Manager

#### County of Renfrew – Esri background

- Population – 88,512 as of 2016
- 17 lower tiers (not including Pembroke & Algonquins of Pikwakanagan tbd)
- 8 municipalities with Esri licenses
- 8 standard Esri renewal's due at different times  
\$52,044 estimated (2022)
- Lower tiers include:
  - Esri software - Greater Madawaska (lapsed), Laurentian Valley, Bonnechere Valley, Whitewater Region, Renfrew Town, Arnprior Town, Algonquins of Pikwakanagan
  - Currently not an Esri customer: Head, Clara & Maria, Madawaska Valley, Brudenell, Lyndoch & Raglan, Laurentian Hills, Killaloe, Hagarty & Richards, Petawawa, McNab/Braeside, Horton, Admaston/Bromley, North Algona Wilberforce and Deep River.

#### Esri Current Estimated 2022 Spend

County of Renfrew and lower tiers

Name	ESRI Products	2022 Est. Spend
County of Renfrew	Yes	\$37,499
Greater Madawaska	Yes	\$0
Laurentian Valley	Yes	\$1680
Bonnechere Valley	Yes	\$875
Whitewater Region	Yes	\$1,020
Renfrew Town	Yes	\$2310
Arnprior Town	Yes	\$2,850
Algonquins of Pikwakanagan	Yes	\$3,010
<b>Total</b>		<b>\$51,244</b>

Plus 5000 additional credits were purchased by County of Renfrew in 2021 (\$800) = total estimated 2022 spend of \$52,044

#### Esri's Small Local Government Enterprise License Agreement (SG-EA)

- Ability to expand and capitalize your GIS investment
- Lower software cost per unit
- Current maintenance
- Removes uncertainty over access to software and fluctuating budgets
- Ensures access to current software, support, training & consulting
- Architectural flexibility
- Predictable spend /budgeting ... no surprises
- Discounts on other Esri software IF required (non-royalty bearing offerings)
- Minimize time-consuming and restrictive procurements
- Reduced administrative costs

**Eri's Small Local Government Enterprise License Agreement (SG-EA)**

Pricing summary - SG-EA – Tier3 – \$6,001 to 100,000 population

- Annual fee based on population at start of 3yr contract/commitment
- 2022 – \$67,600 + 2023 – \$68,990 + 2024 – \$70,410 = \$207,000 – 3yr total commitment  
 Minus a credit for current remaining support (pro-rated)  
 Invoiced yearly
- 3 documents provided by Eri Canada for signature:  
 SG-EA Contract Letter  
 SG-EA Terms and Conditions  
 SG-EA Quote for 1<sup>st</sup> year
- If the population increase beyond 100K in the 3yr term then at renewal the agreement would be bumped up to Tier 4 – 100,101 to 150,000 population. The cost would increase in 2025 to \$104,500 (2026 and 2027 pricing is not yet available but would be allocated on each year's start)


# Financial Summary

Year	ESRI – EA Cost	County of Renfrew	Difference
2022	\$67,600	\$37,499	\$30,101
2023	\$68,990		
2024	\$70,410		

Year	ESRI – EA Cost	County of Renfrew	Municipal*	Difference
2022	\$67,600	\$37,499	\$8,735	\$21,366
2023	\$68,990			
2024	\$70,410			

\* Not including A of P


**Renfrew**  
 COUNTY

## Next Steps -

- Letter of support for the County to sign the ELA with ESRI Canada
  - Willing to contribute financially with existing money spent on ESRI products and possibly more
  - Willing to contribute financially for those that do not have ESRI products
  - Consideration for enhanced GIS Information for Municipal data
  - Staffing?

Name	ESRI Products	2022 Est. Spend
County of Renfrew	Yes	\$37,499
Greater Madawaska	Yes	\$0
Laurentian Valley	Yes	\$1680
Bonnechere Valley	Yes	\$875
Whitewater Region	Yes	\$1,020
Renfrew Town	Yes	\$2310
Amprior Town	Yes	\$2,850
Algonquins of Pikwakanagan	Yes	\$3,010
total		\$51,244



Thank you and Questions



**REAL ESTATE DIVISION REPORT**

Prepared by: Kevin Raddatz, Manager of Real Estate  
Prepared for: Development and Property Committee  
March 8, 2022

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**INFORMATION**

1. **Real Estate – 2022 Capital and Capital Under Threshold Projects [Strategic Plan Goal No. 2]**

Attached as Appendix RE-I is a summary report of capital and capital under threshold projects approved in the 2022 budget.

**RESOLUTIONS**

2. **Reconciliation Garden**

**Recommendation:** THAT the Development and Property Committee direct staff to engage with William Sons, Petawawa, Ontario on their proposal for the construction of a Reconciliation Garden at the County Administration Building to determine a revised scope and budget; AND FURTHER THAT the revised proposal and budget be presented to this Committee and County Council for consideration.

**Background**

At the June 30, 2021 County Council meeting, Council passed Resolution No. FA-CC-21-06-76: "THAT County Council adopt a resolution to direct staff to investigate options to design and initiate a Reconciliation Garden project on the grounds of the County Administration Building to honour and recognize the individual and collective rights and fundamental freedoms of all people to live in a state of dignity and respect which should be the foundation of our relationship with First Nations."

A Request for Proposal (RFP) was issued in December 2021, with two proposals submitted by the deadline of December 16, 2021. Only one of the proposals met the requirements of the RFP. During budget deliberations and approval, \$150,000 was set aside for completion of this project in 2022. The proposal submitted by William Sons met the

requirements of the RFP but, unfortunately, was beyond the scope of the budget.

On March 1, 2022 the selection committee made up of Paul Moreau, Chief Administrative Officer/Clerk; Craig Kelley, Director of Development and Property; and Kevin Raddatz, Manager of Real Estate, met to discuss the proposal and determine next steps. The proposal met the original concept as intended by County Council and the committee felt that a slight revision of the scope of the project would keep the intent of the proposal while may reduce the budget.

The selection committee is recommending that a meeting be convened with the proponent, that includes a member of the Algonquin community, to discuss the concept and negotiate the scope and budget and bring back the revised proposal for final approval.

### **3. Design Build of an Affordable Multi-Residential Housing Project**

**Recommendation:** THAT the Development and Property Committee recommend to County Council, after discussion and recommendation by the Community Services Committee, that staff be directed to negotiate the proposal submitted by William Sons, Petawawa, Ontario for RFP-DP-2022-01 Design-Build of an Affordable Multi-Residential Housing Project; AND FURTHER THAT a final proposal that includes a revised budget and contract be brought to County Council for final approval.

#### **Background**

At the joint meeting of Community Services and Development and Property Committees on December 13, 2021, staff was directed to issue a Request for Proposal (RFP) for the construction of at least six new affordable and supportive housing units in the City of Pembroke at the intersection of Lea Street and Douglas Street. The RFP was issued on December 20, 2021, with a deadline of February 25, 2022. Two complete proposals were received by the deadline from Buttcon Construction and William Sons.

On March 1, 2022, the selection committee comprised of Paul Moreau, Chief Administrative Officer/Clerk; Craig Kelley, Director of Development and Property; Laura LePine, Director of Community Services and Kevin

Raddatz, Manager of Real Estate met to discuss the proposals and share their independent scoring of the proposals. The selection committee determined that the proposal submitted by William Sons fit the scope of the project and should move forward in the process. Unfortunately, the estimated budget presented in the proposal exceeds the current budget allotted to this project. Staff are recommending that a meeting be held with the proponent to discuss a revision of the scope and a review of the budget to determine how efficiencies could be attained, while staff also determine next steps which will include a business plan, should it be required, for additional funds that still may be required to allow this project to move forward in a timely fashion. The results of that meeting and renegotiation will be brought to County Council for consideration.

## Real Estate - 2022 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building	Soffit/wood siding	\$150,000		In Review	Scope of work to be determined
	Chaulking /repointing	\$60,000		In Review	Scope of work to be determined
	Storage container	\$20,000			Review Q2, scope TBD
	Security System & Cameras	\$40,000	\$22,340	In Progress	Project start date - March
	Barrier free doors (EFA grant )	\$59,385		In Review	Scope of work to be determined
Renfrew County Place	Skylight/Chaulking around windows	\$45,000		In Review	Scope of work to be determined
	HVAC replacement/upgrade	\$150,000		In Review	Scope of work to be determined
	Paramedic parking shelter	\$200,000		In Review	Scope of work to be determined
	Parking Lot - Paving	\$50,000		In Review	Scope of work to be determined
	Interior painting	\$25,000			Review Q2, scope TBD
	Flooring /tiles	\$45,000			Review Q2, scope TBD
80 McGonigal					
Paramedic Bases	Barry's Bay - Asphalt /crack sealing	\$15,000			Review Q2, scope TBD
	Petawawa - Asphalt/concrete curbs	\$20,000			Review Q2, scope TBD
OPP					

## PLANNING DIVISION REPORT

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

Prepared for: Development and Property Committee

March 8, 2022

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### INFORMATION

#### 1. **Rural Housing Affordability Roundtable [Strategic Plan Goal No. 1]**

Attached as Appendix PLAN-I is a letter from the Eastern Ontario Wardens' Caucus providing a response to the Minister of Municipal Affairs and Housing regarding the Rural Housing Affordability Roundtable held on January 23, 2022. Like many regions of the Province, Eastern Ontario is facing critical needs when it comes to affordable and community housing. The Ministry was requesting insight on how the development process timelines could be improved and what processes appear to be holding up development approvals.

It is recognized there are improvements to the approvals process that could be implemented through changes to the Planning Act to speed up development approvals. In Renfrew County it does not appear that the development approval process is the limiting factor or a reason for "holding growth back". There are existing approvals for over 13,000 lots within Renfrew County. Attached as Appendix PLAN-II is a generalized map showing the location of existing vacant properties across the County. Please note that this data was derived from Municipal Property Assessment Corporation (MPAC) assessed properties, and not every property may be "developable" as there may be existing constraints such as environmental protection areas, flooding hazards or separation distances from aggregates that impact development potential. Even taking a conservative estimate that 40% of the lots were not developable for various reasons, there are existing developable lots to accommodate growth of 18,400 people (8,000 lots x 2.3 persons per household).

The population that can be accommodated within the existing development approvals exceeds the growth the County has historically experienced. The 2021 census indicated that the population of Renfrew County increased by 3.9%, or an increase of 3,971 people over 5 years. At

this growth rate it would take over 20 years just to develop the existing lots within the County. The process to approve new lots is not limiting housing availability. Limiting factors would appear to be more attributable to market conditions, unwilling sellers of vacant buildable lots, and the lack of trades' people.

2. **Land Division Committee**

The County of Renfrew Land Division Committee met for the first time this year on February 24, 2022. The Committee approved seven consent applications and deferred decisions on two applications to a future date.

3. **White Lake Road Official Plan Amendment – Appeal**

The Town of Arnprior adopted Official Plan Amendment No. 3 (OPA No. 3) to the Town's Official Plan. The County of Renfrew approved the amendment which proposed to re-designate lands from a commercial/employment designation to a "Low/Medium Density Residential Area". The re-designation would facilitate the development of a future plan of subdivision on the property which is located off of White Lake Road and abuts the Arnprior airport and the Antrim Truck Stop. The County received an appeal to the amendment from a private resident. County staff have prepared the prescribed appeal package and sent it to the Ontario Land Tribunal for their consideration.



c/o County of Renfrew 9 International Drive, Pembroke ON, K8A 6W5

February 15, 2022

Honourable Steve Clark  
Ministry of Municipal Affairs and Housing  
Office of the Minister  
77 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

**Re: Rural Housing Affordability Roundtable**

Dear Minister Clark,

I appreciated having the opportunity to represent the Eastern Ontario Wardens' Caucus at the Rural Housing Affordability Roundtable on January 23, 2022.

The EOWC shares the Province's goals on housing, including creating more supply and cutting red tape to make approvals easier and faster. Like many regions of the province, Eastern Ontario is facing critical needs when it comes to affordable and community housing.

In response to your request for follow up information, the Caucus has provided examples from two EOWC member municipalities. Both the County of Renfrew and the County of Northumberland have provided extensive information and examples (attached to this letter) regarding housing development.

The County of Renfrew is the largest County in Ontario and is made up of 17 communities. This gives it a unique perspective when it comes to the challenges facing rural municipalities and understanding the impediments to development and growth.

The County of Northumberland was selected as an example, as it is located in close proximity to the Greater Toronto Area and is facing significant growth pressures. For example, the current Provincial forecasts indicate that the population for Northumberland County will grow to 122,000 people and 44,000 jobs by the year 2051. However, increasing the supply of affordable and attainable housing in Northumberland County remains a significant challenge.

The Caucus appreciated having the opportunity to provide an update during the multi-ministerial delegation at ROMA on our innovative data solution that is being developed in collaboration with the Rural Ontario Institute (ROI). This digital tool will provide local, reliable, and current rural data to assist municipalities in the planning and construction of new, affordable housing. We believe this platform will eventually become a province-wide solution and will be a helpful tool to the Province.

In closing, the EOWC is committed to working with the Province to find creative and flexible approaches to achieve our shared goals.

Sincerely,

A handwritten signature in dark ink, appearing to read "Debbie Robinson". The signature is fluid and cursive, with the first name "Debbie" being more prominent than the last name "Robinson".

Debbie Robinson  
Chair, 2022, Eastern Ontario Wardens' Caucus

Attachments:

Appendix A – County of Renfrew Response  
Appendix B – County of Northumberland Response

Office of the  
County Warden



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February 15, 2022

The Honorable Steve Clark  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto, Ontario M7A 2J3  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Minister Clark:

Thank you for your ongoing commitment to work with municipalities as we seek solutions to the housing crisis in Ontario. In an effort to continue this dialogue, please receive the information below as the County of Renfrew's contribution to your Rural Housing Affordability Roundtable.

As we indicated during our delegation meeting with you at ROMA, the County of Renfrew is very interested in being a partner with the province to investigate innovative solutions to the housing needs of Ontarians, in particular those residing in rural communities.

You will see from the summary below, that our staff looked at your questions through a rural lens, and I am very pleased with the expertise and professionalism by which our staff have compiled the information.

They also took the opportunity to review the recommendations of the *Ontario Housing Affordability Task Force* and have offered their commentary which, I believe, will be of value to you and your Ministry going forward.

As always, please feel free to reach out should you wish to have further discussion with the County of Renfrew.

Best regards,

Debbie Robinson  
Warden, County of Renfrew  
[warden@countyofrenfrew.on.ca](mailto:warden@countyofrenfrew.on.ca)

c: John Yakabuski, MPP, Renfrew-Nipissing-Pembroke

## County of Renfrew response to Minister Steve Clark's letter:

*Can your municipalities provide specific data on the number of housing development approvals that have been provided by your municipalities but have yet to be acted on? Are these approvals fully zoned and permitted?*

Within the draft approved subdivisions in Renfrew County there are approximately 2,572 residential units approved that have not been acted upon. In addition, in the areas outside of subdivisions, in the rural areas of the County there are 4,982 vacant parcels between the sizes of 0.25 acres and 5 acres. There are 6,246 vacant parcels of land that are greater than 5 acres. There are existing approvals for approximately 13,800 residential units. The process of approving new lots or planning applications does not appear to be "holding growth back" or limiting housing availability. The limiting factor would appear to be the market, unwilling sellers of vacant buildable lots, and the lack of trades people.

With respect to the other questions outline in your letter, the County of Renfrew has the following responses to offer:

1. *Can your municipalities provide insight on how the provincial government, the province's agencies, or conservation authorities are holding up development approvals?*
  - Overall – The province could improve data and GIS information available to municipalities related to provincial interests. In many cases the data is either outdated, or at a scale/accuracy that is not relevant on a site specific/development basis. The developer or municipality must still undertake their own review/study because provincial data is not providing the necessary information to make good planning decisions.
  - MOECC
    - ECA's are taking a very long time for review and approval
    - Very poor information on who to contact for different issues (i.e. stormwater, septage spreading, emissions, water taking, septic approval)
    - Response time once you contact someone is poor (sometimes non-existent). Landowners/ developers (and municipalities) are just ignoring requirements because there is a lack of information/response
    - Approvals/reports for species at risk are cumbersome, time consuming and expensive.
  - MTO
    - Has restrictive policies/standards for non-divided highways such as Hwy 41 and 60 that is limiting growth adjacent or connected to the highway. The standards for development are acting as a deterrent in some locations
    - Response time could be improved, but not as bad as MOECC.
  - Land Registry Office
    - The local land registry office in Pembroke is closed. The development community in Renfrew County has described the new process and registry system a "nightmare". Every document goes into a file and then the individual

registrars pick from this file (apparently in the order it was deposited). The registrar can be from anywhere with no knowledge the area that they are registering. If an amendment or simple correction is all that is required, it can result in weeks of delay as the depositor doesn't know who to contact until they received something back from the registrar.

- Lack of consistency – individual registrars are not consistent and agreements/covenants accepted for one property may not be accepted by a different registrar for an adjacent property.
- Hydro One
  - Will not provide any useful engagement with the local planning authority on development – will only work with the developers and does not work with planning authorities or other agencies involved in development approval. Requires developers to play “middle man” between varying agencies.
  - Timelines for approvals are significant.
  - Our understanding that the cost of installing power to development is significantly higher in Ontario than other provinces.
- MMAH
  - Despite policies in the PPS to have consideration for local context, MMAH staff seem to have a one-size fits all philosophy with very little effort put towards solution orientated approaches or local considerations. The same standards/requirements in large urban areas or high growth municipalities are placed on small rural low growth areas.

2. *Are there any other considerations that were not covered in our discussions that are relevant to the issue of increasing housing supply in Ontario?*

- While the County supports and recognizes Indigenous communities, the “consultation” process could be improved. There are no clear guidelines or responsibilities for consultation. There is very little predictability to outcomes or potential costs or process. Costs and timelines are key factors developers consider when deciding whether a particular project would be worthwhile – the unknowns involved in the First Nation consultation process can be daunting and dissuading.
- Experienced developers - Renfrew County is characterized as a slow growth area. As such many of our developers are first time, or one-off developers. Experienced developers are able to quickly obtain approvals and move through the build out phases of development in the County. Many of our inexperienced developers struggle to understand the process, requirements, and costs involved in the development process. Development where the applicant is inexperienced has added much time to the approvals process. If the province were to legislate or implement mandatory timelines for planning approvals, it should also consider clarifying the responsibilities of the developer to provide satisfactory supporting information/reports/studies with the application.

*Ontario Housing Affordability Task Force recommendations. Comments from a Renfrew County planning perspective:*

1. *Set a goal of building 1.5 million new homes in ten years.*

**Comment:** The County has much land available for growth and development.

2. *Amend the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.*

**Comment:** The County as a historically “low growth” area has much land and lots available for development. Historically, it has been demand and market affecting the slow growth. Infill and intensification targets in Renfrew County act as a barrier as opposed to providing flexibility. The County is not experiencing the same demand or constraints as the GTA – this is more a growth area concern.

3. *Limit exclusionary zoning in municipalities through binding provincial action:*

- a) Allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.
- b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g. allow single-staircase construction for up to four storeys, allow single egress, etc.).

**Comment:** There is a difference again between growth areas and the County, allowing 4 units per lot in small towns and villages who often have servicing capacity issues/concerns may not be as desirable compared to large urban areas. No specific comments on 3b) Building Code.

4. *Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.*

**Comment:** This is more of a GTA/growth area pressure. This change would have very little impact in Renfrew County.

5. *Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.*

**Comment:** This is already in the Planning Act and is currently being rolled out into local Zoning By-laws.

6. *Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide.*

**Comment:** Currently I am unaware of any restrictions to prevent this in Renfrew County.

7. *Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children.*

**Comment:** Municipalities would likely accept any “incentivation” offered by the Province. Again, less of an ability or issue in a “low-growth area”. We have land and opportunities, it is getting the citizens of Ontario to come here.

8. *Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets.*

**Comment:** Not relevant to the County of Renfrew municipalities.

9. *Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets utilized by public transit (including streets on bus and streetcar routes).*

**Comment:** Not relevant to the County of Renfrew municipalities.

10. *Designate or rezone as mixed commercial and residential use all land along transit corridors and redesignate all Residential Apartment to mixed commercial and residential zoning in Toronto.*

**Comment:** Not relevant to the County of Renfrew municipalities.

11. *Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land.*

**Comment:** Interesting... how do you compel the “urban municipality” who is the owner and operator of the infrastructure to build and extend infrastructure to outside of municipal boundaries... Who would determine “responsibility”?

12. *Create a more permissive land use, planning, and approvals system:*

*a) Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood*

**Comment:** None in Renfrew County to our knowledge

*b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances.*

**Comment:** Local municipalities have different policies/by-laws. Site plan has been useful to address many issues for development in units less than 10. I’m not sure what the benefit is to this. The Site plan process that local municipalities have in Renfrew County is significantly less onerous than GTA/growth areas.

*c) Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements; and*

**Comment:** Again, more GTA growth area related. Some provincial standards would be good, but we already don't deal with angular plans, shadow, heritage colour/texture/materials. Provincial standards would actually add to what County of Renfrew municipalities require.

*d) Remove any floorplate restrictions to allow larger, more efficient high-density towers.*

**Comment:** Not relevant to the County of Renfrew municipalities.

13. Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge.

14. Require that public consultations provide digital participation options.

**Comment:** Not sure what this would entail... this could add time/process?

15. Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.

**Comment:** Staff would support this... would local Council? There would need to be clear expectations/standards to be applied. Potential to add conflict with staff/council, increase cost to municipality for third-party review, municipality would need qualified staff at local level.

16. Prevent abuse of the heritage preservation and designation process by:

a) Prohibiting the use of bulk listing on municipal heritage registers

b) Prohibiting reactive heritage designations after a Planning Act development application has been filed

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge. Only limited heritage properties in the County and no "bulk listings".

17. Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge.

18. Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge.

19. Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.

**Comment:** For small/low growth areas most (if not all) rely on the private sector professionals to review and provide comment. Timelines and automatic approvals may unintentionally have negative consequences for smaller municipalities that do not have full time qualified staff for review.

20. Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.

**Comment:** This seems like a reboot of what the province tried to do previously with the OLT facilitators. Provincially funded “facilitators” sounds fine, but would it become another layer or step or quasi-tribunal?

21. Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.

**Comment:** Another legislated step... would require additional planning staff at either the County or local level to meet expectations.

22. Simplify planning legislation and policy documents.

**Comment – Agree**

23. Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.

**Comment:** Agree

24. Allow wood construction of up to 12 storeys.

**Comment:** Not a planning concern, but sure.

25. Require municipalities to provide the option of pay on demand surety bonds and letters of credit.

**Comment:** Agree – may need training session with municipal staff and treasurers but it is a reasonable recommendation.

26. Require appellants to promptly seek permission (“leave to appeal”) of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.

**Comment:** Agree.

27. Prevent abuse of process:

a) Remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for at least 40 years.

b) Require a \$10,000 filing fee for third-party appeals.

c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge. Seems to be more of a GTA/growth area impact.

28. Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.

**Comment:** Agree.

29. Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages.

**Comment:** Has not been an issue in Renfrew County or our municipalities to our knowledge. Not sure we want to encourage “punitive damages” to municipalities, especially local/small municipalities that lack the expertise and resources of GTA municipalities.

30. Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.

**Comment:** Agree - This is an OLT issue.

31. In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.

**Comment:** Agree, this is an OLT issue.

32. Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.

**Comment:** Development charges are so low in Renfrew County compared to GTA/Growth areas, they are not a detriment to development. This would be taking away a source of revenue in municipalities with already tight budgets.

33. Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.

**Comment:** Seems reasonable; this impacts municipal budgets. Would this type of grant or incentive be better to be paid by the province?

34. Prohibit interest rates on development charges higher than a municipality's borrowing rate.

**Comment:** Seems reasonable

35. Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges:

a) Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected.

b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where there's a significant community need in a priority area of the City, allow for specific ward-to-ward allocation of unspent and unallocated reserves.

**Comment:** Seems reasonable; Would require enhanced tracking/reporting which increases municipal costs and staff time.

36. Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing the thresholds to housing prices, and that the federal government match the provincial 75% rebate and remove any clawback.

**Comment:** Not a planning issue.

37. Align property taxes for purpose-built rental with those of condos and low-rise homes.
- Comment:** Not a planning issue; there would be an impact on municipal budget.
38. Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.
- Comment:** Has not been an issue in Renfrew County, may make some legal agreements easier.
39. Eliminate or reduce tax disincentives to housing growth.
- Comment:** Not a planning issue; unaware of any tax disincentives implemented in Renfrew County or local municipalities.
40. Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.
- Comment:** Not an impact to the County of Renfrew at this time.
41. Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.
- Comment:** Not an impact to the County of Renfrew at this time.
42. Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.
- Comment:** Support for more federal/provincial financial incentives to the private market to support affordable housing.
43. Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.
- Comment:** Agreed, hasn't been a significant issue for Renfrew County.
44. Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.
- Comment:** Not a planning issue, unsure of the impacts of this recommendation.
45. Improve funding for colleges, trade schools, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.
- Comment:** Agree, not a planning issue.
46. Undertake multi-stakeholder education program to promote skilled trades.
- Comment:** Agree, not a planning issue.

47. Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers, and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.

**Comment:** Agree, not a planning issue.

48. The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the federal government to match funding. This fund should reward:

- a) Annual housing growth that meets or exceeds provincial targets
- b) Reductions in total approval times for new housing
- c) The speedy removal of exclusionary zoning practices

**Comment:** Additional monies/support from province/federal government is always appreciated.

49. Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets.

**Comment:** Would this unfairly target small municipalities that do not have the staff/resources to meet targets (could this apply only to high growth areas)?

50. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.

**Comment:** The cost of these systems versus the applications in small/low growth municipalities is uneconomical. If funded by the province it may help.

51. Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.

**Comment:** Agree. save municipalities expense of hiring outside consultants or disputing numbers between consulting groups/developers.

52. Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.

**Comment:** Not a planning issue, but would result in additional reporting/work for local municipalities.

53. Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public.

**Comment:** Not a planning issue, but would result in additional reporting/work for local municipalities.

54. Empower the Deputy Minister of Municipal Affairs and Housing to lead an all-of-government committee, including key provincial ministries and agencies, that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented.

**Comment:** Not a planning issue.

55. Commit to evaluate these recommendations for the next three years with public reporting on progress.

**Comment:** Not a planning issue.

Respectfully submitted,  
County of Renfrew

## Follow up to Rural Housing Affordability Roundtable Northumberland County Responses

1. *Can your municipalities provide specific data on the number of housing development approvals that have been provided by your municipalities but have yet to be acted on? Are these approvals fully zoned and permitted?*

- In Northumberland, information on the time between development approval (planning process) and the construction start time (building process) is not readily available
- In Northumberland, zoning is typically a requirement and in-effect at the time a housing development approval is granted (i.e. subdivision/condo approval and/or site plan approval)
- Generally, proponents of development projects initiate construction immediately after approval is given, particularly where development security deposits or other financial arrangements have been secured in development agreements
- In Northumberland, we monitor development activity in the planning/development approvals process and building/construction activity as follows:

Residential Units In Planning Process					
	Detached	Semi	Town	Multi-res	Total
Northumberland	1729	352	624	800	3505

Residential Units Building Activity (by year)					
	Detached	Semi	Town	Multi-res	Total
2019	251	56	190	36	533
2020	361	34	26	114	535
2021 (draft)	469	44	79	114	706

- The above information illustrates that Northumberland municipalities are reviewing and have sufficient supply of residential units in the planning process and building activity from development approvals is increasing year over year.
2. *Can your municipalities provide insight on how the provincial government, the province's agencies, or conversation authorities are holding up development approvals?*
- The increasing complexity and ongoing changes to provincial policies, plans and legislation in the development process requires detailed attention from municipalities

and proponents to ensure development proposals conform to and/or are consistent with provincial requirements prior to issuing approval. In Northumberland, the development review process must consider several policies from various provincial documents such as:




- Provincial Policy Statement
  - Oak Ridges Moraine Conservation Plan
  - Growth Plan: A Place to Grow
  - Growth Plan Natural Heritage System
  - Growth Plan Agricultural Land Base
  - Ontario Heritage Act
  - Environmental Protection Act
  - Species at risk protection
  - Provincial Noise Guidelines
  - Development (D-Series) Guidelines
- The time commitment required to ensure all provincial matters are addressed in the development process is significant, particularly for rural municipalities with limited resources and on-staff expertise
  - Constant changes and updates to provincial documents and legislation from varying Ministries at the same time causes delays as municipalities try to ‘keep-up’ – i.e. familiarize themselves with legislative changes and simultaneously apply the latest relevant information in the development approval process – which is particularly onerous for small sized municipalities, often with limited planning/housing staff
  - Infrastructure (water and sewage) capacity constraints can cause delays to development approvals, particularly as development approvals rely on confirmed water and sewage capacity availability - Infrastructure funding is needed to support upgrades/expansions to municipal water and wastewater plant capacities to support timely development approvals

3. *Are there any other considerations that were not covered in our discussions that are relevant to the issue of increasing housing supply in Ontario?*

- Generally, there are a number of actions required, from measures to increase the supply of affordable market housing, to expanding affordable housing options, to measures for a financially sustainable model for community housing.
- As the provincial and federal governments explore innovative solutions to unlock housing, consideration for the unique rural context is essential. Rural municipalities are using the tools provided by the province to address this issue in our communities. To amplify these efforts, expansion of the toolkit is required including:

- Unlocking municipal access to surplus lands to enable affordable housing development that reflects the best practices of mixed market housing (RGI, deep affordable, affordable, attainable, market rent housing) with a variety of tenure and with a variety of partners.
  - Access to dedicated funding streams for rural communities to support the construction of affordable housing.
  - Building housing in a rural community is just as expensive as building in an urban community, this means that the same types of innovative partnerships and models are required. However, there is not often the system capacity depth that is present in urban areas, flexibility is required to support the creation of housing with recognition of the rural context – i.e., involvement of the private sector; consideration of unique building structures and governance models eligible for funding.
  - Review the Development Charge Act and framework to support a system that incentivizes density of buildings rather than assessing on a per unit basis.
  - Create funding programs for municipalities to support the creation of affordable multi-residential units via incentives such as development charge rebates, tax increment equivalent grants and infrastructure loans (to support stable sources of financing for affordable housing).
- Incentivizing affordable housing is expensive. Support dedicated resources (staff and funding) at the municipal level to be able to increase local capacity to support the development of more affordable housing. e.g., the revenue from development charges are intended for 'development to fund development', when incentivization opportunities exist, it is done predominately through local municipal levies.

# Vacant Lands County of Renfrew

-  Roads
-  Vacant Lands
-  Municipal Boundary

Municipality	Total Vacant Lands (Including Subdivision Lots)
Admaston/Bromley	956
Arnprior	510
Bonnechere Valley	1025
Brudenell, Lyndoch & Raglan	766
Deep River	101
Greater Madawaska	1350
Head, Clara & Maria	195
Horton	441
Killaloe, Hagarty & Richards	607
Laurentian Hills	471
Laurentian Valley	1517
Madawaska Valley	1148
McNab/Braeside	890
North Algona Wilberforce	823
Petawawa	866
Renfrew *	104
Whitewater Region	1574
<b>Totals</b>	<b>13344</b>

\* Number of lots is likely much higher in Renfrew, subdivision lots were not included in this calculation due to incomplete/missing data

