



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, February 14, 2023 – 9:30 a.m.
County of Renfrew Administration Building

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 January 9, 2023 (attached).
6. Delegations: None at time of mailing.
7. Development and Property Page
 - a) Department Report 2
 - b) Economic Development Division Report 7
 - c) Ottawa Valley Tourist Association Report 9
 - d) Enterprise Renfrew County Report 10
 - e) Forestry and GIS Division Report 12
 - f) Real Estate Division Report 20
 - g) Planning Services Division Report 22
8. New Business.
9. Closed Meeting: advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Algonquin Land Claim, Cell Tower, Property Purchase).
10. Date of next meeting (Tuesday, March 7, 2023) and adjournment.

- NOTE:**
- a) Budget Workshop – Wednesday, February 22, 2023 and Thursday, February 23, 2023.
 - b) **County Council: Wednesday, March 1, 2023.**
 - c) Submissions received from the public, either orally or in writing may become part of the public record.

COUNTY OF RENFREW
DEVELOPMENT AND PROPERTY DEPARTMENT REPORT

TO: Development and Property Committee
FROM: Jason Davis, Director of Development and Property
DATE: February 14, 2023
SUBJECT: Department Report

INFORMATION

1. Residential Market Activity

Attached as Appendix I is the Residential Market Activity summary for the County of Renfrew for January 2023. This summary provides sales activity within the County compared to previous years as well as a five-year average.

2. Cell Gap Project Update

Attached as Appendix II is a Cell Gap Project update that has been received from Eastern Ontario Regional Network (EORN).

3. Economic Development Division

Attached as Appendix III is the Economic Development Division Report, prepared by Ms. Melissa Marquardt, Manager of Economic Development, providing an update on activities.

4. Ottawa Valley Tourist Association

Attached as Appendix IV is the Ottawa Valley Tourist Association Report, prepared by Ms. Melissa Marquardt, Manager of Economic Development, providing an update on activities.

5. Enterprise Renfrew County

Attached as Appendix V is the Enterprise Renfrew County Report, prepared by Ms. Melissa Marquardt, Manager of Economic Development, providing an update on activities.

6. **Forestry and GIS Division**

Attached as Appendix VI is the Forestry and GIS Division Report, prepared by Mr. Jason Davis, Director of Development and Property, providing an update on activities.

7. **Real Estate Division**

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

8. **Planning Division**

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

RESOLUTIONS

9. **2023 Draft Budget**

Recommendation: THAT the Development and Property Committee recommends that the Draft 2023 Development and Property Department Budget be approved and forwarded to the February 22, 2023 County Council Budget Workshop for approval.

Background

Attached as Appendix IX is the 2023 draft budgets for each Division (Planning, Real Property, Forestry and GIS, and Economic Development). Mr. Davis will provide an overview of the Draft Budget at the meeting.

10. **Business Case – Restructuring of Forestry and GIS Division**

Recommendation: THAT the Development and Property Committee approves the proposed restructuring to the Development and Property Department as follows:

1. The removal of the Manager, Forestry and GIS (Group 9, 1,820 hours);
2. The reallocation of the existing GIS Technician position to a new GIS Coordinator position (Group 6, 1,820 hours) within the GIS Division;
3. The addition of one full-time GIS Technician/Planning Technician (Group 6, 1,820 hours) within the GIS Division; and
4. The reallocation of the existing one full-time Forestry/Trails Technician within the Forestry Division to a new Trails Coordinator position (Group 6, 1,820 hours);
5. The addition of one full-time Forestry Technician (Group 5, 1,820 hours) within the Forestry Division; and
6. The Trails Division will report to the Public Works and Engineering Department;

AND FURTHER THAT this be brought forward to the February 22, 2023 County Council Budget Workshop for approval.

Background

Attached as Appendix X is a Business Case for the restructuring of the Forestry and GIS Division and the reallocation of existing staff within the Development and Property and Public Works and Engineering Departments.

11. Business Case – Planning Division

Recommendation: THAT the Development and Property Committee supports re-instating a Senior Planner position (Group 8) and removing one County Planner position (Group 7) within the Development and Property Department; AND FURTHER THAT this be forwarded to the February 23, 2023 County Council Budget Workshop for approval.

Background

Attached as Appendix XI is a Business Case to reinstate one Senior Planner position and remove one County Planner position.

RESIDENTIAL Market Activity						
Month of January						
AREA	TWP	Sales Activity		% Change	5 Year Average	Average DOM
		2023	2022			
541	Admaston/Bromley	1	2	-50.0%	1.6	3.0
550	Arnprior	6	29	-79.3%	11.4	106.7
581	Beachburg	2	2	0.0%	1.2	40.0
572	Brudenell/Lyndoch/Raglan	0	3	-100.0%	1.4	0.0
511	Chalk River	1	1	0.0%	1.8	348.0
582	Cobden	1	1	0.0%	1.2	35.0
510	Deep River	1	4	-75.0%	3.6	12.0
560	Eganville/Bonnechere	3	3	0.0%	2.4	43.3
542	Great Madawaska Twp	1	2	-50.0%	2.4	90.0
512	Head Twps	0	0		0	0.0
544	Horton Twp	2	3	-33.3%	1.6	76.5
571	Killaloe/Round Lake	1	1	0.0%	0.8	81.0
513	Laurentian Hills North	0	0		0	0.0
531	Laurentian Valley Twps	1	7	-85.7%	4.6	50.0
570	Madawaska Valley	3	7	-57.1%	4.2	63.7
551	McNab/Braeside Twps	3	3	0.0%	3.4	93.0
561	N Algona/Wilberforce Twp	2	2	0.0%	1.6	80.5
530	Pembroke	8	12	-33.3%	12.6	48.3
520	Petawawa	9	10	-10.0%	14	57.2
540	Renfrew	6	8	-25.0%	6.6	60.0
580	Whitewater Region	3	4	-25.0%	3.4	28.7
Total		54	104	-48.1%		66.7
Month of January						
AREA	TWP	Sales Activity		% Change	5 Year Average	
		2023	2022			
541	Admaston/Bromley	\$ 425,000	\$ 593,375	-28.4%	\$	347,365
550	Arnprior	\$ 520,000	\$ 554,500	-6.2%	\$	411,545
581	Beachburg	\$ 541,500	\$313,000.00	73.0%	\$	409,000
572	Brudenell/Lyndoch/Raglan	\$ -	\$663,333.00	-100.0%	\$	496,654
511	Chalk River	\$ 317,000	\$ 175,000	81.1%	\$	198,850
582	Cobden	\$ 620,000	\$ 630,000	-1.6%	\$	390,125
510	Deep River	\$ 305,000	\$ 387,725	-21.3%	\$	259,610
560	Eganville/Bonnechere	\$ 363,333	\$ 351,667	3.3%	\$	331,725
542	Great Madawaska Twp	\$ 160,000	\$ 350,000	-54.3%	\$	337,200
512	Head Twps	\$ -	\$ -		\$	-
544	Horton Twp	\$ 447,500	\$ 674,600	-33.7%	\$	519,033
571	Killaloe/Round Lake	\$ 320,000	\$ 300,000	6.7%	\$	271,500
513	Laurentian Hills North	\$ -	\$ -		\$	-
531	Laurentian Valley Twps	\$ 574,900	\$ 559,929	2.7%	\$	440,472
570	Madawaska Valley	\$ 296,667	\$ 400,700	-26.0%	\$	274,570
551	McNab/Braeside Twps	\$ 749,667	\$ 531,667	41.0%	\$	469,497
561	N Algona/Wilberforce Twp	\$ 345,000	\$855,000.00	-59.6%	\$	455,613
530	Pembroke	\$ 284,188	\$ 391,700	-27.4%	\$	256,093
520	Petawawa	\$ 429,711	\$ 457,630	-6.1%	\$	355,277
540	Renfrew	\$ 375,200	\$ 395,100	-5.0%	\$	287,301
580	Whitewater Region	\$ 536,333	\$ 561,645	-4.5%	\$	398,704
Total		\$ 421,111	\$ 490,657	-14.2%		
MLS® Residential Market Activity						
		Jan 2023	Compared to			
			Jan-22	Jan-21	Jan-20	
New Listings		94	-10.5%	-11.3%		-36.1%
Active Listings		219	133.0%	67.2%		-49.5%

EORN Cell Gap Project County Update

January 31, 2023

Regional view

	Planned	Completed	New this month
Upgrades to existing towers	312	291	3
New towers in service	260	7	2
New co-locations	74	8	2
Land use authority	260	147	2
Please note that this information is collected monthly and is subject to change as the project moves forward.			

Renfrew County

	Planned	Completed	New this month
Upgrades to existing towers	25	23	1
New towers in service	47	1	1
New co-locations	9	0	0
Land use authority	47	37	0
Please note that this information is collected monthly and is subject to change as the project moves forward.			

Note: data is updated by Rogers on the 15th of each month. Data provided received January 15, 2023.

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 14, 2023

INFORMATION

1. Selling Food Forum

Economic Development Services, in collaboration with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), will be hosting a two-part Selling Food to Ontario Forum on March 21 and 28, 2023.

The Selling Food to Ontario workshop caters to the learning needs of local farmers and food entrepreneurs and provides a “one-stop-shop” for information that is often challenging for food entrepreneurs to navigate.

The first part of the forum will be a full day in-person event on March 21 at the Eagle’s Nest Arena in Eganville. Workshop topics will include:

- Market Channel Opportunities
- Understanding the Basics of Food Regulation
- Getting Your Product Listed/On The Shelf
- Food Labelling Requirements
- Food Trends
- Commercial Kitchens and Food Hubs/Processing Facilities

The second part of the forum will be a virtual workshop on March 28 dedicated to the topic of Costing and Pricing for Profit.

Facilitators and presenters will include representatives from OMAFRA, the Canadian Food Inspection Agency, Renfrew County and District Health Unit, as well as local food entrepreneurs from across Renfrew County.

Registration details will be announced soon.

2. 2024 Municipal Agriculture Economic Development and Planning Forum

The County of Renfrew has been named the host community for the 2024 Municipal Agriculture Economic Development and Planning Forum.

Economic development and planning staff will be shadowing this year’s Host Organizing Committee to learn more about the planning and delivery, as well as attend the Fall event in Temiskaming Shores.

Dates and location for the 2024 event will be decided in the coming months. The event format typically includes a full day of conference programming followed by a half or full day of local tours.

The Municipal Agriculture Economic Development and Planning Forum was established in 2009 and is a program of OMAFRA.

3. **Bio-economy Development Opportunity (BDO) Zone for Renfrew County**

Economic Development Services and Forestry are working with Ecostrat Inc. to undertake a Bio-economy Development Opportunity (BDO) Zone rating for the region as it relates to the use of surplus round wood and the development of other innovative uses for forest related biomass products.

The BDO Zone Initiative identifies optimal zones in the country for new bio-based development. It is a regional risk-rating and certification program that enables communities to leverage local biomass assets to attract new bio-based investment opportunities. A BDO Zone rating involves using a standardized framework of over 100 risk indicators under three pillars including feedstock surplus, committed suppliers and infrastructure.

An Advisory Committee comprised of local forestry representatives has been established to provide feedback during the rating process to ensure information and data collected is accurate.

The Ontario Ministry of Economic Development, Job Creation and Trade and the National Research Council of Canada are supportive of this initiative with the project being fully funded by the National Research Council of Canada.

The program is funded by federal government agencies in Canada and the United States, including Natural Resources Canada (NRCan), Standards Council of Canada (SCC) and the United States Department of Energy.

The project and rating designation is to be complete by March 31, 2023.

OTTAWA VALLEY TOURIST ASSOCIATION

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 14, 2023

INFORMATION

1. Save the Date for OVTA Tourism Conference and Annual General Meeting

The Ottawa Valley Tourist Association (OVTA) Tourism Conference and Annual General Meeting will be returning as an in-person event for the first time since 2019. Mark your calendars for Tuesday, April 25, 2023. More details including location, program and registration information will be announced in the coming weeks via the OVTA's industry newsletter.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 14, 2023

INFORMATION**1. Summer Company Program Opens for 2023**

The 2023 Summer Company program is now open and accepting applications. Students aged 15-29 interested in pursuing self-employment throughout the summer are encouraged to apply. The Summer Company program provides training and support for individuals to open and run their own business during the summer months. Successful applicants can also receive up to \$3,000 in grant funding to support operations.

Enterprise Renfrew County (ERC) Program Officer, Lindsay Debertin, is currently conducting outreach with educational institutions across Renfrew County to promote the program.

More information is available at <https://www.enterpriserenfrewcounty.com/programs/> or by emailing ercinfo@countyofrenfrew.on.ca.

2. Francophone Entrepreneurship Programming

Program delivery is underway as part of the Francophone Language funding grant. Programming includes a series of virtual marketing workshops on February 8 and 15, March 21 and 29, as well as a Networking Breakfast on March 6 and presentation of Francophone Entrepreneur Award.

Nominations for the Francophone Entrepreneur Award are now open and can be submitted via email to ercinfo@countyofrenfrew.on.ca.

ERC has partnered with le Centre Culturel Francophone de Pembroke, Renfrew County Community Futures Development Corporation and the City of Pembroke to deliver these events.

3. Service Concierge – Storefront Beautification and Merchandising

ERC is collaborating with the Town of Petawawa, City of Pembroke, and the Township of Laurentian Valley to support facilitation of the final session of their Service Concierge program related to storefront branding and product merchandising display and design. The in-person session is scheduled for February 27, from 10 a.m. to 3 p.m., at the County of Renfrew Administration Building.

More information and registration is available at <https://www.lvtownship.ca/en/invest-and-build/service-concierge-program.aspx?mid=9378#Monday-February-27th-Storefront-Beautification--Merchandising>.

RESOLUTIONS

4. Letter of Support to MPP John Yakabuski

Recommendation: THAT the Development and Property Committee recommends that County Council send a letter under the Warden's signature to MPP John Yakabuski, Renfrew-Nipissing-Pembroke in support of the request for increased core funding to all Small Business Enterprise Centres across Ontario, including Enterprise Renfrew County.

Background

Enterprise Renfrew County is part of the Small Business Centres Ontario (SBCO) network comprised of 54 Small Business Enterprise Centres (SBEC) located across the Province.

Funding from the Government of Ontario has remained unchanged for a number of years creating budget pressures as it relates to increased staffing and program delivery costs.

Data compiled from the SBCO Network indicates that annual inquiries to the business centres has increased on average by 25-50% across the Province. While an increase in inquiries is positive, it does affect the centre's capacity for providing follow-up consultations and support.

The SBCO is advocating on behalf of the network to increase core funding from the Province and is encouraging individual centres to send a letter to their local MPP supporting the efforts.

FORESTRY AND GIS DIVISION REPORT

Prepared by: Jason Davis, Director of Development and Property

Prepared for: Development and Property Committee

February 14, 2023

INFORMATION

1. Forestry Activities

- a) The 2022 Annual Report for Activities in Renfrew County Forest is attached as Appendix FORGIS-I. 58 hectares of forest were harvested, producing \$163,151.23 in revenue. This is slightly lower than budgeted, since several operations were extended into 2023 due to delays caused by the May 2022 windstorm. As a result, 2023 revenue will be higher than normal.
- b) The 2022 Renfrew County Forest Health Update is attached as Appendix FORGIS-II. Although the Spongy Moth population crashed in 2022 for much of the County, other major forest health events occurred, including an outbreak of cedar leafminer, and significant blowdown as a result of the May 2022 windstorm. Pressure to forests continue from invasive species including emerald ash borer and beech bark disease.
- c) The County Forester was interviewed for a 12-episode podcast series titled “Canadian Forestry Can Save the World”. Episodes are released weekly and are available [online](#).
- d) The County Forester was invited to present as part of the 36th Kemptville Winter Woodlot Conference, happening online throughout February. The presentation focused on legislation changes that have occurred over the last year that may impact how private woodlot owners, community forests and others manage their forests. The recorded presentation is available [online](#).

RESOLUTIONS

2. Invasive Species – Hemlock Woolly Adelgid

Recommendation: THAT the Development and Property Committee directs staff to send a letter to the Honourable Graydon Smith, Minister of Natural Resources and Forestry requesting the Province take action to support ongoing efforts to address the threat of Hemlock Woolly Adelgid.

Background

Hemlock Woolly Adelgid is an invasive species, which was found within 200km of Renfrew County in 2022. To date, monitoring by the Canadian Food Inspection Agency (CFIA) and Ministry of Natural Resources and Forestry (MNRF) has been very limited geographically for this pest. The Ontario Woodlot Association and other community forests in Central Ontario have requested MNRF to increase involvement and funding to monitor, research, educate and control existing populations. A draft letter is attached as Appendix FORGIS-III. This letter is consistent with the County of Renfrew’s previous responses sent to the Ministry supporting efforts to address invasive species.

2022 ANNUAL REPORT FOR ACTIVITIES IN RENFREW COUNTY FOREST

PREPARED BY L. ROSE, R.P.F., ON JANUARY 30, 2023

HARVEST

Timber sales for 2022 harvest activities were advertised in November 2021. Successful bids were received for four out of five sales. One bid was received for Ruby Tract (natural mixedwood) but was not accepted due to below-market pricing. In addition, revenue was incurred from one carry-over operation (Brudenell red pine) and one unplanned salvage operation (Centennial Lake blowdown). A summary is provided in Table 1.

Harvesting activities took place in almost all seasons of 2021, with the exception of spring melt, species at risk and recreational timing restrictions. The derecho storm of May 2022 resulted in several extensions granted to 2022 harvest tenders, because of operator unavailability. Salvage is time-sensitive work, as timber must be picked up before staining occurs in warm months. As a result, revenues for 2022 are below forecast but additional revenue will be generated in 2023. A significant amount of staff time was spent looking for blowdown in the months following the storm.

Approximately 18 local residents were employed on the Renfrew County Forest (RCF) in 2022¹, on tendered harvest operations, cutting and skidding or forwarding wood, building roads, processing timber on site, supervising operations, and hauling logs to mills.

One County of Renfrew staff completed all planning (timber cruising, analysis, prescription writing), layout, tendering, wood measurement and operations monitoring activities. Tree marking was carried out mostly by contractors in 2022 (in preparation for 2023 operations), while some was done in-house.



Figure 1. Dominic and David Burchat of Wilno, operating at the Lorwall Lake Tract.

Table 1. Summary of 2022 Harvest Activities in RCF

Tract (DPF)	Harvest Type and Details	Area (ha)	Volume (m3)	Revenue (\$)
Brudenell (02-21)	Red pine and spruce thinning. Most revenue occurred in 2021 (\$66,305.56).	4 ²	264	\$8,483.95
Lorwall Lake (01-22)	Red pine thinning.	38	2,183	\$113,505.39
Brudenell (02-22)	Cedar and poplar. Extension granted into 2023, requires frozen conditions.	12 ³	896	\$24,586.10
Beachburg (03-22)	White pine shelterwood. Extension granted into 2023, due to salvage pressures.	4 ⁴	228	\$11,800.00
Round Lake East (04-22)	Red pine thinning. Extension granted until Dec. 31, 2023 due to salvage pressures.	0	0	0
Centennial Lake (Salvage-01)	Unplanned salvage. Mainly red and white pine. Scattered patches, not definable area.	n/a	478	\$4,775.79
Total for 2022		58	4,049	\$163,151.23

¹ During active operations, employed by successful bidders.

² Approximate. Most of total allocated area (26ha) was harvested in 2021.

³ Approximate. The total area for this tender is 16ha, the remainder will be cut in 2023.

⁴ Approximate. The total area for this tender is 43ha, the remainder will be cut in 2023.

RENEWAL & MAINTENANCE

No renewal work occurred in 2022, aside from monitoring. Control of invasive species took place at Centennial Lake (garlic mustard, manual), Pershick, Ruby and Kennelly Tracts (wild parsnip, chemical).

EDUCATION & OUTREACH

Opportunities are taken to positively promote sustainable forest management that occurs on RCF, as well as in Renfrew County as a whole, when staff time permits.

- The County Forester was sponsored to attend and [present](#) as a keynote at the World Forestry Congress in Seoul, South Korea.
- Forestry presentations were delivered to two colleges and four school classrooms.
- The County Forester was interviewed for TimberConnect [Podcast](#).
- A public information tour was held at Beachburg Tract on August 4 to discuss the planned forest management activities, forest health and invasive species. There was a good turnout of about 20 participants.
- Staff hosted a forest operations tour for participants in Algonquin College's [Job Seekers - Pembroke Campus \(algonquincollege.com\)](#) 4-week program.
- A Facebook page was created for [Renfrew County Forest](#), in advance of harvest operations at Beachburg Tract, to increase public awareness in a well-used area. It has since been used to communicate with and educate the public about forestry in Renfrew County. The most-viewed post was about cedar leafminer, which reached more than 31,000 people.

OTHER

Forestry staff purchased a small drone to assist with fieldwork, including operations monitoring and scouting for natural disturbance damage. It has already proved helpful during the mapping and salvage of blowdown at Centennial Lake Tract.

Issues related to public use of RCF are on the rise: fires, dumping and encroachment issues occupied significant staff time in 2022, in collaboration with law enforcement officers.

Several letters were sent to the Ministry of Environment, Conservation and Parks in response to Black Ash being listed as Endangered. This is an ongoing consultation, but could have dramatic impacts to forestry, public works and economic development.

Two wells were filled at Lorwall Lake Tract. Old wells associated with homestead areas are filled on an ongoing basis as they are discovered and become accessible through improved access created by forest management activities.

On the forest health front, Spongy Moth, which was a major concern in 2020 and 2021, experienced a population collapse with very limited damage in 2022. The spread of Emerald Ash Borer (EAB) continues, with damage and decline becoming more visible in most areas of the County. Cedar leafminer was the major cause of public inquiries in 2022. This native pest causes browning of cedar leaves, but most do reflush later in the season. A forest health update is prepared by County staff to summarize the major events of the year. The report will be made available to the public on the [County of Renfrew Website](#).



Renfrew County Forest Health Update 2022

Prepared by L. Rose, R.P.F., County Forester

After a few challenging years, 2022 saw improvements in some forest pest problems, and some remarkable new infestations. There was generally more rain, which helped mitigate stress from previous dry periods and aid in the collapse of the spongy moth population. However, increased moisture helped other pests thrive. Several invasive species continue to spread and impact the natural biodiversity of the areas' forests.

Spongy Moth

[Spongy moth](#) (previously known as LDD and Gypsy Moth) caused severe defoliation and disruption in 2021 throughout much of Renfrew County. Fortunately, natural controls including egg parasitization, a virus and bacteria, came into effect and the population collapsed in much of Renfrew County and Ontario. We experienced a cool, wet spring which likely aided in reducing the success of overwintered egg masses.

Although less than 500 hectares were mapped as defoliated in 2022 (mostly in the Madawaska Valley), it will take several years for trees stressed in 2021 to fully recover. Spongy moth outbreaks typically occur every 7-10 years, but usually at a much smaller scale than this past infestation – the most severe in Ontario's history.

Cedar Leafminer

[Cedar leafminer](#) is a complex of four native insects that feed on eastern white cedar foliage, causing a browning of the leaves. The damage is very noticeable and was the main public inquiry about forest health in 2022. In May, significant swaths of cedar forest area were visibly impacted in the Eganville, Renfrew and surrounding areas. Once the hollowed out leaves turn brown and fall off, cedar are able to produce new leaves in the same season, and re-greening was observed later in the summer. However, some trees were severely impacted and showed little or no recovery.

The outlook for 2023 is unknown but it is likely that if the outbreak continues, more mortality will occur in previously affected areas. Homeowners can reduce the impact on ornamental trees by pruning back and properly disposing of affected branches over the winter.

Derecho Wind Damage

On May 21, 2022, a powerful windstorm classified as a derecho affected a wide swath of central Ontario and resulted in 12 lives lost, significant property and infrastructure damage and extensive forest blowdown. Several areas in the southern part of Renfrew County were affected, with Matawatchan Township most impacted by downburst winds. Three Renfrew County Forest tracts were impacted, mostly with patchy blowdown or snapping of trees. A salvage operation took place at Centennial Lake Tract, with 500m³ of volume picked up and utilized.



Figure 1. Parasitized and unsuccessful spongy moth egg mass.



Figure 2. Cedar leafminer damage.



Figure 3. Salvage operation at Centennial Lake Tract.

Emerald Ash Borer

Emerald Ash Borer (EAB) is an invasive, wood-eating beetle that is threatening Ontario's ash trees. As discussed in previous year's reports, EAB was first discovered in Renfrew County in 2013. Since then, it has spread to most areas of Renfrew County, especially along roadways, in towns and parks. Most interior forest areas are not yet showing significant decline. However, a drive along Highway 17 south of Cobden into Ottawa during the summer illustrates vast mortality, with many dead ash tree tops visible. Increased winter woodpecker activity such as pictured in Figure 4 is also a sign of high EAB population.

The Province of Ontario listed black ash as an Endangered Species in 2021. This decision has potential detrimental implications for forestry, trails, public works and development in Ontario. Feedback was provided to the Province on numerous occasions through the Environmental Registry of Ontario.

Residents of Renfrew County can help slow the spread of EAB and other invasive insects by not moving firewood – it is likely that is how most of the infestations arrived here. If you have ash trees on your lawn, you may consider planting another species now to maintain tree cover once EAB arrives in your area. Treatment options are available for high-value specimens, but are not practical on a large scale. Pre-emptive removal of ash on your property is not recommended.



Figure 4. Heavy woodpecker feeding on EAB larvae while they overwinter.

Beech Bark Disease

Beech bark disease (BBD) was first identified in Renfrew County in 2013. It is the result of an invasive scale insect infestation (*Cryptococcus fagisuga*) followed by a fungal invasion known as *Neonectria*. Tree death usually occurs within 2-5 years of fungal infestation. In addition, trees with BBD are more susceptible to other decay fungi and insects and are prone to snapping during wind events.

BBD is widespread in Renfrew County at this point. County forestry staff observe it in most tracts where beech is present. Prior to the introduction of BBD, most beech was retained during a harvest to provide wildlife value. The sad reality is once the disease arrives, there is little that can be done to protect beech in forests. The greater problem is the "aftermath forest", where beech regeneration aggressively outcompetes other species after death or salvage of mature infested trees. This regeneration will also succumb to BBD, but continue to re-sprout into a beech thicket and limit future regeneration of other species.

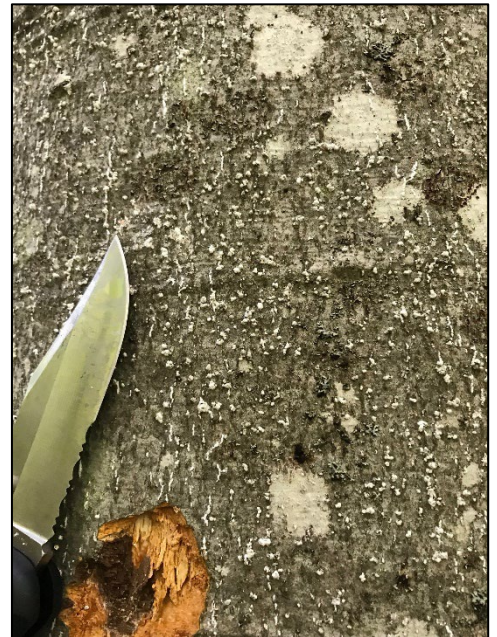


Figure 5. Beech bark disease: scale and cankers

Woodlot owners may wish to learn to identify BBD and target removal of infected trees for firewood or wood products in winter – moving logs around in summer and fall may spread the spores faster. Because of the high value for wildlife, retaining the healthiest beech is a good practice, and pre-emptive removal of all healthy beech is not advised. However, when managing your forest, you may choose to preferentially harvest beech over other species without imminent health concerns (e.g. retain basswood over beech in a selective harvest). Controlling regeneration sprouts will help other species succeed.

For Additional Information

Reporting Tools

[EDDMapS](#) – For reporting invasive species, species information and distribution maps.

[A Community for Naturalists · iNaturalist](#) – For help identifying and to contribute to citizen science about species occurrence and distribution.

Cedar Leafminer

[Cedar Leafminer Fact Sheet \(lrconline.com\)](#) - For information about identification, life cycle, prevention and control.

May Derecho Windstorm

[Wind Storm Damage – Practical Advice for Salvage and Clean-up](#) – Recorded webinar provided by the Ontario Woodlot Association.

[ON-QC Derecho - May 21, 2022 - Event Summary Map | NTP-OpenData \(arcgis.com\)](#) – Map compiled by the Northern Tornadoes Project.

Emerald Ash Borer

[Preparing-for-EAB.pdf \(eomf.on.ca\)](#) – A Landowner’s Guide to Managing Ash Forests, OMNRF, 2012.

[YouTube Video](#): Emerald Ash Borer: For Woodlot & Forest Managers.

[Emerald Ash Borer - Profile | Invasive Species Centre](#) – Signs, symptoms and fact sheets.

Beech Bark Disease

[Beech bark disease | ontario.ca](#) – Overview, identification and basic information.

[Beech Bark Disease in Ontario: A Primer and Management Recommendations](#) – McLaughlin and Greifenhagen, 2012.

Department of Development &
Property



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-735-7288
FAX: 613-735-2081
www.countyofrenfrew.on.ca

January 12, 2023

Dear Honorable Graydon Smith,

Hemlock Woolly Adelgid (HWA), an invasive species, poses an enormous risk to Ontario forests and economy. As a County Forester for the County of Renfrew, I am writing with a specific request that you take action to support ongoing efforts to address this threat. We are aware of the specific request that the Ontario Woodlot Association (OWA) and Eastern Ontario Model Forest (EOMF) has made of the Ministry of Natural Resources and Forestry (MNRF) to address HWA. We strongly support this request and would work closely with the OWA on this effort.

Hemlock plays an important role in Renfrew County, historically, ecologically and economically. Although not a dominant species in this area, it exists in small patches, which provide important animal refuges in winter, scattered individuals, which provide diversity and larger stands, which are intrinsically important and sometimes managed for timber products. Significant effort is put into regenerating and managing forests for the increase or maintenance of hemlock, as it was historically more widespread before being targeted for harvest in the early 1950s to support the construction of the Toronto subway system.

As you are likely aware, HWA often causes up to 100% mortality of Eastern Hemlock trees. It has already done so throughout the eastern United States and southwestern Nova Scotia. Populations are currently establishing in Ontario. In 2019 a population was found in Niagara Region and in Grafton in 2022. The Grafton find is troubling to us as it is close to contiguous hemlock populations and cottage country, and only 200 kilometers from the boundary of Renfrew County.

Hemlock is a foundational species in Ontario's forests. It is a large, long-lived, conifer that is valued by wildlife, property and cottage owners, the forest industry, and the tourism industry. Hemlock provides above average value in all these areas. Without action, HWA threatens to all but eliminate hemlock from Ontario's forests, much like Emerald Ash Borer has done to ash trees. The loss of hemlock would economically and emotionally devastate many thousands of property and business owners across Ontario. Thousands of cottage properties would lose substantial or all tree cover. Twenty-two sawmills in Ontario currently process hemlock and would lose this feedstock. Hemlock provides unique, critical and above-average habitat to birds, mammals, fish, and insects, many of whom depend on Hemlock for survival. The tourism industry, including hunters and anglers, could lose out as aesthetics are degraded and habitat for game species such as deer, moose, and sport fish is lost. The loss of Hemlock would fundamentally alter Ontario's forests. The potential negative impacts cannot be overstated and will be in the many millions of dollars.

Fortunately, there are actions that can be taken now to address the risks. Other state and provincial governments with HWA populations, such as New York and Nova Scotia, have already acted. The OWA and

EOMF have been working closely with the Hemlock Woolly Adelgid Forest Managers Working Group, of which the County of Renfrew is a member. This is an ad hoc group of concerned forest managers who are cooperating to address the threat of HWA. While we have made progress in addressing this issue, we need additional partnerships to be successful. The OWA and EOMF have proposed that the Ontario Government, through MNRF, work together on efforts to address this threat. We are requesting you support the following partnership actions proposed by the OWA and EOMF:

1. Provide sufficient funding to monitor 100 to 200 sites per year for HWA
2. Consider emergency Registration for the insecticides Xytect (Imidacloprid), Starkle (Dinotefuran)
3. Have the MNRF meaningfully reengage with Canadian Forest Service to collaborate and conduct research regarding the impact of HWA in Ontario
4. Show leadership on this issue by making a public statement about the threat of HWA and actions being taken

In closing, I would like to emphasize that by working together, the above actions are achievable and represent impactful first steps in addressing HWA. The costs of these actions are far smaller than the costs of inaction on this issue. Should you have any questions or wish to discuss this further, we welcome a meeting at your convenience.

Sincerely,

Lacey Rose, RPF
County Forester
County of Renfrew

CC:

Peter Henry, Director, Crown Forests and Lands Policy Branch, MNRF
Trisha Westman, Director, Science and Research Branch, MNRF

REAL ESTATE DIVISION REPORT

Prepared by: Kevin Raddatz, Manager of Real Estate
Prepared for: Development and Property Committee
February 14, 2023

INFORMATION

1. Real Estate – 2023 Capital and Capital Under Threshold Projects

Attached as Appendix RE-I is a summary report of capital and capital under threshold projects proposed to be approved in the 2023 budget.

Real Estate - 2023 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building					
	Generator Transfer Switch	\$33,000			
	Barrier Free Doors (EFA grant)	\$59,385			Carry-over 2022
Renfrew County Place	HVAC - Replacement/upgrade	\$220,000			Carry-over 2022
	Paramedic Parking Shelter	\$425,000			Carry-over 2022
	Parking Lot - Paving	\$50,000			Carry-over 2022
	Flat Roof Replacement	\$341,000			
80 McGonigal					
Paramedic Bases	Arnprior - Asphalt/concrete curbs	\$10,000			
	Petawawa - Asphalt/concrete curbs	\$20,000			
	Petawawa - Refurbish concrete floor	\$17,600			
OPP	Parking Lot - geotechnical investigation	\$16,500			

PLANNING DIVISION REPORT

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

Prepared for: Development and Property Committee

February 14, 2023

INFORMATION

1. **Staffing Update**

Alex Benzie, County Planner has accepted a position with the Township of Whitewater Region. Her last day at the County was January 27. We wish Alex all the best with her new position.

2. **Land Division Update**

On February 13, the Land Division Committee held its first meeting since the October elections. The meeting started with an orientation/information session. The Committee considered 11 consent applications. All 11 consent applications were brought to the Land Division Committee due to concerns raised by members of the public.

3. **Bill 23 – The More Homes Built Faster Act, 2022**

Attached as Appendix PLAN-I is resolution circulated from the Town of Halton Hills requesting that the Provincial Government repeal Bill 23.

RESOLUTIONS

4. **Bill 23 – Revisions to Planning Process (Subdivision Condominium/Consent)**

Recommendation: THAT the Development and Property Committee recommends that County Council provide staff direction to discontinue holding a public meeting for plans of subdivision.

Recommendation: THAT Development and Property Committee recommends that County Council provide staff direction to amend the Consent Delegation Approval By-law to delegate to staff the decision on “contested” applications.

Background

On November, 28, 2022, Royal Assent was given to Bill 23, The More Homes Built Faster Act, 2022. The Province indicates that the main purposes of the Bill are to encourage more housing, in particular affordable housing, and then find efficiencies to reduce the amount of time the planning process takes. Two of the changes include: 1) Removal of the mandatory public meeting for a plan of subdivision/condominium, and 2) Removal of a third-party appeal for consent applications.

The Province has indicated a desire to speed up the planning approval process, in particular when it comes to residential lot creation. Bill 23 removed the mandatory component of holding a public meeting for a plan of subdivision or condominium. Previous amendments to the Planning Act have already restricted public appeals to a plan of subdivision. The holding of the public meeting adds several weeks to the approval process of a plan of subdivision. Typically, the County requests that the local municipality host the public meeting where the subdivision is located. There would be cost savings for the local municipality, the County, and the developer (preparation costs, travel, and attendance) if the public meetings were discontinued.

Now that this public meeting requirement has been removed from the Planning Act, and the public has no right to appeal a decision of the County for a plan of subdivision, it is recommended that Council provide direction to staff whether to continue to hold public meetings or not. Staff recommend that the meetings be discontinued because there would be a reduction in the processing time, a reduction in costs, and the public already does not have any appeal rights. If the public meeting was discontinued, concerned/interested members of the public would still have the opportunity to provide written comments on an application for County or the developer's consideration.

Another significant change Bill 23 made to the Planning Act was to eliminate third party appeals to consent applications. The public no longer has the ability to appeal the decision of the County with respect to consent applications. County of Renfrew By-law 25-20 delegates to the Manager of Planning Services the authority to decide upon "straight forward" consent applications – meaning a consent that conforms to a municipality's planning documents (Official Plan and Zoning By-law) is consistent with the Provincial Policy Statement (PPS) and has not raised concerns or objections from the public or a public body. Consent applications that have a concern raised from the public trigger the need to have a Land Division Hearing, where the decision to approve or not is delegated to the Land Division Committee.

A disputed consent can add several months to the decision-making process of a severance application. Disputed consents as a result of public concerns or objections make up the majority of files brought to the Land Division Committee for a decision. As a result of Bill 23 removing the public's ability to appeal, some municipalities are considering changing their procedures to delegate to staff the decision for neighbour contested applications. It is recommended that Committee/Council provide staff direction on whether to bring back an amendment to the delegation by-law. Attached as Appendix PLAN-II is the proposed amended By-law. Staff are recommending that the By-law be changed to remove public concerns as a trigger for a Land Division Committee meeting. A disputed application as a result of concerns from the local municipality, other public agency, or conformity with a planning document would still trigger a Land Division Committee decision. The removal of public concerns/objections would reduce application processing times, reduce County costs (staff and committee), and reduce costs to the applicant from having to attend a Committee Hearing.

BY-LAWS

5. Calabogie Motorsport Track – Official Plan Amendment No. 37 (OPA 37)

Recommendation: THAT the Development and Property Committee recommends that County Council pass a By-law to adopt and approve Official Plan Amendment No. 37.

Background

Attached as Appendix PLAN-III is the proposed Official Plan Amendment No. 37 and Planning Report.

The application proposes to amend the Rural-Exception Five designation, which applies to the Calabogie Motorsport Track, to allow additional uses on the property which are usually permitted within rural areas – including residential uses. Residential uses permitted by the Rural policies include limited low density residential uses, typically considered to be single detached, semi-detached and duplex dwellings, as well as dwellings related to resource based recreational uses.

The type and amount of future residential use that could occur within the Rural-Exception Five designation will be subject to many factors, including but not limited to road access, site suitability for buildings, private well and sewer services, impacts on environment and natural features, and noise. The policies set out in the Rural-Exception Five designation, in addition to the General Policies Section 2.0 of the Official Plan provide wide-ranging requirements to ensure all relevant land use matters are considered for any new proposed development within the Rural-Exception Five designation. This includes the submission of additional studies, plans or any other supporting documentation deemed necessary by the municipality at the time of any new development proposals on site.

6. Selle Quarry – Official Plan Amendment No. 38 (OPA 38)

Recommendation: THAT the Development and Property Committee recommends that County Council pass a By-law to adopt and approve Official Plan Amendment No. 38.

Background

Attached as Appendix PLAN-IV is the proposed Official Plan Amendment No. 38 and Planning Report.

OPA 38 would change the designation of a parcel of land from Rural to Mineral Aggregate to facilitate the expansion of the Selle Quarry in the Township of Bonnechere Valley. The approval of OPA 38 will allow the Owner to proceed with an application to the Ministry for an aggregate license.

7. **Voyager Bay – Official Plan Amendment No. 39 (OPA 39)**

Recommendation: THAT the Development and Property Committee recommends that County Council pass a By-law to adopt and approve Official Plan Amendment No. 39.

Background

Attached as Appendix PLAN-V is the proposed Official Plan Amendment No. 39 and Planning Report.

OPA 39 would redesignate approximately 7.69 hectares of land to a site-specific Waterfront – Exception Five designation. There have been 12 waterfront residential lots previously created from the holding. This re-designation would add an additional eight new waterfront lots (plus a retained) to be created through the consent process instead of the plan of subdivision process.

Section 14.2(1) of the Official Plan includes policies that direct the approval authority that a plan of subdivision will be the method of dividing land where: a significant number of new lots would be created, or there is the potential to create a significant number of new lots, or where extensive investigations regarding matters such as hydrogeology, surface drainage or environmental impact will be required. Section 14.3 (3), (4), and (5) of the Official Plan includes policies that direct the number of lots that can be created through the consent process from an original holding. The proposal to create additional lots from this holding through the consent process does not meet these policies – hence the Official Plan Amendment.

No objections were received regarding the proposed Official Plan Amendment. A public meeting was held at the Township of Whitewater Region municipal building on February 1, 2023. Attached as Appendix PLAN-VI are responses to the circulation of the amendment submitted by various provincial ministries and public agencies. The comments are applicable to future consent applications when processed by the Township. The comments highlight requirements for:

- Hydrogeological assessments in accordance with provincial guidelines.
- Stormwater management practices in accordance with stormwater management manual and the need for Ministry of the Environment, Conservation and Parks (MECP) approval.
- Items to be addressed in the Environmental Impact Study (EIS) (significant woodlands; significant valleylands, species at risk).
- Wildland fire risk.
- Minimum 30 metre setback from the highwater mark of the river and work permits required from Ministry of Natural Resources and Forestry (MNRF) if the shoreline/crown land is being altered.
- Future agreements between landowners and Ontario Power Generation (OPG) for use of OPG lands.



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 905-873-2600 | 1-877-712-2205
 haltonhills.ca

January 26, 2023

Honourable Doug Ford, Premier of Ontario
 Via Email

Re: Repeal Bill 23 – The Build More Homes Faster Act

Please be advised that Council for the Town of Halton Hills at its meeting of Monday, January 23, 2023, adopted the following Resolution:

WHEREAS Bill 23, the Build More Homes Faster Act was introduced on October 25th, the day after Municipal elections in Ontario at a time when councils were in a transition period and unable to respond to the legislation prior to passage of the legislation;

AND WHEREAS the Association of Municipalities (AMO) was not given an opportunity to present its concerns with Bill 23 to the Standing Committee on Heritage, Infrastructure and Cultural Policy further eroding the municipal/provincial relationships;

AND WHEREAS the loss of revenue to the Town of Halton Hills as a result of Bill 23 is estimated at \$58 -\$87 million over 10 year which, without provincial compensation, will severely impact the provision of municipal services including transportation, parks and recreation facilities;

AND WHEREAS the elimination of the Regional role in approval of official plans creates uncertainty around the planning for regional services to support the growth aspirations of the local municipalities;

AND WHEREAS the role of Conservation Authorities has been limited to natural hazards only, thereby precluding a broader role in providing expert advice and services to municipalities on natural heritage matters as part of the planning process;

AND WHEREAS AMO's evaluation concluded that there is no confidence that the measures in Bill 23 will do anything to improve the affordability of housing.

NOW THEREFORE BE IT RESOLVED THAT the Town of Halton Hills urges the Provincial Government to repeal Bill 23;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford, Steve Clark, Minister of Municipal Affairs and Housing, Provincial opposition parties, Ted Arnott MPP, and AMO.

(Appendix A – Town of Halton Hills Report No. PD-2022-0050)

(Appendix B – List of references)

Attached for your information is a copy of Resolution No. 2023-0007.

If you have any questions, please contact Valerie Petryniak, Town Clerk for the Town of Halton Hills at valeriep@haltonhills.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M Lawr', is positioned above the printed name.

Melissa Lawr
Deputy Clerk – Legislation

cc. The Honourable Steve Clark, Minister of Municipal Affairs and Housing
The Honourable Ted Arnott Speaker of the Ontario Legislature and MPP, Wellington-Halton Hills
John Fraser, Leader of the Ontario Liberal Party and MPP, Ottawa South
Peter Tabuns, Leader of the New Democratic Party of Ontario and MPP, Toronto Danforth
Mike Schreiner, Leader of the Ontario Green Party and MMP, Guelph
Association of Municipalities of Ontario (AMO)
All 444 Municipalities of Ontario



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2023-0007

Title: Bill 23 – The Build More Homes Faster Act

Date: January 23, 2023

Moved by: Councillor J. Fogal

Seconded by: Councillor C. Garneau

Item No. 13.1

WHEREAS Bill 23, the Build More Homes Faster Act was introduced on October 25th, the day after Municipal elections in Ontario at a time when councils were in a transition period and unable to respond to the legislation prior to passage of the legislation;

AND WHEREAS the Association of Municipalities (AMO) was not given an opportunity to present its concerns with Bill 23 to the Standing Committee on Heritage, Infrastructure and Cultural Policy further eroding the municipal/provincial relationships;

AND WHEREAS the loss of revenue to the Town of Halton Hills as a result of Bill 23 is estimated at \$58 -\$87 million over 10 year which, without provincial compensation, will severely impact the provision of municipal services including transportation, parks and recreation facilities;

AND WHEREAS the elimination of the Regional role in approval of official plans creates uncertainty around the planning for regional services to support the growth aspirations of the local municipalities;

AND WHEREAS the role of Conservation Authorities has been limited to natural hazards only, thereby precluding a broader role in providing expert advice and services to municipalities on natural heritage matters as part of the planning process;

AND WHEREAS AMO's evaluation concluded that there is no confidence that the measures in Bill 23 will do anything to improve the affordability of housing.

NOW THEREFORE BE IT RESOLVED THAT the Town of Halton Hills urges the Provincial Government to repeal Bill 23;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford, Steve Clark, Minister of Municipal Affairs and Housing, Provincial opposition parties, Ted Arnott MPP, and AMO.

(Appendix A – Town of Halton Hills Report No. PD-2022-0050)

(Appendix B – List of references)



Mayor Ann Lawlor



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Bronwyn Parker, Director of Planning Policy

DATE: December 7, 2022

REPORT NO.: PD-2022-0050

SUBJECT: Bill 23 – More Homes Built Faster Act

RECOMMENDATION:

THAT Report No. PD-2022-0050 dated December 7, 2022 regarding Bill 23 – the More Homes Built Faster Act, be received;

AND FURTHER THAT staff continue to assess the implications of Bill 23, the More Homes Built Faster Act and provide further update reports to Council as may be appropriate;

AND FURTHER THAT the Province be requested to provide supplemental funding to offset the reductions in Development Charges and cash-in-lieu of parkland accruing to the Town as a result of Bill 23, the More Homes Built Faster Act;

AND FURTHER THAT the Town Clerk forward a copy of Report PD-2022-0050 to the Minister of Municipal Affairs and Housing, the Minister of Tourism, Culture and Sport, the Minister of the Environment, Conservation and Parks, and the Minister of Finance; Halton Area MPPs; the Region of Halton; the City of Burlington; the Town of Milton and the Town of Oakville for their information.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Bill 23, the *More Homes Built Faster Act, 2022* was introduced into the legislature on October 25, 2022.
- The goal of Bill 23 is the creation of an additional 1.5 million new homes in Ontario over the next ten years.

- There are 10 Schedules to Bill 23, (9 of which are applicable in Halton) proposing sweeping changes to various pieces of legislation including but not limited to, the *Planning Act*, *Development Charges Act*, *Conservation Authorities Act* and *Ontario Heritage Act*.
- The opportunity to provide public feedback was offered via postings on the Environmental Registry of Ontario (ERO), with comment deadlines ranging from 30 – 66 days. Comments were provided on a number of the postings in accordance with the established deadlines. Key concerns raised are highlighted in the report, with more detailed comments included as Appendix 2.
- Bill 23 received Royal Assent on November 28, 2022. Most of the Bill is in force as of that date. This report provides an overview of Bill 23 in its final form.

BACKGROUND AND DISCUSSION:

The Ministry of Municipal Affairs and Housing (the Ministry) has committed to a goal of 1.5 million new homes being constructed over the next 10 years, with the *More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022-2023* as the key driver behind the delivery of these housing units. The Housing Supply Action Plan (HSAP) suggests that the housing supply shortage can be addressed by "...reducing government fees and fixing development approval delays that slow housing construction and increase costs".

In order to achieve the Province's overarching objectives, Bill 23, the *More Homes Built Faster Act, 2022* was introduced into the Ontario Legislature on October 25, 2022. Bill 23 consists of ten schedules that entail sweeping changes to the various pieces of legislation including but not limited to the *Planning Act*, *Development Charges Act*, *Ontario Land Tribunal Act*, *Conservation Authorities Act* and the *Ontario Heritage Act*. A series of postings on the Environmental Registry with varying commenting deadlines were also introduced at the same time.

Bill 23 is the third piece of legislation prepared by the Province over the last four years that entails significant changes to the land use planning system in Ontario. In 2019, Royal Assent was given to the *More Homes, More Choice Act* (Bill 108). In 2022, the *More Homes for Everyone Act* (Bill 109) received Royal Assent. Bill 109 was discussed in report PD-2022-0031 and is further considered via report PD-2022-0049, which is included on this Council agenda.

At the November 7, 2022, meeting, Council passed a resolution expressing a number of initial concerns with Bill 23. Among other matters, the resolution requested that the Province extend the commenting deadlines from 30 and 31-day postings to 66-day postings, which would mirror some of the ERO postings released on October 25, 2022. While the Province did extend some of the postings to 45-day postings, they did not provide the full 66-day review period Council had requested. A copy of the Council resolution is attached to this report as Appendix 3 for reference purposes.

Bill 23 received Royal Assent on November 28, 2022. Most of the Bill is in force as of that date. The purpose of this report is to summarize Bill 23 in its final form. The report will also touch on some of the key concerns with Bill 23 that were identified by staff.

Bill 23

As identified earlier in this report, Bill 23 was introduced and received First Reading on October 25, 2022. It moved to Second Reading on October 31, 2022 and was ordered referred to the Standing Committee on Heritage, Infrastructure and Cultural Policy at that time. After presentations to the Standing Committee, much discussion and debate, a slightly amended version of Bill 23 passed Third Reading and received Royal Assent on November 28, 2022.

There are ten key elements of the approved Bill 23 that this report will focus on. These include:

1. The role of Halton Region in the local planning approval process
2. The role of the Conservation Authorities
3. Three residential unit permissions
4. Required zoning by-law amendments regarding MTSA's
5. Public meetings for draft plan of subdivision applications
6. Changes to site plan control for up to ten units
7. Removal of 2-year prohibitions on amendments for specified applications
8. Restrictions on third-party appeals for minor variance and consent
9. Changes to the *Ontario Heritage Act*
10. Parkland dedication calculation rate changes
11. Development Charge exemptions

1. The role of Halton Region in the local planning approval process

One of the most significant changes as a result of Bill 23 is the pending removal of approval authority from the Region of Halton as it relates to local planning matters. Halton, along with a handful of other GGH upper-tier municipalities including Peel, Durham, York, Niagara, Waterloo and the County of Simcoe, will become “an upper-tier municipality without planning responsibilities”. At a date yet to be determined, the Minister of Municipal Affairs and Housing will take over the approval role for local Official Plans and amendments thereto including Secondary Plans.

Based on the foregoing, it is staff's understanding that local municipalities such as Halton Hills would inherit the applicable components of the Regional Official Plan within our jurisdiction. These components would be used as a basis to complete further updates to the Town's Official Plan. Municipalities await the release of regulations and applicable transition policies clarifying these various pieces, which are yet to be announced by the province.

2. The role of the Conservation Authorities

As of January 1, 2023, Conservation Authorities will no longer be permitted to comment on any aspects of the planning approval process including development applications and supporting studies, other than those matters dealing with natural hazards and

flooding. They will also no longer be able to require certain components of the planning process (such as watershed planning; wetland evaluations; or elements related to ecology and biodiversity during Scoped Subwatershed Studies, SISs, EAs, etc.) to be completed to their satisfaction/approval.

In addition, a single regulation has been proposed for all 36 Conservation Authorities in Ontario, rather than having separate regulations pertain to each Authority. This regulation has not yet been prepared or released for comment and the date upon which it would come into effect remains to be determined.

Another significant change as a result of Bill 23 is that any development that has been approved through an application under the *Planning Act* will no longer require a permit from the applicable Conservation Authority. These exemptions will be based on specific conditions or requirements, yet to be determined through regulation. The timeframe for when these exemptions will come into effect are also unknown. Staff would expect to see these draft regulations released for comment early in 2023.

3. Three residential unit permissions

As of November 28, 2022, all Ontario municipalities are required to permit up to three residential units per lot within settlement areas, so long as that lot is serviced by municipal water and wastewater systems. The Province views this as a form of gentle intensification that will deliver a modest amount of supply relative to the overall 1.5 million new homes Provincial target. This permission allows for all three units to be contained within the main building (the principal home on the lot), or two units within the main building and one unit in an accessory building. Municipalities are not permitted to require a minimum size/area for these additional residential units, however, building permits are still required for each residential unit constructed. In addition, municipalities cannot require more than one parking space per residential unit.

In the Halton Hills context, through the Town's Comprehensive Zoning By-law Review, the Town will be required to update its existing zoning requirements (which currently require a minimum of 2 parking spaces for the principle dwelling and 1 parking space per additional residential unit), reducing the minimum number of parking spaces required to only 1 space per residential unit. The Official Plan and Zoning By-law will also require updating to ensure that up to three residential units are permitted on each serviced urban residential lot.

There are no appeal rights afforded as it relates to any required amendments to a municipal Official Plan or Zoning By-law as a result of these changes. In addition, any existing local requirements regarding the number of units permitted, the minimum size of units, or the minimum number of parking spaces per unit, are superseded by Bill 23.

4. Required zoning by-law amendments regarding MTSA's

Under a new subsection (16(20)) of the *Planning Act*, Bill 23 requires that within one-year of approval of an Official Plan Amendment delineating a Major Transit Station Area (MTSA) and identifying the minimum number of residents and jobs per hectare that are planned to be accommodated within that area, municipalities must update their zoning

by-laws. These zoning by-law updates must include minimum heights and densities within the MTSA in keeping with the policies approved through the Official Plan Amendment.

With the recent approval of ROPA 49¹ by the Minister of Municipal Affairs and Housing and given both the Georgetown and Acton MTSAs were not assigned minimum density targets through that approval, appropriate population and employment density targets for these MTSAs must be established. The Town commenced the Georgetown GO Station Secondary Plan review in 2022. At this juncture, staff believe that is the appropriate process for assessing and assigning those prescribed minimum densities. It is our understanding that once the Secondary Plan with the minimum density targets is approved, the Town will have one year to update the zoning by-law mirroring those minimum density targets.

The Acton GO Station Secondary Plan is targeted for a comprehensive review in the coming years (currently scheduled for 2025), at which time those minimum density targets will also be considered and updated as appropriate.

5. Public meetings for draft plan of subdivision applications

One of the changes from Bill 23 is that Statutory Public Meetings for draft plans of subdivision are no longer required under the *Planning Act*. This change came into effect upon Royal Assent on November 28, 2022.

The change does not preclude a municipality from continuing to hold a public meeting for subdivision applications. In our experience, subdivision applications are submitted in conjunction with zoning by-law amendments and in some cases official plan amendments both of which require public meetings. There is little if any efficiency to be gained by not including the plan of subdivision in the statutory public meeting. The public typically will be interested in the road layout, the lotting patterns and the location of blocks for schools, parks, recreational amenities and natural heritage all of which will be shown on the draft plan of subdivision. Given the importance of public consultation to the planning process, the Town will continue to hold public meetings for subdivision proposals that result in the creation of new lots.

6. Changes to site plan control for up to ten units

Site plan control is a land use planning tool that municipalities utilize to evaluate site specific elements when development is proposed. As is described in the provincial site plan control guide, this control over detailed site-specific matters ensures that a development proposal is well designed, fits in with the surrounding uses and minimizes any negative impacts. Items typically considered through site plan control include

¹ ROPA 49 was approved by the Minister of Municipal Affairs and Housing on November 4, 2022. That approval requires that Halton Region update their Table 2 and 2a density targets to establish minimum population and employment targets within MTSAs. However, Bill 23 identifies Halton Region as “an upper-tier without planning responsibilities”. As such, it is unclear as to whether the Georgetown and Acton MTSA densities will be established by the Town or Region. It is expected that the Bill 23 regulations and transition policies yet to be released will provide that clarification.

lighting, drainage, access to and from the site (pedestrian and vehicular), waste and snow storage, landscaping, and architectural and urban design among others.

Where a municipality could apply site plan control for any type or scale of development as defined in a municipal site plan control by-law, Bill 23 has now created an exemption for residential developments for 10 units or less. As a result, the Town will be required to update its current site plan control by-law to clarify the application of the tool, removing the requirements where 10 or less residential units are proposed.

In addition, Bill 23 has also removed architectural details (i.e., matters of urban design) and landscape design aesthetics from the scope of site plan control. As per Section 41, subsection 4.1.1 of the *Planning Act*, site plan control can still apply to "...elements, facilities and works on the land if the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands". This subsection provides the Town with the permissions necessary in order to continue to apply Green Development Standards (GDS) at the appropriate time during the development approval process.

7. Removal of 2-year prohibitions on amendments for specified applications

Previous amendments to the *Planning Act* prohibited applications for amendments to a new official plan and secondary plans for a two-year period following initial approval unless Council permission to file such applications was granted. Similarly, applications to further amend a new zoning by-law and a new site-specific zoning by-law amendment or to seek a minor variance to the same were also prohibited for a two-year period without Council permission. Bill 23 has revoked those changes completely, meaning applications to amend any of these approved planning documents are now permitted without any time restrictions.

8. Restrictions on third-party appeals for minor variance and consent

Bill 23 has restricted the appeal rights for minor variance and consent applications, only allowing the applicant, the municipality, certain prescribed public bodies and the Minister the opportunity to appeal decisions for these types of applications.

In addition, this new rule applies retroactively to October 25, 2022 (the date that Bill 23 was first introduced into the Legislature). This means that any existing third-party appeals to the Ontario Land Tribunal on a minor variance or consent decision, where a hearing date has not yet been established, will be dismissed.

Third party appeal rights of Council decisions on official plan and zoning by-law amendments remain in place under *The Planning Act*.

9. Changes to the *Ontario Heritage Act*

Sweeping amendments to the *Ontario Heritage Act* (OHA) have been approved through Bill 23, however, as of the date of writing of this report, none of these changes are in force. At a date to be proclaimed by the Minister, these amendments will come into effect.

Bill 23 requires that all information currently included in a municipal Heritage Register must be made available online, and that all future properties must meet criteria established by regulation to be listed on the Heritage Register. It is worth noting that the Town already provides the majority of this information on our website and offers this information freely to the public.

Amendments to the OHA will allow owners to serve a notice of objection to a municipality for properties added to the Heritage Register at any time. The Town undertook a multi-phase approach with significant public consultation to build our Heritage Register. As the Town's process to build the Heritage Register was ahead of legislative requirements at the time, these amendments seem to negate the comprehensive and public approach undertaken by the Town.

Removals of listed properties from the Heritage Register are one of the key amendments resulting from Bill 23. Conditions have been specified that would necessitate the removal of a listed property from the Heritage Register, including a Notice of Intention to Designate being withdrawn, and a by-law being repealed or not being passed. These removals would not require consultation with the Town's municipal heritage committee. In addition, properties listed on the Heritage Register would be removed after two years if they have not been designated, and are not eligible for re-listing on the Register for five years after their removal.

Another change through Bill 23 is that municipalities are prohibited from designating a property unless it was already/previously listed on the Heritage Register, and any properties will be required to meet two or more criteria for designation, whereas properties are currently required to meet only one of the three criteria identified in Ontario Regulation 9/06 in order to be designated.

Additional amendments to the OHA will require future Heritage Conservation Districts (HCDs) to meet criteria for determining whether they are of heritage value or interest and will allow for amendments or repeals to Heritage Conservation District by-laws. HCDs are a planning tool that guide the conservation of an historic area or neighbourhood's cultural heritage value. The Town of Halton Hills has designated one Heritage Conservation District under Part V of the OHA. The Syndicate Housing Heritage Conservation District was designated by Council in 2005 and is located along Bower Street in Acton.

Finally, amendments to the OHA through Bill 23 will allow the Minister of Citizenship and Multiculturalism to review, confirm, or revise determinations of cultural heritage value for provincially owned heritage properties, and would allow exemptions for those properties from Heritage Standards and Guidelines for proposals where other major priorities will be advanced.

10. Parkland dedication calculation rate changes

Amendments to the *Planning Act* alter previous legislation regarding alternative parkland dedication calculations. Under Bill 23, the rate has been reduced to 1 hectare/600 units if land is conveyed and 1 hectare/1,000 units for cash in lieu of parkland. The alternative rate is subject to a cap of 10% of the land for lands that are

five hectares (+/- 12 acres) or less and 15% of the land for lands greater than 5 hectares. Both changes came into effect on November 28, 2022, upon Bill 23 receiving Royal Assent.

Parkland dedication rates are also now calculated on the day that a zoning by-law amendment for a development proposal is passed, or the day that a related site plan application is filed, whichever is later. If neither a zoning by-law amendment nor site plan approval is/are required, parkland dedication is calculated on the day that the first building permit related to the development is issued.

In addition, beginning in 2023, municipalities will be required to spend or allocate at least 60% of their parkland reserve funds at the start of each calendar year.

Additional parkland dedication provisions not yet in force under Bill 23 include: the exemption of affordable and attainable units from parkland dedication and cash-in-lieu requirements; encumbered parkland; strata parks (parks built on top of structures, such as rooftops or parking garages); and privately owned publicly accessible open spaces ("POPS") such as small parkettes often found within condominium developments, will be eligible for parkland credits. Landowners will also be permitted to propose which areas of their land they wish to provide towards their parkland contributions. While municipalities will be able to refuse any such offer they deem to be unacceptable, landowners will have the right to appeal those refusals to the Ontario Land Tribunal. These amendments will come into force upon proclamation by the Lieutenant Governor.

As it relates to Town staff observations on the parkland dedication rate changes, broadly speaking, it is estimated that an overall 60-75% decrease in parkland dedication fees could be expected over the next 14 years. This is based on a very preliminary review and is dependent on the number of medium or high-density residential development applications received over that time period. Based on current estimates, this could represent a reduction of \$24 million to \$30 million dollars. It is important to note that a detailed financial analysis would be required in order to fully assess the potential financial ramifications of the reduced parkland contribution impacts from Bill 23. This review would be required in coordination with Finance staff and a review of the Long-Range Financial Plan and 10 Year Capital Forecast.

11. Development Charge (DC) exemptions

Significant amendments were made to the *Development Charges Act* (DC Act) through Bill 23. Some of these changes have come into effect as of November 28, 2022, while other changes await release of updated regulations and/or proclamation by the Lieutenant Governor.

One of the amendments now in effect includes a five-year phasing in of DC rate increases for any DC By-laws passed on or after January 1, 2022. These reductions begin with a 20% reduced fee for year one, with the reduction decreasing by 5% for each year thereafter until the fifth year when the full new rate would apply. This means that the fee at year one would be 80% of the approved DC rate; 85% in year two, 90% for year three and 95% for year four, before the full 100% DC rate could be charged at year five. In addition, DCs are exempt for non-profit housing development and

inclusionary zoning residential units. Bill 23 also provides DC discount of 25% for purpose-built rental housing with 3 or more bedrooms; 20% for 2 bedrooms; and 15% for less than 2 bedrooms.

Additional changes in force as of Royal Assent which may have significant ramifications for the Town include the extension of DC by-law expiry dates from every five years to every ten years; growth related studies (including Secondary Plan Studies, Scoped Subwatershed Studies, Environmental Assessments etc.) and land cost (for services yet to be prescribed) are now excluded from recovery through DCs; interest rates on phased DCs must be capped at prime plus 1% for rental, and institutional developments; and municipalities are now required to spend or allocate at least 60% of their DC reserve funds at the beginning of each calendar year (beginning in 2023) on priority services, such as water, wastewater and roads.

Future regulations regarding “attainable housing units” and the DC exemptions tied to such developments have not yet been released. Additional DC exemptions are also being implemented at a future date for affordable residential units. The impacts of these changes are not yet fully understood given the associated regulations have not yet been released.

Similar to the financial ramifications identified above with respect to the parkland dedication rate changes, the DC Act changes could significantly impact the Town from a financial perspective. Depending on the scenarios related to the attainable, affordable, and non-profit housing forms, the projected DC loss is estimated in the range of \$34 million to \$57 million dollars over the next 10 years (or \$20 million to \$31 million dollars over 5 years). This represents a 12% to 20% reduction in DC revenue over 10 years, as compared to DC revenues projected under the Town’s DC by-law prior to Bill 23. Again, it is important to note that a detailed financial analysis would be required in order to fully assess the potential financial ramifications from Bill 23.

Based on the estimated impacts above, staff recommend requesting that the Province provide supplemental funding to offset the reductions in Development Charges and cash-in-lieu of parkland accruing to the Town as a result of Bill 23.

Environmental Registry of Ontario Postings

On October 25, 2022, a series of postings were made on the Environmental Registry of Ontario website (the ERO). Some of these postings were directly tied to changes proposed through Bill 23 (such as amendments to the *Planning Act* and *Development Charges Act*), whereas other postings not discussed within this report or its appendices were not directly tied to Bill 23 (such as the proposed changes to the Greenbelt Plan).

These postings were made available for comment, with deadlines ranging between 30 to 66 days. Appendix 1 to this report provides a table outlining the various Bill 23 related postings and their respective comment timeframes. It also identifies the status of Town staff review. Any staff level comments that have been submitted on the Bill 23 ERO postings as of finalization of this report are attached as Appendix 2.

Key comments submitted through the ERO postings highlight the Town's concerns regarding the sweeping amendments made by Bill 23. These concerns include the following:

- Bill 23 has significant financial implications for the Town. The loss in development charge and cash-in-lieu of parkland revenue is anticipated to be significant and will impact the Town's ability to fund necessary infrastructure improvements and public service facilities such as libraries, community centres and arenas that are an essential component of a complete community.
- Secondary Plans and related supporting studies are required to facilitate new development in greenfield and key intensification areas. The inability to fund such studies creates significant challenges for municipalities and may slow down the delivery of new housing supply.
- Limitations on undertaking urban design as part of the site plan process. Good urban design contributes to a sense of place and is an important consideration in developing complete communities and ensuring compatibility.
- The potential elimination of Green Development Standards plays a vital role in improving energy efficiency and reducing greenhouse gas emissions².
- Significant changes to the *Ontario Heritage Act* that on balance were not considered necessary considering the Town's measured approach to managing cultural heritage resources.
- The scoping of the role of Conservation Authorities to natural hazards only thereby precluding a broader role in providing advice on natural heritage matters. Staff recommended that the Conservation Authorities continue to play a role in environmental plan review subject to appropriate Memorandums of Understanding (MOU) with municipalities.

STRATEGIC PLAN ALIGNMENT:

This report has ramifications for many aspects of the Town's Strategic Plan such as:

- preserve, protect and enhance the Town's natural environment;
- to preserve, protect and promote our distinctive historical urban and rural character through the conservation and promotion of our built heritage and cultural heritage landscapes;
- to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of residents and businesses; and,
- to provide responsive, effective municipal government and strong leadership in the effective and efficient delivery of municipal services.

² The final version of Bill 23 incorporates permissive language with respect to sustainable design which is considered to resolve this concern.

RELATIONSHIP TO CLIMATE CHANGE:

At this time, the impacts to the Town's Climate Change portfolio and initiatives are not fully understood given the magnitude of the legislative changes approved through Bill 23. It is worth noting that from the time of 1st Reading to Royal Assent, amendments were made to Bill 23 which reinstated the ability for municipalities to proceed with the application of Green Development Standards.

PUBLIC ENGAGEMENT:

Public Engagement for Bill 23 is coordinated by the province through the various ERO postings and to a certain extent, through submissions received by the Standing Committee on Heritage, Infrastructure and Cultural Policy. Where possible, at the implementation stages, the Town will ensure the public is provided an opportunity to be engaged and consulted on the required changes to local policies and procedures resulting from Bill 23.

INTERNAL CONSULTATION:

The Recreation and Parks, Finance, Development Review and Planning Policy teams coordinated a review of the Bill 23 changes. Comments from this internal review are included within this report.

FINANCIAL IMPLICATIONS:

Estimated financial impacts associated with implementation of the DC and parkland contribution legislative changes have been identified in this report. It is estimated that an overall 60-75% decrease in parkland dedication fees could be expected over the next 14 years, which based on current estimates, could represent a reduction of \$24 million to \$30 million dollars over that timeframe. With respect to the DC reductions, depending on the scenarios related to the attainable, affordable, and non-profit housing forms, the projected DC loss is estimated in the range of \$34 million to \$57 million dollars over the next 10 years (or \$20 million to \$31 million dollars over 5 years). This represents a 12% to 20% reduction in DC revenue over a 10-year timeframe. A detailed financial analysis would be required in order to fully assess the potential financial ramifications from Bill 23. Based on the estimated financial impacts identified within this report, staff recommend that the Province provide supplemental funding to offset these anticipated funding losses as a result of Bill 23.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer

Appendix B – List of References

- Ontario Public Health Association Bill 23 Input to Province
- Canadian Environmental Law Association Written Submission to Standing Committee on Bill 23
- Association of Municipalities of Ontario - Unpacking Bill 23
- Ontario Nature Bill 23 What You Need to Know
- An Integrated Approach to Address The Ontario Housing Crisis (amo.on.ca)

COUNTY OF RENFREW**BY-LAW NUMBER****A BY-LAW TO DELEGATE TO THE LAND DIVISION COMMITTEE AND TO APPOINTED OFFICERS
PART OF THE AUTHORITY WITH RESPECT TO THE GRANTING OF CONSENTS**

WHEREAS pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended, hereinafter referred to as "the Act", the Council of the County of Renfrew has authority to give consents to convey, mortgage or charge, grant, assign or exercise a power of appointment in respect to land, or enter into an agreement in respect to land, where the land is situated within the County of Renfrew;

AND WHEREAS pursuant to Sections 54(4) and 54(7) of the Act, the authority of County Council may be delegated by by-law to an appointed officer identified in the by-law by name or position or to a Land Division Committee, subject to such conditions as County Council by by-law provides;

AND WHEREAS County Council considers it advisable to delegate some of the powers vested in it pursuant to Sections 50 and 53 of the Act, to the Land Division Committee, and to certain appointed officers;

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

1. That the delegation of authority and procedures relating to consents be as set out in Schedule "A" to this By-law.
2. That this By-law comes into force and effect on the day it is passed.
3. That By-law 25-20 is hereby repealed.

READ a first time this _____ day of _____ 2023.

READ a second time this ____ day of _____ 2023.

READ a third time and finally passed this _____ day of _____ 2023.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

SCHEDULE "A"

DELEGATION OF POWERS

1. Delegation by County Council to the Manager of Planning Services and the Director of Development and Property

The Council of the County of Renfrew delegates to the Manager of Planning Services and in his/her absence the Director of Development and Property, the authority to:

- (1) decide upon, in accordance with the Act and regulations thereunder, any consent application which is straight forward;
- (2) for straight forward consent, change the conditions of a provisional consent at any time before a consent is given, and to determine if a change to conditions is minor or not, for the purposes of giving notice;
- (3) deem abandoned and closed consents which have remained inactive for more than three years, but only after the applicant has been notified in writing and given 30 days to respond. The County's letter will specify that, if there is no response from the applicant within 30 days, it will be taken as acknowledgement of abandonment and the file will be closed. The letter will also indicate that if an applicant wants to keep a file open, new information may be required and new requirements met to ensure the application is up to current planning standards before the granting of consent can be considered. Finally, the letter will advise the applicant that a timetable must be established in consultation with the County for moving the file forward, failing which the County will deem the file abandoned and closed.

In all cases involving the closing of files, the County will send a final letter to the applicant advising that the file has been closed but indicate that closing the file does not preclude the making of a future application.

If the land that is the subject of the consent has changed ownership, the current owner, based on Municipal Property Assessment Corporation records, will be sent the 30-day letter.

An inactive file is one in which there has been no action and/or contact by the applicant with the County for three years or more, based on the last known point of contact noted in the file.

2. Delegation by County Council to Land Division Committee

Subject to the delegation contained in Section 1 herein, the Council of the County of Renfrew hereby delegates to the Land Division Committee the authority to hold hearings and decide whether to grant any disputed applications for consent made to the County of Renfrew, in accordance with the Act, and any regulations thereunder.

3. For the purposes of this By-law, straight forward consent and disputed consent shall mean as follows:

Straight Forward Consent - means a consent which conforms to a municipality's planning documents (official plan or zoning by-law), is consistent with the Provincial Policy Statement, and has not raised concerns or objections from a public body or the municipality.

Disputed Consent - means a consent application which includes one or more of the following:

- (1) does not conform with a municipality's planning documents (official plan or zoning by-law);
- (2) is not consistent with the Provincial Policy Statement;
- (3) does not satisfy the requirements of a public body;
- (4) does not satisfy the requirements of the municipality.

Applications not conforming to a zoning by-law may be approved by the Manager of Planning Services as a straight forward consent application conditional upon rezoning, if the applicable municipality has indicated that a rezoning is required.

The Manager of Planning Services and in their absence the Director of Development and Property has the authority to make, at their discretion, minor changes to conditions for consents granted by the Land Division Committee.

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO ADOPT AMENDMENT NO. 37
TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW**

WHEREAS the Council of the Corporation of the County of Renfrew, in accordance with the provisions of Sections 17 and 22 of the Planning Act, as amended hereby enacts as follows:

1. THAT Amendment No. 37 to the Official Plan of the County of Renfrew, consisting of the text attached as Schedule "I" is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 1st day of March 2023.

READ a second time this 1st day of March 2023.

READ a third time this 1st day of March 2023.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

AMENDMENT NO. 37

TO THE

OFFICIAL PLAN

OF THE

COUNTY OF RENFREW

Prepared By: Development & Property Department
 (Planning Division)
 County of Renfrew
 9 International Drive
 Pembroke, Ont. K8A 6W5

February 2023

AMENDMENT NO. 37 TO THE OFFICIAL PLAN FOR
THE COUNTY OF RENFREW

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No. 37 to the Official Plan for the County of Renfrew.

PART A - THE PREAMBLE

Purpose

To amend the policies of Section 5.4(E)(1) Rural Exception-Five in the County of Renfrew Official Plan to add the uses permitted in the Rural designation as set out in Section 5.3(1) of the Official Plan, as additional uses in the Rural Exception-Five designation. The Rural-Exception Five designation currently only permits a motorsport track, automotive related retail, maintenance and storage uses, and tourism related commercial uses. The uses permitted under the Rural designation that are proposed to be added as additional uses include agriculture, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource based recreational uses (including recreational dwellings), and conservation uses.

Location

The lands affected by this amendment are described as part of Lots 13, 14 and 15, Concessions 7 and 8, in the geographic Township of Bagot, located on Wilson Farm Road, in the Township of Greater Madawaska.

Basis

The Official Plan for the County of Renfrew was adopted by the Council of the County of Renfrew on March 27, 2002, and approved by the Minister of Municipal Affairs and Housing on June 16, 2003. The Official Plan was recently updated by Official Plan No. 31, under Section 26 of the Planning Act, and approved by the County of Renfrew on August 19, 2021. This amendment represents the thirty-seventh amendment to the Official Plan.

Proposal

The subject lands are approximately 485 hectares in area with road frontage on Wilson Farm Road. Approximately 248 hectares of the subject lands are currently designated Rural-Exception Five and Environmental Protection in the County of Renfrew Official Plan and this application only applies these lands. TrackCorpCanada has applied to amend the policies of Section 5.4(E)(1) Rural Exception-Five in the County of Renfrew Official Plan to add the uses permitted in the Rural designation as set out in Section 5.3(1) of the Official Plan, as additional uses in the Rural Exception-Five designation. The uses permitted in the Rural designation include agriculture, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource based recreational uses (including recreational dwellings), and conservation uses.

Site Characteristics and Surrounding Land Uses

The subject lands are located approximately 2.3 km east of Calabogie, south of the Madawaska River and east of Lanark Road (County Road 511) with access via Wilson Farm Road. The entire property shown outlined in yellow, below, is approximately 485 hectares (1299 acres) in area with approximately 706 metres of road frontage on Wilson Farm Road. It is very large property covered mostly by natural bush with wetlands scattered throughout. The Calabogie Motorsport Park is located in the southwest half of the property in Lots 13-15, Concession 8.

The lands immediately to the north consist of large, vacant acreage and beyond that is the Madawaska River with residential lots along the north shore of the river. The remainder of the property, to the east, consists of natural bush, wetlands and water bodies/courses, and includes an area licensed for aggregate extraction. Further east, beyond the property are large, vacant acreages of natural bush, wetlands and watercourses. Lands to the south includes a large, vacant acreage of natural bush and includes a licensed aggregate pit. Beyond that is Stones Lake with residential lots on the south shore of the Lake. To the west are large acreages of natural bush, wetlands and water bodies/courses, and scattered residential lots along Lanark Road.

Background

This application relates to the previously approved Official Plan Amendment No. 17 to the County of Renfrew Official Plan, which originated in 2010.

January 12, 2010 An application for an Official Plan Amendment (OPA) was filed with the Township of Greater Madawaska to expand the Rural – Exception Five designation within the entire 485 hectare (600 acre) CMP property in order to permit a motorsport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses in addition to the uses already permitted in the Rural designation.

The application was supported by numerous supporting studies including:

- Planning Justification Report
- Environmental Impact Study (EIS)
- Geotechnical Study
- Hydrogeological Report
- Natural Environment Report
- Noise Impact Assessment
- Natural Heritage Report
- Servicing Options Report

- Traffic Impact Study

February 14, 2012	To address comments received from provincial agencies, the application was amended to reduce the area of lands to be redesignated to approximately 242.82 hectares (600 acres) and to revise the Rural-Exception Five policies. The application was further reviewed by Township staff and their consultants, but remained inactive for a several years.
February 14, 2019	The application was reactivated.
May 9, 2019	The application was presented to the public at a meeting held at the Township of Greater Madawaska and then forwarded to the County of Renfrew.
September 25, 2019	The amendment as proposed was adopted as Official Plan Amendment No. 17 (OPA 17) by County Council and was subsequently forwarded to the Ministry of Municipal Affairs and Housing for a decision.
November 12, 2020	The Ministry of Municipal Affairs and Housing approved OPA 17, with modifications. One of the modifications implemented by the MMAH was to amend the wording of the OPA to only allow a motorsport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses as permitted uses, and not include the permitted uses of the Rural designation. The modification further required the Township to implement a special tourism zone for the same lands and place it in a holding zone subject to all Provincial approval being obtained and site plan control approvals.

The intent of this Official Plan Amendment is to approve the wording that was originally adopted by the Township and County Council, which would allow the uses permitted in the Rural designation in addition to the current permitted uses of Rural-Exception Five designation.

Provincial Policy Statement 2020 (PPS)

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, the council of a municipality “shall be consistent with” policy statements issued under the *Act* that are in effect. The Provincial Policy Statement (PPS) guides the overall direction of land-use matters as they are declared to be a matter of Provincial interest. The Provincial Policy Statement is required to be read in its entirety but a number of policies are related to the subject lands and potential future development are identified

below:

Subsection 1.1.1 sets out matters to ensure the sustainability of healthy, liveable and safe communities. This includes promoting efficient development and land use patterns that sustain both the financial well-being of the Province, and municipalities. It also identifies avoiding development and land use patterns, which may cause environmental or public health and safety concerns.

Subsection 1.1.4 of the PPS provides policy direction for rural areas in municipalities that involve rural lands, natural heritage features and areas, and resource areas. Subsection 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets.

Sections 1.1.5.2 through 1.1.5.6 speak to uses permitted on rural lands which include but are not limited to the management or use of resources; resource-based recreational uses (including recreational dwellings); and residential development, including lot creation, that is locally appropriate. Recreational, tourism and other economic opportunities and development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development must be appropriate to the planned or available infrastructure avoiding the need for the unjustified and/or uneconomical expansion of this infrastructure.

Land use compatibility is referenced in Section 1.2.6, wherein major facilities and sensitive lands uses shall be planned and developed to avoid, minimize or mitigate potential adverse effects, including odour, noise and other contaminants, minimize risk to public health and safety and ensure long-term operational and economic viability of major facilities, in accordance with provincial guidelines, standards and procedures. Where avoidance is not possible, planning authorities must protect uses vulnerable to encroaching sensitive lands uses by ensuring the latter are only permitted if there is a need for the use, there are no other alternative locations and adverse effects on both sensitive uses and the other uses are minimized and mitigated.

Sections 2.1.1 and 2.1.2 identify that natural heritage features shall be protected for the long term and that the diversity and connectivity of natural features in an area, the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or where possible, improved recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.5.1 identifies that mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

Natural hazards, including forest types for wildland fire are identified in Section 3.1.8 directing development outside of these areas unless mitigated in accordance with wildland fire assessment and mitigation standards.

County of Renfrew Official Plan

The County of Renfrew Official Plan designates the subject lands as Rural, Mineral Aggregate, Rural-Exception Five and Environmental Protection. This amendment applies only to those lands designated as Rural-Exception Five, found largely on the west side of the property. Schedule B-Map 1–Hazards Map identifies areas of wildland fire risk on the property and a mining hazard just to the west of the property. Schedule B-Map 2-Infrastructures identifies that Wilson Farm Road connects to Lanark Road (County Road 511). Schedule B-Map 3-Mineral Aggregate and Mining Resources identifies both aggregate resources and active aggregate licenses on both the subject lands and the lands immediately to the south of the subject lands. Schedule B-Map 4-Natural Heritage Features only identifies local wetlands on the subject lands.

Section 5.3(1) of the Rural designation permits limited low-density residential, commercial, industrial and institutional uses, as well as agricultural uses, forestry and conservation. Section 5 contains specific policies that direct how the various permitted uses should be developed, including Section 5.3(2)-(4) for residential uses, 5.3(5) for recreational uses, and Section 5.3(6) for institutional, commercial and industrial uses.

Section 5.4(E)(1) Rural-Exception Five applies to that portion of the property designated as such on Schedule A, as shown and permits only a motor sport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses. Subsections (b) to (f) contain detailed requirements specific to development related to the motorsport track, related automotive commercial uses and tourism related uses that include protection of natural features and Ministerial approvals where required.

The policies of Section 8.0 Environmental Protection designation limits uses to soil and wildlife conservation, non-intensive outdoor recreation, agriculture, forestry, water control devices and boat anchorages/moorings. Section 8.0 contains various policies that address how development should occur adjacent to these areas.

Section 13.3(3) identifies local municipal roads and that development adjacent to these roads must meet the requirements of the local road authority.

General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending the type and scale of development. These address a variety of matters including, but not limited to 2.2(3) Buffering and Land Use Compatibility, 2.2(4) Commercial, Industrial and Institutional Uses, 2.2(8) Natural Heritage Features, 2.2(9) Hazards, 2.2(2)(11) Water Setback and Protection of Shoreline Integrity, 2.2(12) Servicing,

2.2(15) Noise Attenuation and Vibration, and 2.2(30) Stormwater Management. The policies of Sections 13.0 Transportation and 14.0 Land Division are also applied, as required.

Township Zoning By-law 22-2003

The lands impacted by the Official Plan amendment application are zoned Tourism Commercial-Exception Sixteen (TC-E1 6) and Tourism Commercial-Exception Sixteen-holding (TC-E16-h) in the Township of Greater Madawaska's Zoning By-law 22-2003.

Section 11.1 of the Tourism Commercial (TC) Zone permits low density residential uses, including single detached, semi-detached and duplex dwellings, as well as accessory dwelling unit and staff dormitory dwelling. A variety of non-residential uses including various types of eating establishments, accommodations for the travelling public, recreational campgrounds, resorts, places of entertainment, active and passive recreational uses, retail and business office, etc. are also permitted. Section 19.2 sets out the specific requirements for lot development.

Section 11.3(q) Tourism Commercial-Exception Sixteen (TC-E16) sets out the site specific permitted uses and zoning provisions for lands that match the Rural-Exception Five designation, in the Official Plan. The TC-E16 Zone permits the following uses:

Residential Uses

- accessory dwelling units
- staff dormitory dwelling

Permitted Uses

- active recreational use
- automotive-gasoline bar
- automotive-store
- automotive-storage garage
- automotive-go-kart track facility
- automotive-vehicle sales or rental establishment
- clubhouse facility
- convenience store
- eating establishment
- eating establishment-full service
- eating establishment-take-out
- hotel
- motel
- motor hotel
- motor sport track
- office, business

- park, private
- passive recreational uses
- resort
- retail store
- place of entertainment
- tourist establishment
- villa accommodations
- uses, buildings and structures which are accessory to the forgoing permitted uses including accessory dwelling units.

There are also additional provisions for parking, and prohibition of septic systems, disturbances to grading, vegetation removal, etc. within 30 metres of wetlands. The site specific zoning also provides definitions of a motor sport track, villa accommodations and clubhouse facility. The definition of motor sport track mirrors the exact wording of the in Section 5.4(E)(1)(b) Rural-Exception Five designation, of the Official Plan.

Only the motorsport track and lands within 300 metres of the outside edge of the track are zoned TC-E16 and the remaining portion is in a holding zone (TC-E16-h). The TC-E16-h Zone specifies the following:

Condition for removal of the Holding (h) Symbol

The holding symbol shall not be removed until the following condition has been met and approved to Council's satisfaction:

- a) Approval of a site plan agreement by the Township under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to lot grading and drainage; parking; buffering; landscaping; construction and mitigation plans for the protection of wetland and aquatic habitat, tree retention plans.
- b) All necessary Provincial approvals have been obtained to facilitate the proposed development.

Uses within the Environmental Protection (EP) Zone are set out in Section 21 and are limited to existing uses; passive recreation, existing and limited farms, and structures for water, flood and erosion control.

General Provisions are set out in Section 3.0 and are applied, as required, to new development proposals, depending the type and scale of development. These address a variety of matters including, but not limited to access to lots, separation distances and water setbacks.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The amendment, consisting of the following text constitutes Amendment No. 37 to the Official Plan for the County of Renfrew.

Details of the Amendment

The Official Plan is amended as follows:

- (i) By deleting subsection (a) of Section 5.4(E)(1) Rural-Exception Five, in its entirety and replacing it with the following:
 - (a) In addition to the uses permitted in the Rural designation, the uses permitted within the Rural-Exception Five designation shall include a motor sport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the County of Renfrew.

OFFICIAL PLAN AMENDMENT 37

PLANNING REPORT

1. **FILE NO.:** OPA No.37
2. **APPLICANT:** Jp2g Consultants Inc. (Agent)
Trackcorpcanada Inc.
3. **MUNICIPALITY:** Township of Greater Madawaska
(geographic Township of Bagot)
4. **LOCATION:** Part Lots 13, 14 and 15, Concessions 7 and 8
462 Wilson Farm Road
5. **APPLICATION:** Official Plan Amendment 37 (OPA 37)

SUBJECT LANDS

6. **COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s)** Rural-Exception Five
Environmental Protection
Mineral Aggregate
7. **TOWNSHIP OF GREATER
MADAWASKA
ZONING BY-LAW
Zone Category(s):** Rural (RU)
Rural-Exception Fifteen (RU-E15)
Environmental Protection (EP)
Extractive Industrial (EM)

8. DETAILS OF OFFICIAL PLAN AMENDMENT REQUEST:

The applicant submitted an application to the County of Renfrew to amend the permitted uses of the Rural-Exception Five designation of the County Official Plan which applies to approximately 243 hectares (600 acres) of the subject lands. The amendment proposes to add the uses permitted under the Rural designation as additional permitted uses within the Rural-Exception Five designation. The Rural-Exception Five designation currently only permits a motorsport track, automotive related retail, maintenance and storage uses, and tourism related commercial uses. The uses permitted under the Rural



designation that are proposed to be added as additional uses include agriculture, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource based recreational uses (including recreational dwellings), and conservation uses. The remainder of the property will remain designated Mineral Aggregate and Environmental Protection.

9. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject lands are located approximately 2.3 km east of Calabogie, south of the Madawaska River and east of Lanark Road (County Road 511) with access via Wilson Farm Road.

The entire property shown outlined in yellow, below, is approximately 485 hectares (1299 acres) in area with approximately 706 metres of road frontage on Wilson Farm Road. It is very large rural property covered mostly by natural bush with wetlands scattered throughout. The Calabogie Motorsport Park is located in the southwest half of the property in Lots 13, 14 and 15, Concession 8. The lands affected by the proposed amendment are shown in yellow hatching.

The surrounding land uses consist of:

- North: Large, vacant acreage immediately to the north and beyond that the Madawaska River and residential lots on the north side of the river.
- East: Remainder of property consisting of natural bush, wetlands and water bodies/courses, including an aggregate licensed area. Beyond that are large, vacant acreages of natural bush, wetlands and watercourses.
- South: Large, vacant acreage, including a licensed aggregate pit. Beyond that is Stones Lake and residential lots on the south side of Stones Lake.
- West: Large acreages of natural bush, wetlands and water bodies/courses and scattered residential lots along Lanark Road.



10. BACKGROUND:

This application relates to the previously approved Official Plan Amendment No. 17 to the County of Renfrew Official Plan, which originated in 2010.

January 12, 2010	<p>An application for an Official Plan Amendment (OPA) was filed with the Township of Greater Madawaska to expand the Rural – Exception Five designation within the entire 485 hectare (600 acre) CMP property in order to permit a motorsport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses in addition to the uses already permitted in the Rural designation.</p> <p>The application was supported by numerous supporting studies including:</p> <ul style="list-style-type: none">• Planning Justification Report• Environmental Impact Study (EIS)• Geotechnical Study• Hydrogeological Report• Natural Environment Report• Noise Impact Assessment• Natural Heritage Report• Servicing Options Report• Traffic Impact Study
February 14, 2012	<p>To address comments received from provincial agencies, the application was amended to reduce the area of lands to be redesignated to approximately 242.82 hectares (600 acres) and to revise the Rural-Exception Five polices. The application was further reviewed by Township staff and their consultants, but remained inactive for a several years.</p>
February 14, 2019	<p>The application was reactivated.</p>
May 9, 2019	<p>The application was presented to the public at a meeting held at the Township of Greater Madawaska and then forwarded to the County of Renfrew.</p>
September 25, 2019	<p>The amendment as proposed was adopted as Official Plan Amendment No. 17 (OPA 17) by County Council and was subsequently forwarded to the Ministry of Municipal Affairs and Housing for a decision.</p>
November 12, 2020	<p>The Ministry of Municipal Affairs and Housing approved OPA 17, with modifications. One of the modifications implemented by the MMAH was to amend the wording of the OPA to only allow a motorsport track, automotive related retail,</p>

maintenance and storage uses, and tourism-related commercial uses as permitted uses, and not include the permitted uses of the Rural designation. The modification further required the Township to implement a special tourism zone for the same lands and place it in a holding zone subject to all Provincial approval being obtained and site plan control approvals.

The intent of this Official Plan Amendment is to approve the wording that was originally adopted by the Township and County Council which would allow the uses permitted in the Rural designation in addition to the current permitted uses of Rural-Exception Five designation.

11. PROVINCIAL POLICY STATEMENT (PPS):

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is required to be read in its entirety, but a number of the policies that are related to the subject lands and future development are identified below.

Subsection 1.1.1 sets out matters to ensure the sustainability of healthy, liveable and safe communities. This includes promoting efficient development and land use patterns that sustain both the financial well-being of the Province, and municipalities. It also identifies avoiding development and land use patterns, which may cause environmental or public health and safety concerns.

Subsection 1.1.4 of the PPS provides policy direction for rural areas in municipalities that involve rural lands, natural heritage features and areas, and resource areas. Subsection 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets.

Sections 1.1.5.2 through 1.1.5.6 speak to uses permitted on rural lands which include but are not limited to the management or use of resources; resource-based recreational uses (including recreational dwellings); and residential development, including lot creation, that is locally appropriate. Recreational, tourism and other economic opportunities and development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development must be appropriate to the planned or available infrastructure avoiding the need for the unjustified and/or uneconomical expansion of this infrastructure.

Land use compatibility is referenced in Section 1.2.6, wherein major facilities and sensitive lands uses shall be planned and developed to avoid, minimize or mitigate potential adverse effects, including odour, noise and other contaminants, minimize risk to public health and safety and ensure long-term operational and economic viability of major facilities, in accordance with provincial guidelines, standards and procedures. Where avoidance is not possible, planning authorities must protect uses vulnerable to encroaching sensitive lands uses by ensuring the latter are only

permitted if there is a need for the use, there are no other alternative locations and adverse effects on both sensitive uses and the other uses are minimized and mitigated.

Sections 2.1.1 and 2.1.2 identify that natural heritage features shall be protected for the long term and that the diversity and connectivity of natural features in an area, the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or where possible, improved recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.5.1 identifies that mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

Natural hazards, including forest types for wildland fire are identified in Section 3.1.8 directing development outside of these areas unless mitigated in accordance with wildland fire assessment and mitigation standards.

12. OFFICIAL PLAN:

The County of Renfrew Official Plan implements the PPS, and sets out policies to implement County goals and objectives.

The lands impacted by this application are designated Rural-Exception Five and Environmental Protection.

Section 5.3(1) of the Rural designation permits limited low-density residential, commercial, industrial and institutional uses, as well as agricultural uses, forestry and conservation. Section 5 contains specific policies that direct how the various permitted uses should be developed, including Section 5.3(2)-(4) for residential uses, 5.3(5) for recreational uses, and Section 5.3(6) for institutional, commercial and industrial uses.

Section 5.4(E)(1) Rural-Exception Five applies to that portion of the property designated as such on Schedule A, as shown and permits only a motor sport track, automotive related retail, maintenance and storage uses, and tourism-related commercial uses. Subsections (b) to (f) contain detailed requirements specific to development related to the motorsport track, related automotive commercial uses and tourism related uses that include protection of natural features and Ministerial approvals where required.



Section 7.3(2) Mineral Aggregate designation permits pits, quarries, accessory uses to a licensed operation, and uses such as forestry, farming not involving buildings and structures that do not preclude extraction of the resource.

The policies of Section 8.0 Environmental Protection designation limits uses to soil and wildlife conservation, non-intensive outdoor recreation, agriculture, forestry, water control devices and boat anchorages/moorings. Section 8.0 contains various policies that address how development should occur adjacent to these areas.

Section 13.3(3) identifies local municipal roads and that development adjacent to these roads must meet the requirements of the local road authority.

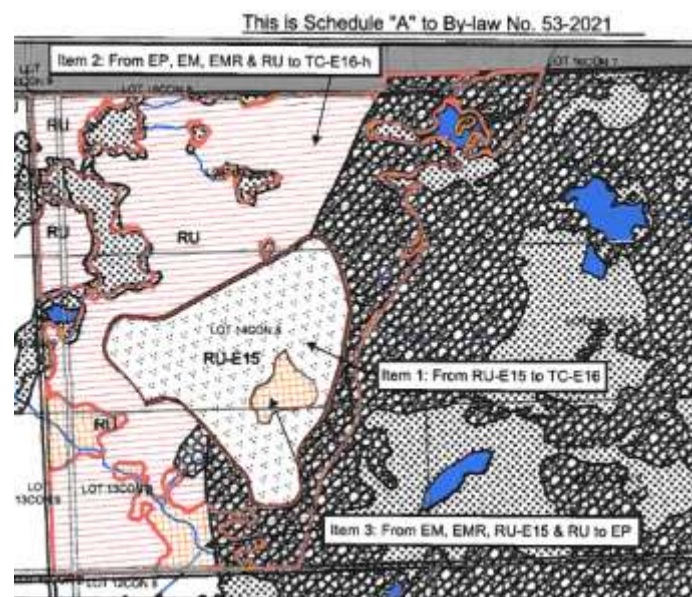
General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending the type and scale of development. These address a variety of matters including, but not limited to 2.2(3) Buffering and Land Use Compatibility, 2.2(4) Commercial, Industrial and Institutional Uses, 2.2(8) Natural Heritage Features, 2.2(9) Hazards, 2.2(2)(11) Water Setback and Protection of Shoreline Integrity, 2.2(12) Servicing, 2.2(15) Noise Attenuation and Vibration, and 2.2(30) Stormwater Management. The policies of Sections 13.0 Transportation and 14.0 Land Division are also applied, as required.

13. ZONING BY-LAW:

The lands impacted by the Official Plan amendment application are zoned Tourism Commercial-Exception Sixteen (TC-E1 6) and Tourism Commercial-Exception Sixteen-holding (TC-E16-h) in the Township of Greater Madawaska's Zoning By-law 22-2003.

Section 11.1 of the Tourism Commercial (TC) Zone permits low density residential uses, including single detached, semi-detached and duplex dwellings, as well as accessory dwelling unit and staff dormitory dwelling. A variety of non-residential uses including various types of eating establishments, accommodations for the travelling public, recreational campgrounds, resorts, places of entertainment, active and passive recreational uses, retail and business office, etc. are also permitted. Section 19.2 sets out the specific requirements for lot development.

Section 11.3(q) Tourism Commercial-Exception Sixteen (TC-E16) sets out the site specific permitted uses and zoning provisions for lands that match the Rural-Exception Five designation, in the Official Plan. The TC-E16 Zone permits the



following uses:

Residential Uses

- accessory dwelling units
- staff dormitory dwelling

Permitted Uses

- active recreational use
- automotive-gasoline bar
- automotive-store
- automotive-storage garage
- automotive-go-kart track facility
- automotive-vehicle sales or rental establishment
- clubhouse facility
- convenience store
- eating establishment
- eating establishment-full service
- eating establishment-take-out
- hotel
- motel
- motor hotel
- motor sport track
- office, business
- park, private
- passive recreational uses
- resort
- retail store
- place of entertainment
- tourist establishment
- villa accommodations
- uses, buildings and structures which are accessory to the forgoing permitted uses including accessory dwelling units.

There are also additional provisions for parking, and prohibition of septic systems, disturbances to grading, vegetation removal, etc. within 30 metres of wetlands. The site specific zoning also provides definitions of a motor sport track, villa accommodations and clubhouse facility. The definition of motor sport track mirrors the exact wording of the in Section 5.4(E)(1)(b) Rural-Exception Five designation, of the Official Plan.

Only the motorsport track and lands within 300 metres of the outside edge of the track are zoned TC-E16 and the remaining portion is in a holding zone (TC-E16-h). The TC-E16-h Zone specifies the following:

Condition for removal of the Holding (h) Symbol

The holding symbol shall not be removed until the following condition has been met and approved to Council's satisfaction:

- a) Approval of a site plan agreement by the Township under Section 41 of the Planning Act and registered on title to the property. The site plan agreement shall include, but not be limited to lot grading and drainage; parking; buffering; landscaping; construction and mitigation plans for the protection of wetland and aquatic habitat, tree retention plans.
- b) All necessary Provincial approvals have been obtained to facilitate the proposed development.

Uses within the Environmental Protection (EP) Zone are set out in Section 21 and are limited to existing uses; passive recreation, existing and limited farms, and structures for water, flood and erosion control.

General Provisions are set out in Section 3.0 and are applied, as required, to new development proposals, depending the type and scale of development. These address a variety of matters including, but not limited to access to lots, separation distances and water setbacks.

14. SUMMARY OF STUDIES:

None submitted; none required.

15. OTHER APPLICATIONS

No other Planning Act applications have been submitted.

16. AGENCY CIRCULATION:

The Official Plan Amendment application was circulated in accordance with the *Planning Act*. Comments received to date from public agencies include the following:

Enbridge Gas, December 13, 2022

- Does not object to the proposed application however, we reserve the right to amend our development conditions.

Conseil des Ecoles Publiques de l'est de l'Ontario, December 21, 2022

- No comments or concerns.

Conseil des Ecoles Catholiques Du Centre-Est, January 4, 2023

- Does not oppose the proposed proposed OPA 37.

17. PUBLIC COMMENTS

As of the date of this report public comments received are as follows:

Brian Gorman, Stones Lake resident, January 10, 2023 (submitted for public meeting)

- quality of life for the residents on the lake has not been taken into consideration when changes are made to the operation of the race track and I would like to see that change
- over the years there have been several Official Plan changes to the race track lands, to the point that racing is almost a daily occurrence for about eight months of the year
- Township allowed the race track to self police where noise was concerned. Now noise complaints are seldom investigated and responses are rubber stamped as "no offence found" by the Township
- If the proposed changes in this year's plan are approved we will see additional recreational activities (a snowmobile track perhaps), residential and recreational housing added to the existing on site possibilities
- The level of the existing noise the lake's residents put up with, is an insult to the Calabogie lifestyle. The planned growth proposed in the OP will only make the quality of life worse for future generations.
- Requests comments be considered and protect the residents of Stone's lake and their neighbours when considering changes to the Official Plan

Brian Gorman, Stones Lake resident, January 18, 2023 (official comments)

- Requests that any future planning application notices relating to the Calabogie Motor Park (CMP) property include residents of Stones Lake which are beyond the regulated 120 metre notification requirement.
- Concerned about the number of zoning changes requested by the property owner over the years. It appears that the Rural uses, including residential housing and recreational dwellings are being added to the lands zoned TC-E16-h. If they were previously permitted by the Rural (RU) Zone, why was the TC-E16 Zone requested.
- Asks if changes were made to the Township's noise by-law, as per the SS Wilson Associates Noise Impact Assessment, relating to noise control protocols for the new uses proposed under the previous OPA 17.
- CMP assumed the role of noise monitoring and noise complaints investigation in 2015, so the Township no longer controls it and the by-law is ineffective.
- Submits that Renfrew County and the Township of Greater Madawaska should reject OPA 37 until a joint audit is undertaken of all noise controls within the noise by-law (with reference to specific sections) to ensure all aspects/conditions of the by-law are being met and comply with the SS Wilson noise assessment.
- Requests email notification of any decisions for OPA 37.

18. ANALYSIS

The Calabogie Motorsport Track use was first established after the approval of Official Plan Amendment No. 2 to the County of Renfrew Official Plan by the Ontario Municipal Board in 2006/2007, where the only permitted use was a closed motor sport track.

The subsequent Official Plan Amendment No. 17 proposed to expand on the uses that could be permitted. These included not only the motor sport track, but automotive related retail, maintenance and storage uses, and tourism-related commercial uses, and the uses permitted by the Rural designation. Broadly, the Rural designation permits agriculture, forestry, commercial, industrial, recreational, institutional, resource based recreational uses, and conservation uses. More specifically they include dwellings related to resource based recreational uses and limited low density residential.

Numerous studies (listed in Section 10 of this Report) were submitted in support of OPA 17 but no residential development (uses, new free-hold lots, new multi-unit private residences) was included in the proposed development. The studies focused on servicing, the environment, hydrogeology, traffic, noise, etc., as it pertained to the proposed related uses, and impacts on existing surrounding uses.

County Council supported the proposed OPA 17 including the rural and residential uses permitted in the Rural designation when it adopted the amendment in September 2019. However, when the Ministry of Municipal Affairs and Housing issued its decision on November 12, 2020, it approved OPA 17 with a modification that removed the uses permitted by the Rural designation and also required that the Township implement a special tourism zone with a holding (-h) for the lands designated as Rural-Exception Five, and those lands be placed in a holding that required conditions be met prior to future development and site alteration. The TC-E16 and TC-E16-h zones implemented through the zoning by-law amendment process in 2021, by the Township of Greater Madawaska conforms to the Official Plan policies.

The current amendment proposes to re-instate the standard permitted rural uses, that County Council supported in 2019. The residential uses permitted by the Rural policies include limited low density residential uses, typically considered to be single detached, semi-detached and duplex dwellings, as well as dwellings related to resource based recreational uses.

The type and amount of future residential use that could occur within the Rural-Exception Five designation will be subject to many factors, including but not limited to road access, site suitability for buildings, and private well and sewer services, impacts on environment and natural features, and noise. The policies set out in the Rural-Exception Five designation, in addition to the General Policies Section 2.0 of the Official Plan provide wide-ranging requirements to ensure all relevant land use matters are considered for any new proposed development within the Rural-Exception Five designation. This includes the submission of additional studies, plans

or any other supporting documentation deemed necessary by the municipality at the time of any new development proposals on site.

Regarding Mr. Gorman's concerns:

- With proposed OPA 37, the policies of the Rural Exception Five designation will enable the Township to consider permitting residential housing and recreational dwellings on the those lands through zoning. The existing TC-E16 and TC-E16-h zones apply to the same lands but the zoning currently does not permit residential housing and recreational dwellings.
- Any future development will be subject to meeting the conditions for removal of the holding symbol
- Concerns pertaining to the contents and enforcement of the municipal noise by-law should be directed to the Township of Greater Madawaska.

19. RECOMMENDATIONS & NEXT STEPS:

That, subject to any additional concerns or information raised at the public meeting, the Official Plan amendment be forwarded to County Council for adoption and approval.

Date: February 14, 2023

Planner: Anne McVean
County Planner

Reviewed by: Bruce Howarth
Manager of Planning

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO ADOPT AMENDMENT NO. 38
TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW**

WHEREAS the Council of the Corporation of the County of Renfrew, in accordance with the provisions of Sections 17 and 22 of the Planning Act, as amended hereby enacts as follows:

1. THAT Amendment No. 38 to the Official Plan of the County of Renfrew, consisting of the text attached as Schedule “I” and map attached as Schedule “A” is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 1st day of March 2023.

READ a second time this 1st day of March 2023.

READ a third time this 1st day of March 2023.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

AMENDMENT NO. 38

TO THE

OFFICIAL PLAN OF

THE

COUNTY OF RENFREW

Prepared By: Development & Property Department
(Planning Division)
County of Renfrew
9 International Drive Pembroke, Ont.
K8A 6W5

February 2023

AMENDMENT NO. 38 TO THE OFFICIAL PLAN FOR THE
COUNTY OF RENFREW

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text and Schedule “A” constitutes Amendment No. 38 to the Official Plan for the County of Renfrew.

PART A - THE PREAMBLE

Purpose

To amend Schedule A of the County of Renfrew Official Plan to redesignate approximately 6 hectares of lands designated as Rural, to Mineral Aggregate to permit an expansion to an existing quarry.

Location

The lands affected by this amendment are described as part of Lot 10, and part of the road allowance between Lots 10 and 11, Concession 17, geographic Township of Grattan, located on Fourth Chute Road, in the Township of Bonnechere Valley.

Basis

The Official Plan for the County of Renfrew was adopted by the Council of the County of Renfrew on March 27, 2002, and approved by the Minister of Municipal Affairs and Housing on June 16, 2003. The Official Plan was recently updated by Official Plan No. 31, under Section 26 of the Planning Act, and approved by the County of Renfrew on August 19, 2021. This amendment represents the thirty-eighth amendment to the Official Plan.

Proposal

The subject lands are approximately 14 hectares in area with approximately 650 metres of road frontage on Fourth Chute Road. Approximately 8 hectares of the subject lands are currently designated Mineral Aggregate in the County of Renfrew Official Plan and licensed as a Class A Category 4 quarry (license no. 623601) with a maximum extraction of 200,000 tonnes of bedrock per year above the water table and operated by the owner R. J. Selle and Son Sand and Gravel.

The owner has applied to redesignate the remaining 6 hectares from Rural to Mineral Aggregate to permit the expansion of the existing quarry. The expansion lands are subject to the licensing requirements under the Aggregate Resources Act (ARA), by the Ministry of Northern Development Mines Natural Resources and Forestry. The ARA process requires the lands to appropriately designated and zoned to permit a quarry.

Site Characteristics and Surrounding Land Uses

The subject lands are located approximately 5 km southeast of Eganville, on the south side of Fourth Chute Road and south of the Bonnechere River.

The subject property is located on a ridge, above the surrounding lands. The active quarry is located on the west side of the property. The east side where the quarry is proposed to be expanded has been mostly cleared, except for a treed buffer along Fourth Chute Road. The

access to the site is west of the quarry.

The surrounding land uses consist of:

North: immediately to the north is Fourth Chute Road, then vacant lands between it and the Bonnechere River. There are two long-existing vacant residential buldign lot across the road from the current quarry. North of the Bonnechere River in the Township of North Algona/Wilberforce are large rural properties, mostly covered with natural bush.

East: immediately to the east is Fourth Chute Road, then vacant lands between it and the Bonnechere River. East of the Bonnechere River in the Township of North Algona/Wilberforce are large rural properties, mostly covered with natural bush.

South: large, rural properties, mostly covered with natural bush and wetlands. There are a few residential lots located to the southeast, more than 700 metres from the proposed expansion lands

West: large rural properties with natural bush and wetlands. The closest dwelling is just over 500 metres to the northwest from the existing quarry and there are a few residential lots beyond that to the northwest.

Proposed Aggregate License Expansion

It is understood that the current licensed area is nearing its extraction limit. With the proposed expansion, the final licensed area would cover 14 hectares, with 11 hectares of extraction area. The expanded quarry is proposed to be licensed and operated the same as the current quarry, being a Class A Category 4 quarry with a maximum of 200,000 tonnes of limestone being extracted annually, in three phases, across the entire site. The final quarry floor will meet the ARA standard of at least 2 metres above the potentiometric groundwater level. Only the land area, not the tonnage is being increased.

Blasting on site will occur approximately 6 times a year and equipment used in the operation includes dump trucks, crushers, rock drillers, excavators, loaders and screening equipment. There will be no concrete or asphalt processing on-site. Vehicles will leave the site via the existing entrance and travel east and west on Fourth Chute Road.

There are no existing drainage facilities nor are any proposed for the expansion lands. Limited water collection on the quarry floor can occur and typically evaporates. Rarely, pumping may occur, if necessary. There will be no changes to, or impacts on, drainage patterns outside of the quarry limits.

After complete extraction the site will be rehabilitated, in phases, with quarry faces sloped using overburden and topsoil to allow natural vegetation regeneration so the site will blend with the surrounding area.

Details are provided on the four final ARA plans submitted with the planning applications.

Background

Applications for an Official Plan Amendment and Zoning By-law Amendment were filed with the Township of Bonnechere Valley to redesignate 6 hectares of land to permit a quarry expansion and was supported by an archaeology study, ground water level study and natural environment report.

Provincial Policy Statement 2020 (PPS)

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, the council of a municipality “shall be consistent with” policy statements issued under the *Act* that are in effect. The Provincial Policy Statement (PPS) guides the overall direction of land-use matters as they are declared to be a matter of Provincial interest. The Provincial Policy Statement is required to be read in its entirety but a number of policies are related to the subject lands and potential future development are identified below:

Section 1.1.4 recognizes that Ontario’s rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies; local circumstances vary by region, across Ontario

Section 1.1.4.1 states that healthy integrated and viable rural areas should be supported by: building upon rural character, and leveraging rural amenities and assets; and promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

Section 1.1.5.2 includes the management or use of resources as permitted uses on rural lands.

Section 1.1.5.6 encourages opportunities to locate new or expanding lands uses that require separations from other uses.

Section 2.1 contains policies regarding natural heritage and the protection of natural features for the long-term.

Section 2.2 directs planning authorities to protect, improve or restore the quality and quantity of water.

Section 2.5 contains policies regarding the protection and extraction of mineral aggregate resources.

Section 2.5.2.1 states that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Section 2.5.2.2 requires that extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

Section 2.5.3 requires progressive and final rehabilitation after aggregate extraction.

Section 2.6 contains policies related to the areas of archaeological potential.

County of Renfrew Official Plan

The County of Renfrew Official Plan implements the PPS, and sets out policies to implement County goals and objectives.

The lands impacted by this application are designated Rural and proposed to be designated Mineral Aggregate.

Section 5.3(1) of the Rural designation permits limited low-density residential, commercial, industrial and institutional uses, as well as agricultural uses, forestry and conservation. Section 5 contains specific policies that direct how the various permitted uses should be developed, including Section 5.3(2)-(4) for residential uses, 5.3(5) for recreational uses, and Section 5.3(6) for institutional, commercial and industrial uses.

Section 7.3(2) of the Mineral Aggregate designation permits pits and quarries, and uses that will not preclude future aggregate extraction including forestry, farming (no buildings), conservation and outdoor recreation. Uses that are accessory to a licensed aggregate operation such as crushing, screening, stockpiling, etc. are also permitted. Portable asphalt and concrete plants, and permanent asphalt batching and concrete batching plants are also permitted, subject to additional requirements. Subsection (3) allows for Council to consider an amendment to Mineral Aggregate for extraction where a resource has not been designated but has been determined to be suitable for extraction. Under subsection (4) an expansion of a pit or quarry, requires a zoning by-law amendment with full public notice and opportunities for appeal. Matters required to be considered for the zoning change include:

- Exposure of the operation to the public and the need for and effectiveness of any required mitigating measures;
- Haulage routes and resulting impact on the transportation system;
- Progressive rehabilitation and final rehabilitation plans and their suitable regard for the surrounding lands;
- Area of proposed operation is in a known area of aggregate resources
- Water table, existing and proposed drainage facilities, and setbacks from water courses;
- Effects on adjacent lands, nearby communities, and natural heritage features;

- Studies may be required for matters such as hydrology, wildlife, etc.;
- Any other matters Council deems advisable.

Section 13.3(3) identifies local municipal roads and that development adjacent to these roads must meet the requirements of the local road authority.

General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending the type and scale of development, the location of the site and nearby features on the landscape. These address a variety of matters including, but not limited to 2.2(3) Buffering and Land Use Compatibility, 2.2(8) Natural Heritage Features, 2.2(9) Hazards (karst topography), 2.2(15) Noise Attenuation and Vibration, and 2.2(30) Stormwater Management. Many of these policies contain requirements for studies and reports to address issues and provide recommendations for mitigation measures.

Township Zoning By-law 2022-042

The lands impacted by this application are zoned Rural (RU) in the Township of Bonnechere Valley Zoning By-law 2022-042.

Section 22.1 of the Rural (RU) Zone permits low density residential uses, including single detached, semi-detached and duplex dwellings, and a variety of non-residential uses, such as forestry, farm, hunt and fish camp, passive recreation. Section 22.2 sets out the specific requirements for lot development.

Section 18.1 of the Mineral Aggregate Quarry (MQ) Zone prohibits residential use but permits a pit, quarry, processing of aggregates, an extractive industrial facility (i.e. wash plant, crusher), forestry and limited farm. Section 18.2 sets out the provisions for buildings or structures in the MQ Zone, such as setbacks, and landscaped buffers strips.

Section 3.26.2(e) of the General Provisions requires that no quarry be located within 500 metres of an existing dwelling or building lot for a dwelling.

Summary of Studies

Planning Rationale, Novatech, September 14, 2022

The purpose of this report is to set out the land use planning rationale and support for the amendments to the County of Renfrew Official Plan and the Township of Bonnechere Zoning By-law to permit the quarry expansion. The rationale identifies and analyses Provincial Policy, relevant policies and provisions of the Official Plan and Zoning By-law, and the submitted supporting studies and their findings.

Each of the submitted studies was summarized, including the archaeology studies and the traffic impact statement, which were previously submitted for OPA 29, but not with this current submission. In addition to this the Rationale addressed why a noise/vibration study and updated traffic impact study which were not submitted.

Subsection (a) pertains to exposure of the operation to the public and the need for, and effectiveness of any mitigating measures. The rationale references the 500 metre area of influence associated with quarry operation and potential impacts related to noise and vibration for sensitive receptors (dwellings) within that area. The rationale confirms there are no habitable dwellings within the area of influence, but there is one abandoned, derelict dwelling. The latter is not considered a sensitive receptor. Based on this and the other non-residential lands within 500 metres, noise and vibration impacts were not assessed for the proposed quarry expansion. It states that blasting will only occur approximately six times a year. It goes on to explain that impacts to the travelling public will be limited to the entrance on, and trucks travelling along, Fourth Chute Road, which is anticipated to be in keeping with current trucking patterns. Lastly, it describes the quarry site as being on a ridge that is elevated from surrounding lands, including Fourth Chute Road. Also, the approved quarry plans establish a 30 metre forested buffer along Fourth Chute Road.

Subsection (b) pertains to haulage routes and the resulting impact on the transportation system. The report references the previously submitted 2016 Traffic Impact Study (TIS), prepared by Novatech. The TIS originally identified a potential maximum of 260 truck trips per week based on maximum extraction through eight months of the year. However, the current quarry extracts much less, based on market demand, and generates 40 to 50 truck trips per week. The quarry expansion does not increase the tonnage to be extracted and the number of truck trips is expected to be in keeping with current volumes. It notes that an alternative entrance to Fourth Chute Road has been identified, as shown on the approved plan, should the current access over abutting lands be terminated. It recognizes that an entrance permit would be required from the Township. The TIS identified a 60/40 percentage split of trucks travelling east/west on Fourth Chute, from the quarry site. There are no anticipated changes to that traffic pattern.

Section 4.4 of the Novatech planning rationale further references the 2017 Traffic Impact Statement with regards to Fourth Chute Road, its condition and potential impacts of truck traffic related to the quarry expansion. Fourth Chute Road is a paved, two-lane municipal road owned by the Township of Bonnechere Valley and at the time of study, was identified as being in fair to poor condition. The TIS recommended and the Township made changes to near-term road reconstruction plans in the Township's Asset Management Plan to address the state of the roads in the area. Regardless, the TIS concluded that the traffic generation and distribution, with the expansion, would remain consistent with the current quarry operation and, even if increased would not impact the deterioration rate of the study area roadways.

Section 3.2.1 of the report lays out the rationale, showing how the quarry expansion meets all

requirements, and in particular, the criteria set out in Section 7.3.4(a) to (h) of the Official Plan.

The Planning rationale finds that the proposed amendments to permit the quarry expansion meet the criteria of the Official Plan for the long term management of resources and land use planning objectives. The site as a quarry serves greater public interest with no adverse impact on surrounding land uses and natural environment. Overall, the Planning Rationale finds the proposed quarry expansion is consistent with both Provincial and municipal planning policies and that the proposed Official Plan and Zoning By-law amendment approvals would represent good land use planning.

Natural Environment Level 1 Report, Ontario Resource Management Group Inc., September 5, 2015

This report was initially prepared in support of the 2018 Official Plan amendment application. The purpose was to study, in accordance with Ministry of Natural Resources and Forestry requirements, the flora/fauna, wildlife and potential for habitat of threatened and endangered species on both the existing quarry site and proposed expansion lands. Potential for habitat of threatened and endangered species was also studied for adjacent lands. Only one species (Common Nighthawk) categorized as being of “special concern” was identified just south of the site and the report concluded that habitat for this species is located to the south and east of the subject lands.

Results of 2nd Field Assessment, Ravenwood Environmental, June 9, 2022

This assessment was requested as part of the 2021 Pre-consultation, due to the time that had passed since the 2015 Natural Environment Level 1 Report had been prepared. Both the County Official Plan policies and list of threatened and endangered species have since been updated and would need to be considered.

Site visits were conducted in August and September 2021, and focused on the expansion lands. The majority of the expansion lands were found to have been cleared of vegetation, with mature mixed wood forest remaining in the proposed setback areas along Fourth Chute Road. No changes to or increases in vegetation were observed. There is no new habitat since the 2015 assessment was done, due to the lack of overburden on the bedrock. The site may be used as a travel corridor and the vegetated strip along the road is not sufficient in size to support any wildlife of species at risk. The vegetated setback will not be disturbed by the extraction operation. The assessment finds that expansion area has been historically disturbed/cleared, there will be minimal ecological impacts to natural features on or adjacent to the site, and the quarry expansion will not impact adjacent lands

Groundwater Level Determination, BluMetric Environmental, August 20, 2015

The purpose of this report is to determine the level of the groundwater on the quarry expansion lands in relation to the excavated quarry floor. Three wells were drilled in 2011 along the east boundary of the current licensed quarry and a fourth well drilled in 2012 on the west side of the current licensed quarry, all for the purpose of monitoring groundwater levels. Survey work was done to establish a benchmark elevation in one of the wells, all the wells were purged, then subsequently the static groundwater water levels in each of the wells were measured. The water levels ranged from 80.99 to 92.34 metres above sea level. The variation in water levels across the wells was attributed to seasonal surface water infiltration through cracks along the existing quarry walls. The direction of groundwater flow was inferred to be towards the northeast, based on topography, elevations, and the Bonnechere River being located to the northeast. The highest groundwater level at 92.34 metres asl was found to be 7.41 metres below the ground surface elevation of the existing quarry.

Phase 1 Karst Assessment, BluMetric Environmental, March 30, 2022

This study was prepared to determine if karst topography is present on site and to determine any potential impacts to water quality. The study involved a desktop review of geology and physiography maps, aerial photos, nearby well records, and a site visit in September 2021.

Key land uses nearby were identified as a residential dwelling approximately 500 metres to the northwest, the Bonnechere River 160 metres to the northeast and an unevaluated wetland to the southwest. The overall surface water drainage and shallow groundwater flows to the northwest.

The three well records confirmed hard porous limestone bedrock, overlain by fractured limestone, then shallow overburden. The bedrock extends below the lowest extent of the drilled well depths (48 metres). As provided in the BluMetric Groundwater Level Determination report, the borehole logs for four monitoring wells on the quarry site were also reviewed showing light brown to gray coarse-grained limestone to depth 11.5 m below grade. The site visit confirmed potential karstic features including solution enhanced fractures and small crevasses in exposed bedrock. The report indicates that karst bedrock is likely to be encountered during excavation and there is a potential risk for collapse during excavation due to voids in the bedrock.

The report confirms that the license does not permit extraction below the groundwater table and the karst features identified in this report are not expected to negatively impact local water resources associated with karst terrain in the area.

The following recommendations were provided:

1. Ensure that a robust Spill Control and Management Plan is in place for the site as there may be enhanced groundwater flow pathways due to karst features:
2. When bedrock is encountered during excavation, it should be inspected for karst features such as solution-enhanced fractures which could pose limitations on the operation of the quarry; and

3. Should significant karst features be encountered during excavation, a qualified person should be retained to conduct additional inspections.

Ministry of Tourism, Culture and Sport Letter, September 2014

A Stage 1 and Stage 2 Archaeological Assessment, prepared by Central Archaeology Group Inc., September 12, 2017, was submitted with OPA 29 and is on file with the County planning office. The Stage 1 Assessment identified archaeological potential based on a review of historic documents, proximity of the site to the Bonnechere River, and potential for pre-contact First nations and Euro-Canadian settlement thereby triggering a Stage 2 Assessment. The site work involved the advancement and study of test pits dug in prescribed intervals on site. No archaeological materials were recovered. The Assessments recommended the site be cleared of archaeological concern.

As required by legislation, the assessments have been lodged with the Ministry and the applicant has provided the Ministry letter confirming the reports meet Ministry standards.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The amendment, consisting of the following text constitutes Amendment No. 38 to the Official Plan for the County of Renfrew.

Details of the Amendment

The Official Plan is amended as follows:

- (i) By amending Schedule A for those lands described as part of Lot 11 and part of the unopened road allowance between Lots 10 and 11, Concession 17, in the geographic Township of Grattan, in the Township of Bonnechere Valley, from Rural to Mineral Aggregate, as shown in Schedule A, to this amendment.


Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the County of Renfrew.


AMENDMENT NO. 38 TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW

SCHEDULE 'A'

(Part of Lot 11, and the road allowance
between Lots 10 and 11, Concession 17
in the Geographic Township of Grattan)

 Area affected by this Amendment
From Rural
To Mineral Aggregate

COUNTY of RENFREW OFFICIAL PLAN LEGEND

-  Road
-  Permanent Streams and Rivers
-  Lakes and Rivers
-  At Capacity Lakes
-  Urban Community
-  Village Community
-  Non County Areas
-  Special Policy Exception Areas
-  Active Waste Disposal Site
-  Inactive Waste Disposal Site
-  Environmental Protection Area
-  Rural
-  Crown Land
-  County Forest
-  Mineral Aggregate
-  Mining Resource
-  Agriculture



Note: This schedule forms part of Amendment No. 38 to the Official Plan of the County of Renfrew and must be read in conjunction with the written text.

OFFICIAL PLAN AMENDMENT 38 And ZONING BY-LAW AMENDMENT

PLANNING REPORT

1. **FILE NO.:** OPA No.38
ZB2238.6
2. **APPLICANT:** Ravenwood Environmental (Agent)
RJ Selle and Son Sand and Gravel
3. **MUNICIPALITY:** Township of Bonnechere Valley
(geographic Township of Grattan)
4. **LOCATION:** Part Lots 10 & 11, Concession 17
Fourth Chute Road
5. **APPLICATIONS:** Official Plan Amendment 38 (OPA 38)
Zoning By-law Amendment

SUBJECT LANDS

6. **COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s)** Mineral Aggregate
Rural
7. **TOWNSHIP OF
BONNECHERE VALLEY
ZONING BY-LAW
Zone Category(s):** Rural (RU)
Mineral Aggregate Quarry (MQ)

8. DETAILS OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT REQUEST:

The applicant has submitted concurrent applications to the County of Renfrew and the Township of Bonnechere Valley to amend the County of Renfrew Official Plan and the Township of Bonnechere Valley Zoning By-law 2022-42 to permit the expansion of a quarry owned and operated by RJ Selle and Son Sand and Gravel.

The current quarry is approximately 8 hectares in area. The expansion lands are proposed to be approximately an additional 6 hectares, located south and east of the current quarry.

The Official Plan amendment application proposes to amend Schedule A to the Official Plan to redesignate the expansion lands from Rural to Mineral Aggregate. The Zoning By-law amendment application proposes to amend Schedule A (Grattan) to the Zoning By-law to rezone the expansion lands from Rural (RU) to Mineral Aggregate-Quarry (MQ).

The submission includes:

- Planning Justification Study, Novatech, September 14, 2022
- Natural Environment Level 1 Report, Ontario Resource Management Group Inc.
- Results of 2nd Field Assessment, Ravenwood Environmental, June 9, 2022
- Groundwater Level Determination, BluMetric Environmental, August 20, 2015
- Phase 1 Karst Assessment, BluMetric Environmental, March 30, 2022
- Ministry of Tourism, Culture and Sport Letter, September 2014
- Diagram for 500 metre sensitive receptors
- Selle Quarry Existing Features Aerial Image & Cross Sections Final Plan (2018 v2)
- Selle Quarry Operations Final Plan (2018 v2)
- Selle Quarry Rehabilitation Final Plan (2018 v2)
- Various materials related to previous official plan and zoning by-law amendment applications

9. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject lands are located approximately 5 km southeast of Eganville, on the south side of Fourth Chute Road and south of the Bonnechere River.

The figure on the next page, shows the entire property outlined in yellow. It is approximately 14 hectares (34.86 acres) in area with approximately 650 metres of road frontage on Fourth Chute Road. Approximately 8 hectares of the property is currently licensed by the Ministry of Northern Development Mines Natural Resources and Forestry (Licence No. 623601), and used as a quarry. The remaining 6 hectares of the property for the proposed quarry expansion (yellow hatching) have been mostly cleared of trees, except along Fourth Chute Road. The licensed quarry is currently accessed, from Fourth Chute Road, across the abutting lands to the northwest. An alternate entrance to Fourth Chute Road is possible at an existing unmaintained access on Fourth Chute Road.

The surrounding land uses consist of:

North: immediately to the north is Fourth Chute Road, then vacant lands between it and the Bonnechere River. There are two long-existing vacant residential building lots across the road from the current quarry. North of the Bonnechere River in the Township of North Algona/Wilberforce are large rural properties, mostly covered with natural bush.

East: immediately to the east is Fourth Chute Road, then vacant lands between it and the Bonnechere River. East of the Bonnechere River in the Township of North Algona/Wilberforce are large rural properties, mostly covered with natural bush.

South: large, rural properties, mostly covered with natural bush and wetlands. There are a few residential lots located to the southeast, more than 700 metres

from the proposed expansion lands

West: large rural properties with natural bush and wetlands. The closest dwelling is just over 500 metres to the northwest from the existing quarry and there are a few residential lots beyond that to the northwest.



10. PROPOSED AGGREGATE LICENCE EXPANSION:

It is understood that the current licensed area is nearing its extraction limit. Therefore, the applicant has applied to the Ministry of Northern Development Mines Natural Resources and Forestry for a license under the Aggregate Resources Act (ARA) for the proposed quarry expansion. The applicant has completed the ARA process and the issuance of the license is forthcoming, subject to the redesignation and rezoning of the lands to permit the quarry use on the expansion lands.

With the proposed expansion, the final licensed area would cover 14 hectares, with 11 hectares of extraction area. The expanded quarry is proposed to be licensed

and operated the same as the current quarry, being a Class A Category 4 quarry with a maximum of 200,000 tonnes of limestone being extracted annually, in three phases, across the entire site. Phase 1 is intended to continue from the existing quarry to the southern limit of the expanded licensed area. From there, Phase 2 will move to the eastern boundary of the expanded licensed area. Phase 3 will see the quarry expand north and west to the limits of the licensed area. The final quarry floor will meet the ARA standard of at least 2 metres above the potentiometric groundwater level. Only the land area, not the tonnage is being increased.

Blasting on site will occur approximately 6 times a year and equipment used in the operation includes dump trucks, crushers, rock drillers, excavators, loaders and screening equipment. There will be no concrete or asphalt processing on-site. Vehicles will leave the site via the existing entrance and travel east and west on Fourth Chute Road.

There are no existing drainage facilities nor are any proposed for the expansion lands. Limited water collection on the quarry floor can occur and typically evaporates. Rarely, pumping may occur, if necessary. There will be no changes to, or impacts on, drainage patterns outside of the quarry limits.

After complete extraction the site will be rehabilitated, in phases, with quarry faces sloped using overburden and topsoil to allow natural vegetation regeneration so the site will blend with the surrounding area.

Details are provided on the four final ARA plans submitted with the planning applications.

11. BACKGROUND:

This application relates to the previously submitted Official Plan Amendment No. 29 to the County of Renfrew Official Plan, which originated in 2018. Applications for an Official Plan Amendment and Zoning By-law Amendment were filed with the Township of Bonnechere Valley to redesignate 6 hectares of land to permit a quarry expansion and was supported by an archaeology study, ground water level study, natural environment report and traffic impact study.

At that time, Ministry of Natural Resources and Forestry (MNRF) staff advised the County that the aggregate license submission was complete and the license expansion was approved by the Ministry in April 2018, subject to the proper designation and zoning of the expansion lands. County staff were of the opinion that additional studies were required in support of the municipal applications.

Without the additional studies, the Township supported Official Plan Amendment 29 (OPA 29) with a resolution of Council and passed amending zoning by-law 2018-045. County Council subsequently adopted OPA 29 (By-law 102-18) and

forwarded it to the Ministry of Municipal Affairs and Housing (MMAH) in September 2018, for a decision. The applicant chose to not provide the required fee to MMAH and the application stalled. In accordance with the Planning Act, the amending Township zoning by-law never came into effect, because the Official Plan amendment was never finalized.

In May 2021, County planning staff pre-consulted with the applicant's agent regarding the resubmission of applications for the quarry expansion. In addition to the previous studies provided, the applicant was advised that a planning justification report, updated natural environment assessment, and justification for why a noise/blasting study and updated traffic impact study would not required, must also be submitted. The applicant was also advised that the application for OPA 29 would need to be withdrawn.

In June 2022, the Township of Bonnechere Valley repealed Comprehensive Zoning By-law 2006-28 and replaced it with a new Comprehensive Zoning By-law 2022-42.

On September 23, 2022 the County received a request from the applicant that the previous application pertaining to OPA 29 be withdrawn.

The current applications for Official Plan amendment and Zoning By-law amendment are requesting amendments to permit the same quarry expansion proposed in 2018.

12. PROVINCIAL POLICY STATEMENT (PPS):

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is required to be read in its entirety, but a number of the policies that are related to the subject lands and future development are identified below.

Section 1.1.4 recognizes that Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies; local circumstances vary by region, across Ontario

Section 1.1.4.1 states that healthy integrated and viable rural areas should be supported by: building upon rural character, and leveraging rural amenities and assets; and promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

Section 1.1.5.2 includes the management or use of resources as permitted uses on rural lands.

Section 1.1.5.6 encourages opportunities to locate new or expanding lands uses

that require separations from other uses.

Section 2.1 contains policies regarding natural heritage and the protection of natural features for the long-term.

Section 2.2 directs planning authorities to protect, improve or restore the quality and quantity of water.

Section 2.5 contains policies regarding the protection and extraction of mineral aggregate resources.

Section 2.5.2.1 states that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Section 2.5.2.2 requires that extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

Section 2.5.3 requires progressive and final rehabilitation after aggregate extraction.

Section 2.6 contains policies related to the areas of archaeological potential.

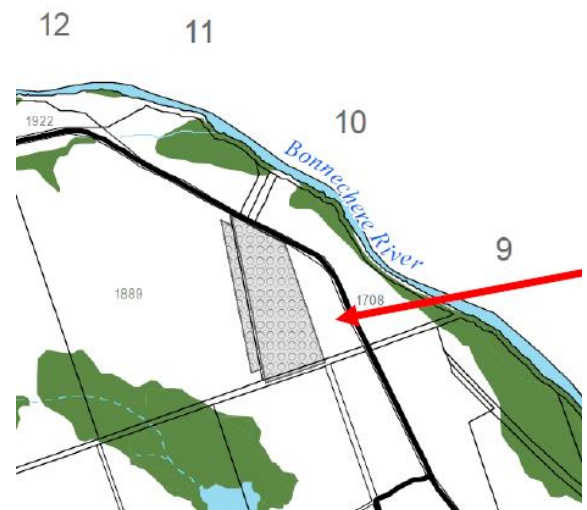
12. OFFICIAL PLAN:

The County of Renfrew Official Plan implements the PPS, and sets out policies to implement County goals and objectives.

The lands impacted by this application are designated Rural and proposed to be designated Mineral Aggregate.

Section 5.3(1) of the Rural designation permits limited low-density residential, commercial, industrial and institutional uses, as well as agricultural uses, forestry and conservation. Section 5 contains specific policies that direct how the various permitted uses should be developed, including Section 5.3(2)-(4) for residential uses, 5.3(5) for recreational uses, and Section 5.3(6) for institutional, commercial and industrial uses.

Section 7.3(2) of the Mineral Aggregate designation permits pits and quarries, and uses that will not preclude future aggregate extraction including forestry, farming (no buildings), conservation and outdoor recreation. Uses that are accessory to a licensed aggregate operation such as crushing, screening, stockpiling, etc. are also permitted. Portable asphalt and concrete plants, and permanent asphalt batching



and concrete batching plants may also be permitted, subject to additional requirements. Section 7.3(3) allows for Council to consider an amendment to Mineral Aggregate for extraction where a resource has not been designated but has been determined to be suitable for extraction. Under Section 7.3(4)(a) to (h), an expansion of a pit or quarry, requires a zoning by-law amendment with full public notice and opportunities for appeal. Criteria to be met in support of a zoning change are:

- (a) degree of exposure of the operation to the public and the need for and effectiveness of any mitigating measures (berms, screening, etc.);
- (b) the haulage routes and the resulting impact on the transportation system (traffic density, etc.);
- (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands:
 - i. where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and
 - ii. on prime agricultural lands, complete agricultural rehabilitation is not required if:
 - 1. there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
 - 2. other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of Classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible;
 - 3. the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
 - 4. in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.
- (d) the area in which the proposed operation is located should be within an area of known aggregate resources, of which there exists some estimate of the geographic distribution and potential of the deposits.
- (e) the water table, existing and proposed drainage facilities, and setbacks from watercourses;
- (f) effects on adjacent land uses, nearby communities, and natural heritage features;

- (g) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
- (h) any other matters which Council deems advisable.

Section 7.3(6) speaks to areas of influence around aggregate resources and extraction operations stipulating that potential impacts must be considered for sensitive land uses within 500 metres of a quarry. Proponents are required to provide studies demonstrating that sensitive uses will not be negatively impacted. (i.e. in terms of groundwater interference, noise, dust, blasting, truck traffic, etc.) Where a study is not provided, the separation distance between the quarry and a sensitive use must be 500 metres. New dwellings, reciprocally, are required be 500 metres from a bedrock resource or quarry.

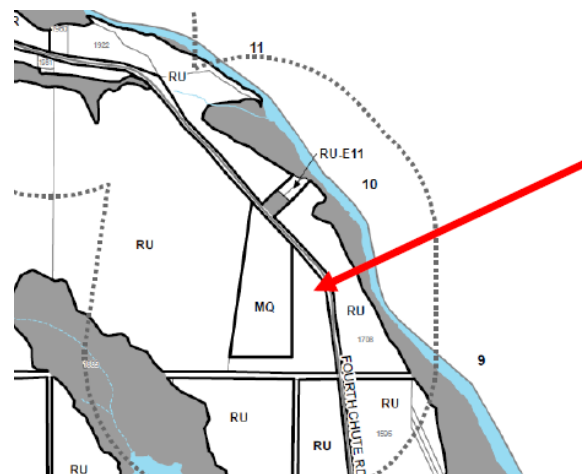
Section 13.3(3) identifies local municipal roads and that development adjacent to these roads must meet the requirements of the local road authority.

General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending the type and scale of development, the location of the site and nearby features on the landscape. These address a variety of matters including, but not limited to 2.2(3) Buffering and Land Use Compatibility, 2.2(8) Natural Heritage Features, 2.2(9) Hazards (karst topography), 2.2(15) Noise Attenuation and Vibration, and 2.2(30) Stormwater Management. Many of these policies contain requirements for studies and reports to address issues and provide recommendations for mitigation measures.

13. ZONING BY-LAW:

The lands impacted by this application are zoned Rural (RU) in the Township of Bonnechere Valley Zoning By-law 2022-042.

Section 22.1 of the Rural (RU) Zone permits low density residential uses, including single detached, semi-detached and duplex dwellings, and a variety of non-residential uses, such as forestry, farm, hunt and fish camp, passive recreation. Section 22.2 sets out the specific requirements for lot development.



Section 18.1 of the Mineral Aggregate Quarry (MQ) Zone prohibits residential use but permits a pit, quarry, processing of aggregates, an extractive industrial facility (i.e. wash plant, crusher), forestry and limited farm. Section 18.2 sets out the provisions for buildings or structures in the MQ Zone, such as setbacks, and

landscaped buffers strips.

Section 3.26.2(d) stipulates that no sensitive use shall be erected within 500 metres of a Mineral Quarry (MQ) or Mineral Quarry Reserve (MQ-R) Zone. Section 3.26(i) provides an exception to subsection (d) where a lot that is zoned to permit a dwelling is located entirely within a separation distance set out in subsection (d), the separation distance shall not apply.

Section 3.26.2(e) of the General Provisions requires that no quarry be located within 500 metres of an existing dwelling or building lot for a dwelling.

14. SUMMARY OF STUDIES:

Planning Rationale, Novatech, September 14, 2022

The purpose of this report is to set out the land use planning rationale and support for the amendments to the County of Renfrew Official Plan and the Township of Bonnechere Zoning By-law to permit the quarry expansion. The rationale identifies and analyses Provincial Policy, relevant policies and provisions of the Official Plan and Zoning By-law, and the submitted supporting studies and their findings.

Each of the submitted studies was summarized, including the archaeology studies and the traffic impact statement, which were previously submitted for OPA 29, but not with this current submission.

Section 3.2.1 of the report lays out the rationale, showing how the quarry expansion meets all the criteria set out in Section 7.3.4(a) to (h) of the Official Plan. For subsections (a) and (b), the planning rationale explains why a noise/vibration study and updated traffic impact study were not submitted.

Subsection (a) pertains to exposure of the operation to the public and the need for, and effectiveness of any mitigating measures. The rationale references the 500 metre area of influence associated with quarry operation and potential impacts related to noise and vibration for sensitive receptors (dwellings) within that area. The rationale confirms there are no habitable dwellings within the area of influence, but there is one abandoned, derelict dwelling. The latter is not considered a sensitive receptor. Based on this and the other non-residential lands within 500 metres, noise and vibration impacts were not assessed for the proposed quarry expansion. It states that blasting will only occur approximately six times a year. It goes on to explain that impacts to the travelling public will be limited to the entrance on, and trucks travelling along, Fourth Chute Road, which is anticipated to be in keeping with current trucking patterns. Lastly, it describes the quarry site as being on a ridge that is elevated from surrounding lands, including Fourth Chute Road. Also, the approved quarry plans establish a 30 metre forested buffer along Fourth Chute Road.

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The remaining subsections (c) through (h) of Official Plan policy 7.3(4) are addressed. The applicant's quarry plans under the Aggregate Resources Act, and the submitted studies address the quarry operation and rehabilitation requirements, confirm there is suitable bedrock resource for extraction, and that impacts on natural environment, groundwater, municipal infrastructure, impacts on existing sensitive uses and archaeological potential have been satisfied.

The Planning rationale finds that the supporting studies support the proposed amendments to permit the quarry expansion and meet the criteria of the Official Plan for the long term management of resources and land use planning objectives. The site as a quarry serves greater public interest with no adverse impact on surrounding land uses and natural environment. Overall, the Planning Rationale finds the proposed quarry expansion is consistent with both Provincial and municipal planning policies and that the proposed Official Plan and Zoning By-law amendment approvals would represent good land use planning.

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Site visits were conducted in August and September 2021, and focused on the expansion lands. The majority of the expansion lands were found to have been cleared of vegetation, with mature mixed wood forest remaining in the proposed setback areas along Fourth Chute Road. No changes to or increases in vegetation were observed. There is no new habitat since the 2015 assessment was done, due to the lack of overburden on the bedrock. The site may be used as a travel corridor and the vegetated strip along the road is not sufficient in size to support any wildlife of species at risk. The vegetated setback will not be disturbed by the extraction operation. The assessment finds that expansion area has been historically disturbed/cleared. There will be minimal ecological impacts to natural features on or adjacent to the site, and the quarry expansion will not impact adjacent lands

Groundwater Level Determination, BluMetric Environmental, August 20, 2015

The purpose of this report is to determine the level of the groundwater on the quarry expansion lands in relation to the excavated quarry floor. Three wells were drilled in 2011 along the east boundary of the current licensed quarry and a fourth well drilled in 2012 on the west side of the current licensed quarry, all for the purpose of monitoring groundwater levels. Survey work was done to establish a benchmark elevation in one of the wells, all the wells were purged, then subsequently the static groundwater water levels in each of the wells were measured. The water levels ranged from 80.99 to 92.34 metres above sea level. The variation in water levels across the wells was attributed to seasonal surface water infiltration through cracks along the existing quarry walls. The direction of groundwater flow was inferred to be towards the northeast, based on topography,

elevations, and the Bonnechere River being located to the northeast. The highest groundwater level at 92.34 metres above sea level was found to be 7.41 metres below the ground surface elevation of the existing quarry.

Phase 1 Karst Assessment, BluMetric Environmental, March 30, 2022

This study was prepared to determine if karst topography is present on site and to determine any potential impacts to water quality. The study involved a desktop review of geology and physiography maps, aerial photos, nearby well records, and a site visit in September 2021.

Key land uses nearby were identified as a residential dwelling approximately 500 metres to the northwest, the Bonnechere River 160 metres to the northeast and an unevaluated wetland to the southwest. The overall surface water drainage and shallow groundwater flows to the northwest.

The three well records confirmed hard porous limestone bedrock, overlain by fractured limestone, then shallow overburden. The bedrock extends below the lowest extent of the drilled well depths (48 metres). As provided in the BluMetric Groundwater Level Determination report, the borehole logs for four monitoring wells on the quarry site were also reviewed showing light brown to gray coarse-grained limestone to depth 11.5 m below grade. The site visit confirmed potential karstic features including solution enhanced fractures and small crevasses in exposed bedrock. The report indicates that karst bedrock is likely to be encountered during excavation and there is a potential risk for collapse during excavation due to voids in the bedrock.

The report confirms that the license does not permit extraction below the groundwater table and the karst features identified in this report are not expected to negatively impact local water resources associated with karst terrain in the area.

The following recommendations were provided:

1. Ensure that a robust Spill Control and Management Plan is in place for the site as there may be enhanced groundwater flow pathways due to karst features;
2. When bedrock is encountered during excavation, it should be inspected for karst features such as solution-enhanced fractures which could pose limitations on the operation of the quarry; and
3. Should significant karst features be encountered during excavation, a qualified person should be retained to conduct additional inspections.

Ministry of Tourism, Culture and Sport Letter, September 2014

A Stage 1 and Stage 2 Archaeological Assessment, prepared by Central Archaeology Group Inc., September 12, 2017, was submitted with OPA 29 and is on file with the County planning office. The Stage 1 Assessment identified

archaeological potential based on a review of historic documents, proximity of the site to the Bonnechere River, and potential for pre-contact First nations and Euro-Canadian settlement thereby triggering a Stage 2 Assessment. The site work involved the advancement and study of test pits dug in prescribed intervals on site. No archaeological materials were recovered. The Assessments recommended the site be cleared of archaeological concern.

As required by legislation, the assessments have been lodged with the Ministry and the applicant has provided the Ministry letter confirming the reports meet Ministry standards.

15. OTHER APPLICATIONS

A zoning by-law amendment application has been submitted concurrently to the Township of Bonnechere Valley to amend Comprehensive Zoning By-law 2022-042 to rezone the same lands affected by OPA 38, from Rural (RU) to Mineral Aggregate-Quarry (MQ), and is being considered in conjunction with OPA 38.

16. AGENCY CIRCULATION:

The Official Plan Amendment application was circulated in accordance with the *Planning Act*. No agency comments have been received as of the date of this Report.

17. PUBLIC COMMENTS

No comments received as of the date of this Report.

18. ANALYSIS

The applicant has provided the additional supporting information that was stipulated in 2021 when the proposed quarry expansion was re-instigated by the applicant. The studies and information submitted address the various impacts that the quarry could potentially have on surrounding land uses.

With regards to sensitive land uses, the applicant has confirmed that there are no existing sensitive receptors (i.e. dwellings) within 500 metres of the existing and expanded quarry boundary and as such a noise/blasting study is not required. This meets Official Plan policy 7.3(6).

Section 3.26 of the Township's Zoning By-law contains provisions to ensure the reciprocal 500 metre separation is applied between quarries and dwellings but, Section 3.26.1(i) provides for existing residential building lots that are located entirely within 500 metres of lands zoned Mineral Quarry-Reserve (MQ-R) or Mineral Quarry (MQ) to be developed, thereby preserving landowners' development rights.

There are two long-existing, vacant residential buildings lots located across Fourth Chute Road, from the existing quarry. Although these lots have remained vacant for decades, there is potential that they may be developed at some point in the future. The proposed quarry expansion is further east from these lots than the existing quarry and the bulk of the proposed expansion lands are further south. Regardless, the lots are relatively close to the quarry and if developed could be impacted, particularly by blasting activities, in terms of noise and vibration. The applicant has indicated that at the maximum allowable extraction per year, it would take between 16 and 17 years to complete extraction of the expansion lands. More moderate extraction rates would take longer to complete full extraction. If and when the lots are developed, the potential impact of the quarry operation would need to be addressed.

For the quarry expansion Section 3.26.2(e) of the Zoning By-law applies which requires a new quarry to be 500 metres from an existing dwelling or a residential building lot. For the proposed expansion, a zoning exception is required to permit the quarry within 500 metres of an existing residential building lot.

Regarding the Karst Assessment, recommendations have been provided relating to spill control and potential karst features. The applicant has confirmed that there is no fuel storage on site, and as part of the ARA process, all quarries are required to have a spill plan in place in accordance with Ministry of Environment requirements. Karst can be further evaluated if karst features are found during extraction.

19. RECOMMENDATIONS & NEXT STEPS:

That, subject to any additional concerns or information raised at the public meeting, the Official Plan amendment be forwarded to County Council for adoption and approval.

Date: December 16, 2022

Planner: Anne McVean
County Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO ADOPT AMENDMENT NO. 39
TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW**

WHEREAS the Council of the Corporation of the County of Renfrew, in accordance with the provisions of Sections 17 and 22 of the Planning Act, as amended hereby enacts as follows:

1. THAT Amendment No. 39 to the Official Plan of the County of Renfrew, consisting of the text attached as Schedule “I” and map attached as Schedule “A” is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 1st day of March 2023.

READ a second time this 1st day of March 2023.

READ a third time this 1st day of March 2023.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

AMENDMENT NO. 39
TO THE
OFFICIAL PLAN
OF THE
COUNTY OF RENFREW

AMENDMENT NO. 39 TO THE OFFICIAL PLAN FOR
THE COUNTY OF RENFREW

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text and Schedule "A" constitutes Amendment No. 39 to the Official Plan for the County of Renfrew.

PART A - THE PREAMBLE

Purpose

To redesignate the lands shown on Schedule "A" attached hereto from Waterfront to Waterfront-Exception Five (Voyageur Bay), in the County of Renfrew Official Plan. The proposed Official Plan Amendment will permit the creation of up to 8 lots (plus a retained) through the consent process, rather than by means of a registered plan of subdivision.

Location

The lands affected by this amendment are described as part of Lot 13, Concession 12, in the geographic Township of Ross, in the Township of Whitewater Region.

Basis

The Official Plan for the County of Renfrew was adopted by the Council of the County of Renfrew on March 27, 2002, and approved by the Minister of Municipal Affairs and Housing on June 16, 2003. The Official Plan was recently updated by Official Plan No. 31, under Section 26 of the Planning Act, and approved by the County of Renfrew on August 19, 2021. This amendment represents the thirty-ninth amendment to the Official Plan.

Proposal

The subject lands are approximately 7.69 hectares in area with water frontage on the Ottawa River. The lands are accessed by a private road, Voyageur Bay Road, which connects to Pettigrew Road, a Township Road. Fourteen lots have been created through the consent process from the original holding that the subject lands are a part of. The landowner, Joe Kowalski, has applied to re-designate the lands to Waterfront – Exception Five, in order to permit the creation of an additional eight new lots and one retained lot through the consent process. The application is supported by a Planning Justification Brief, prepared by JP2G Consultants Inc.

Surrounding Land Uses

The site is located on a small peninsula on the Ottawa River, approximately six kilometers east of the Village of Foresters Falls. A private road, Voyageur Bay Trail, connects the property to Pettigrew Road, a Township road. Voyageur Bay Trail also runs along the property's western and southern borders, providing access to 12 other waterfront residential lots, each approximately 1 acre in size. These lots were created through consent between 2015 and 2021. Ten of these lots are located south of the property, and of these ten, only three have been developed (the others remain vacant). The two lots north of the subject lands also appear to be vacant.

The lands to the west and north of the property comprise of large, treed lots, several of which are undeveloped.

Provincial Policy Statement 2020 (PPS)

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, the council of a municipality "shall be consistent with" policy statements issued under the *Act* that are in effect. The Provincial Policy Statement guides the overall direction of land-use matters as they are declared to be a matter of

Provincial interest.

While the Provincial Policy Statement is required to be read in its entirety, the following policies have specific bearing on this amendment:

Section 1.1.5.2 – Rural Lands in Municipalities states that permitted uses in these areas include the management or use of resources, resource-based recreational uses (including recreational dwellings); residential development that is locally appropriate, and other rural uses.

Section 1.1.5.4 states that development in Rural Lands in Municipalities is to be compatible with the rural landscape and be sustained by rural service levels.

Section 1.1.6.4 Planning for Sewage and Water Services, states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 2.1.2 Natural Heritage Features, states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.6.3 Cultural Heritage and Archaeology, states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

County of Renfrew Official Plan

The Township of Whitewater Region Chapter in the County of Renfrew Official Plan designates the property as Waterfront. Schedule B-Map 4-Natural Heritage Features identifies Significant Woodlands and Significant Valley Lands on the property.

Section 16.2.3(1) of the Waterfront policies of the Official Plan state that the predominate use of these lands shall be for limited residential development, tourist commercial uses, agricultural uses, and conservation and open space uses. Section 16.2.3(2) requires that all new development in the Waterfront Designation adhere to the General Provisions (Section 2) of the Official Plan.

Section 16.2.4 outlines policies relating to residential development in the Waterfront Designation. Relevant to this amendment is policy 16.2.4(4), which states that the maximum number of residential lots permitted via consent shall be in accordance with the Land Division Policies (Section 14) of the Official Plan. Section 14.3(3) of the Official Plan states that the maximum number of new lots permitted through consent for residential development from an original holding is three. Policy 14.3(4) states that an additional two lots may be considered under certain criteria, and Policy 14.3(5) states that while creating more than 5 new lots per holding is generally discouraged, additional consents may be considered provided the approval authority is satisfied that a plan of subdivision is not required, and the applicant submits a study that addresses the following:

- a) justification of the proposed water supply and sewage disposal services consistent with the servicing policies of Section 2.2(12)
- b) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
- c) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards and is consistent with the servicing policies of Section 2.2(12);
- d) the need for a lot grading and drainage plan; and
- e) the impact of the proposed development on the financial resources of the municipality.

Section 14.2 includes policies that direct the approval authority that a plan of subdivision will be the method of dividing land where: a significant number of new lots would be created, or there is the potential to create a significant number of new lots, or where extensive investigations regarding matters such as hydrogeology, surface drainage or environmental impact will be required.

Several of the General Development Policies in Section 2 of the Official Plan also apply to the proposed use of the subject lands:

Section 2.2(6) requires that archaeological assessment is required for development that is proposed within an area of high archaeological resource potential. This assessment must be done in accordance with Ministry of Citizenship, Culture and Recreation guidelines by a qualified, licensed archaeologist.

Section 2.2(8)(e) references Significant Woodlands as identified on Schedule B-Map 4-Natural Heritage Features, related to woodlands. Any development located in or within 120 metres of these features are to be supported by an Environmental Impact Study (EIS) that development will not negatively impact the feature or its function as part of a natural heritage system.

Section 2.2(8)(f) references Significant Valleylands as identified on Schedule B-Map 4-Natural Heritage Features, related to watercourses. Any development located in or within 120 metres of these features are to be supported by an Environmental Impact Study (EIS) that development will not negatively impact the feature or its function as part of a natural heritage system.

Section 2.2(9) references Wildland Fire hazards, as identified on Schedule B-Map 3-Hazards. Any development proposed in these areas requires the submission of a Wildland Fire Risk Mitigation checklist.

Section 2.2(11) requires that any new buildings, structures and private waste disposal systems be set back a minimum of 30 meters from the high water mark of a water body. New lots created through the consent process must be of a sufficient size to accommodate a building envelope that meets this setback.

Section 2.2(12) sets out the Provincial serving hierarchy requirements for development. Development on individual on-site water and sewage disposal systems maybe considered if site conditions are shown to be favourable over the long term with no negative impacts. Section 2.2(12)(f) describes negative impacts as being degradation to the quality and quantity of water, sensitive water and sensitive groundwater features and related hydrologic functions as a result of development. A hydrogeological assessment is required for any proposed new lots under one hectare in size.

Township Zoning By-law 2010-49

The lands to be redesignated are zoned Limited Service Residential – holding (LSR-h) (RU) in the former township of Ross. The holding provisions require that a development agreement and private road agreement for Pettigrew Road and Voyageur Bay Trail, as well as the submission of a Planning Justification Report submitted to the satisfaction of the Township, prior to a rezoning to lift the holding symbol.

Analysis

Section 14.2 of the Official Plan includes policies that direct the approval authority that a plan of subdivision will be the method of dividing land where: a significant number of new lots would be created, or there is the potential to create a significant number of new lots, or where extensive investigations regarding matters such as hydrogeology, surface drainage or environmental impact will be required. Section 14.3(3),(4), and (5) of the Official Plan includes policies that direct the number of lots that can be created through the consent process from an original holding. The proposal to create an additional lots from this holding through the consent process does not meet these policies.

On October 5th, 2022, a motion was passed by the Council of the Township of Whitewater Region to allow the remaining development of the Voyageur Bay property to proceed by consent, provided an Official Plan Amendment be submitted and approved. This Official Plan Amendment has been filed in fulfilment of this motion to allow the new lots to be created through the consent process despite not meeting Section 14.2 or 14.3(3-5).

The County, as the approval authority of Official Plan Amendments, must ensure the application is consistent with the Provincial Policy Statement (PPS) and the County's Official Plan. The applicant submitted a Planning Justification Brief in support of this requirement. The Brief, prepared by JP2G consultants Inc, provides a concept plan for the new lots and outlines how the proposal is consistent with the PPS and the Waterfront Designation policies of the Official Plan. The concept plan shows the location of the eight proposed lots in relation to the previously severed lots, as well as how the lots complete the development of the holding. The lots are to be accessed by an existing private road. The proposed lots will be compatible and complementary to the existing waterfront residential lots.

For future severance applications on these lands, there are a number of land use matters that will need to be studied and addressed in accordance with Provincial requirements and the Official Plan policies to ensure appropriate development. It is understood that the Township will require the relevant studies and plans to be submitted prior to the approval of any new lots on these lands.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The amendment, consisting of the following text and Schedule "A" constitutes Amendment No. 36 to the Official Plan for the County of Renfrew.

Details of the Amendment

The Official Plan is amended as follows:

- a) Section 16.2 Waterfront is amended by adding a new Subsection 16.2.11(5) Waterfront – Exception 5 (Voyageur Bay), immediately following Subsection 16.2.11(4) Waterfront – Exception Four, as follows:
 - "(5) Waterfront – Exception Five (Voyageur Bay)
Notwithstanding the policies of Section 14.2(1) and Sections 14.3(3) to (5) of Section 14.0 Land Division policies, for the lands designated Waterfront Exception Five on Schedule "A" to this Plan, a total of eight (8) new waterfront residential lots, plus one (1) retained parcel may be created through the consent process."
- b) Schedule "A" of the Official Plan is hereby amended by redesignating those lands described as part of Lot 13, Concession 12, geographic Village of Ross in the Township of Whitewater Region, from Waterfront to Waterfront-Exception Five, as shown on the Attached Schedule "A"

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the County of Renfrew.



From Waterfront
To Waterfront -
Exception Five



AMENDMENT NO. 39 TO THE OFFICIAL PLAN FOR THE COUNTY OF RENFREW

SCHEDULE "A"

Note: This Schedule forms part of Amendment No. 39 to the Official Plan of the County of Renfrew and must be read in conjunction with the written text.

Active Waste Disposal Site	Non County Areas
Inactive Waste Disposal Sites	Crown Land
Special Policy Exception Areas	Urban Community (see Local Official Plan)
Environmental Protection	Village Community
Flood Plain	Rural Hamlets
Municipal Roads	Rural (for North Altona Wilberforce see Policy 5.4 (C) - Forestry)
Municipal Seasonal Roads	Agriculture
Crown Access Roads	Mineral Aggregate
County Roads	Environmental Protection Area
Provincial Highways	Provincially Significant Wetland
Railway	Waterfront
Natural Gas Pipeline	Waterfront Exception
Municipal Boundary	Lakes and Rivers (for all islands in Bonnechere Valley see Policy 9.4 (2))
Property Parcels	County Forest
Geographic Township Boundary	Mining Resource
Special Study Area (Islands in Ottawa River)	

Area Affected by this Amendment

From Waterfront to Waterfront Exception 5

OFFICIAL PLAN AMENDMENT 39

PLANNING REPORT

1. **FILE NO.:** OPA No.39
2. **APPLICANT:** Jp2G Consultants Inc – For Joseph Kowalski
3. **MUNICIPALITY:** Township of Whitewater Region
(geographic Township of Ross)
4. **LOCATION:** Part Lots 13, Concession 12
Voyager Bay Trail
5. **APPLICATIONS:** Official Plan Amendment 39 (OPA 39)

SUBJECT LANDS

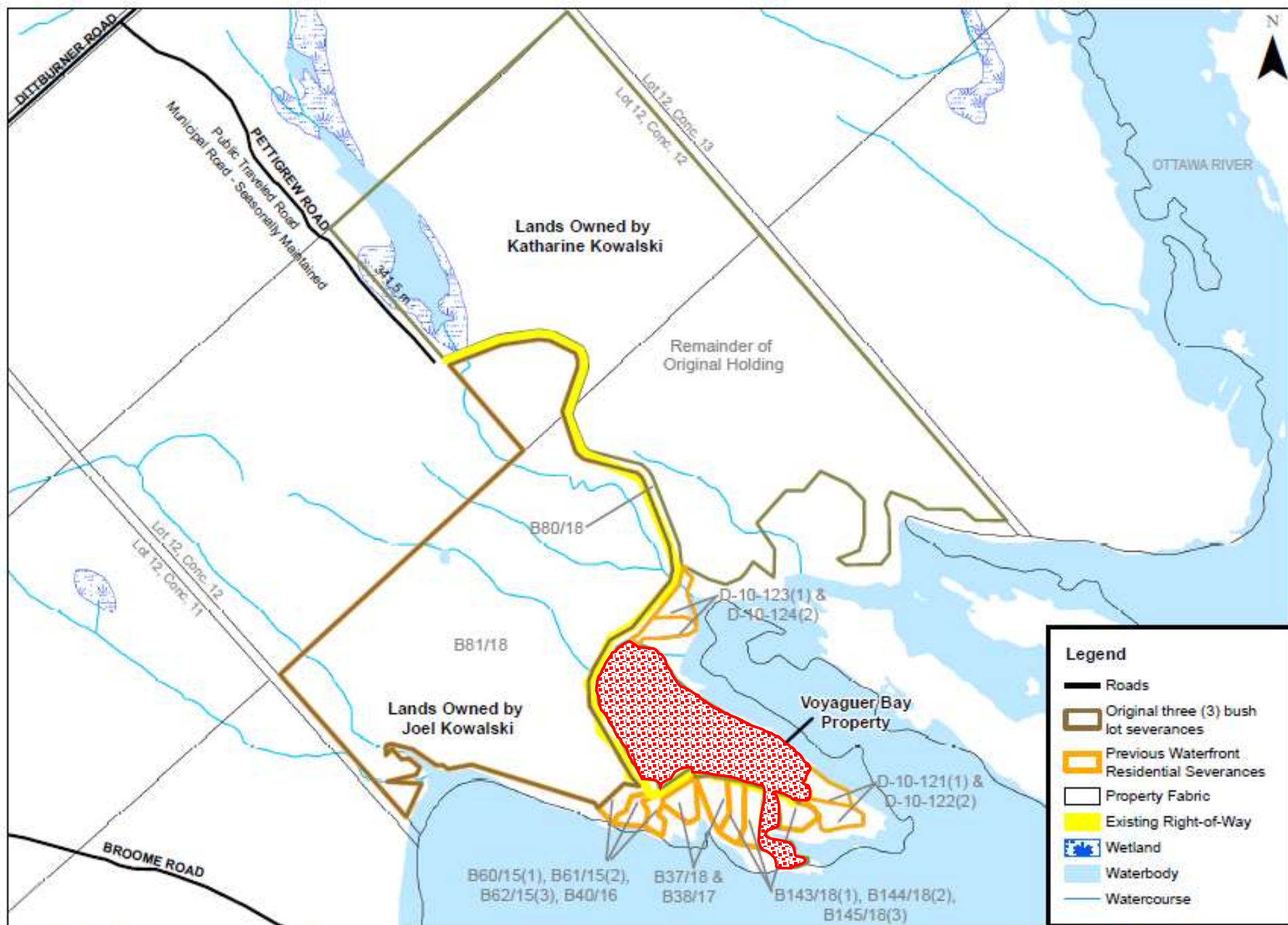
6. **COUNTY OF RENFREW** Waterfront
OFFICIAL PLAN
Land Use Designation(s)
7. **TOWNSHIP OF** Rural (RU)
Whitewater Region
Zone Category(s):

8. DETAILS OF OFFICIAL PLAN AMENDMENT:

The application proposes to redesignate the subject lands from a Waterfront designation to Waterfront-Exception Five, in the County of Renfrew Official Plan. The proposed Official Plan Amendment will permit the creation of up to 8 lots (plus a retained) through the consent process, rather than by means of a registered plan of subdivision.

9. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The lands affected by this amendment are described as part of Lot 13, Concession 12, in the geographic Township of Ross, in the Township of Whitewater Region. As illustrated in the below Map 1, the lands are located on the shores of the Ottawa River, are accessed by a private road known as Voyager Bay Trail, and are in the vicinity of other waterfront recreational residential lots.



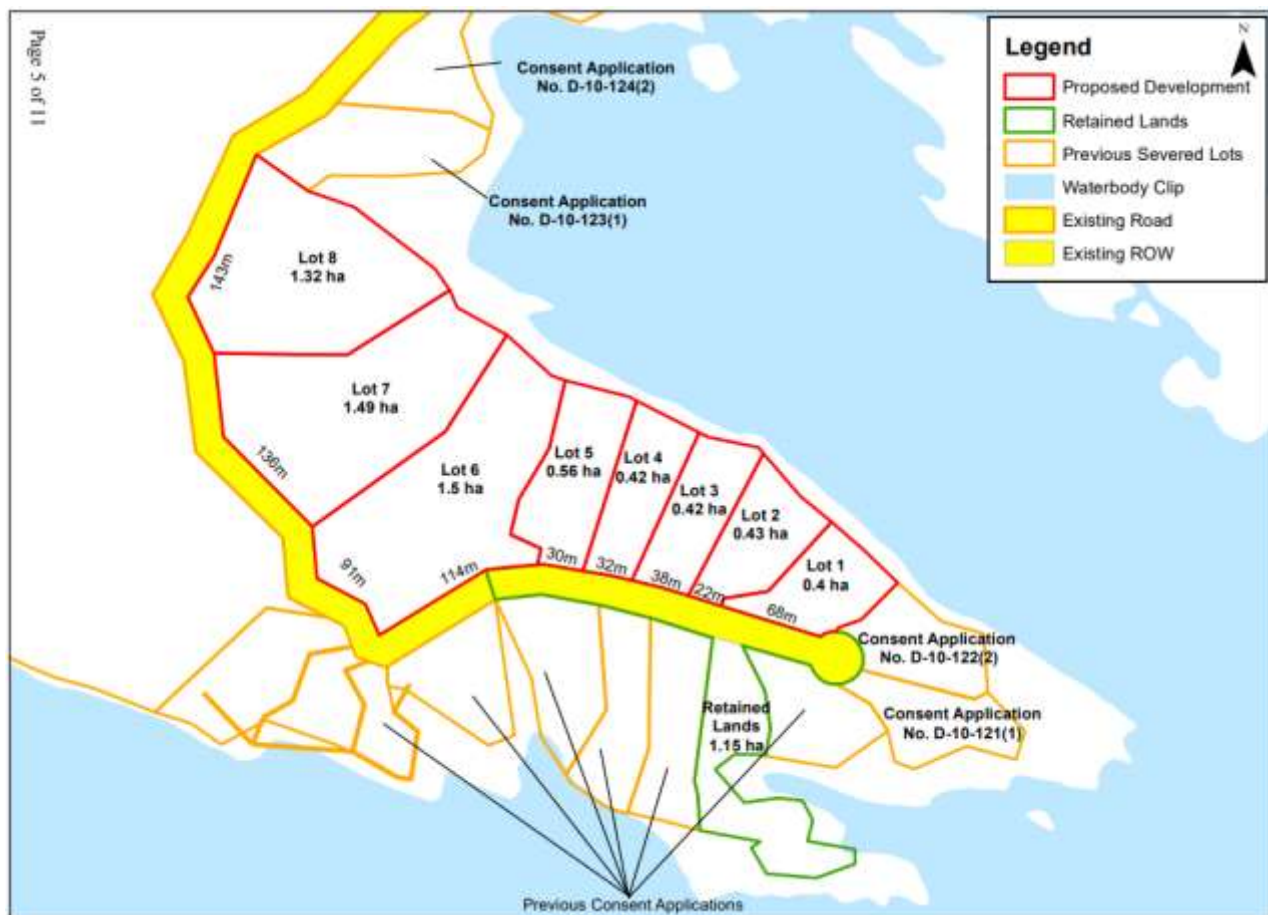
Map 1: Lot Development - Original Holding

Project No. 2007063F
Prepared By: Jp2g Consultants Inc.
Date: November 2022

10. BACKGROUND:

The site is located on a small peninsula on the Ottawa River, approximately six kilometers east of the Village of Foresters Falls. A private road, Voyageur Bay Trail, connects the property to Pettigrew Road, a Township road. Voyageur Bay Trail also runs along the property's western and southern borders, providing access to 12 other waterfront residential lots, each approximately 1 acre in size. These lots were created through consent between 2015 and 2021. Ten of these lots are located south of the property, and of these ten, only three have been developed (the others remain vacant). The two lots north of the subject lands also appear to be vacant.

The lands to the west and north of the property comprise of large, treed lots, several of which are undeveloped. The future lots proposed to be created by consent are illustrated below.



11. PROVINCIAL POLICY STATEMENT (PPS):

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, the council of a municipality "shall be consistent with" policy

statements issued under the Act that are in effect. The Provincial Policy Statement guides the overall direction of land-use matters as they are declared to be a matter of Provincial interest.

While the Provincial Policy Statement is required to be read in its entirety, the following policies have specific bearing on this amendment:

Section 1.1.5.2 – Rural Lands in Municipalities states that permitted uses in these areas include the management or use of resources, resource-based recreational uses (including recreational dwellings); residential development that is locally appropriate, and other rural uses.

Section 1.1.5.4 states that development in Rural Lands in Municipalities is to be compatible with the rural landscape and be sustained by rural service levels.

Section 1.1.6.4 Planning for Sewage and Water Services, states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 2.1.2 Natural Heritage Features, states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.6.3 Cultural Heritage and Archaeology, states that planning authorities shall not permit development and site alteration on adjacent lands to protect heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

12. OFFICIAL PLAN:

The Township of Whitewater Region section in the County of Renfrew Official Plan designates the property as Waterfront. Schedule B-Map 4-Natural Heritage Features identifies Significant Woodlands and Significant Valley Lands on the property.

Section 16.2.3(1) of the Waterfront policies of the Official Plan state that the predominate use of these lands shall be for limited residential development, tourist commercial uses, agricultural uses, and conservation and open space uses. Section 16.2.3(2) requires that all new development in the Waterfront Designation adhere to the General Provisions (Section 2) of the Official Plan.

Section 16.2.4 outlines policies relating to residential development in the

Waterfront Designation. Relevant to this amendment is policy 16.2.4(4), which states that the maximum number of residential lots permitted via consent shall be in accordance with the Land Division Policies (Section 14) of the Official Plan. Section 14.3(3) of the Official states that the maximum number of new lots permitted through consent for residential development from an original holding is three. Policy 14.3(4) states that an additional two lots may be considered under certain criteria, and Policy 14.3(5) states that while creating more than 5 new lots per holding is generally discouraged, additional consents may be considered provided the approval authority is satisfied that a plan of subdivision is not required, and the applicant submits a study that addresses the following:

- a) justification of the proposed water supply and sewage disposal services consistent with the servicing policies of Section 2.2(12);
- b) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
- c) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards and is consistent with the servicing policies of Section 2.2(12);
- d) the need for a lot grading and drainage plan; and
- e) the impact of the proposed development on the financial resources of the municipality.

Section 14.2 includes policies that direct the approval authority that a plan of subdivision will be the method of dividing land where: a significant number of new lots would be created, or there is the potential to create a significant number of new lots, or where extensive investigations regarding matters such as hydrogeology, surface drainage or environmental impact will be required.

Several of the General Development Policies in Section 2 of the Official Plan also apply to the proposed use of the subject lands:

Section 2.2(6) requires that archaeological assessment is required for development that is proposed within an area of high archaeological resource potential. This assessment must be done in accordance with Ministry of Citizenship, Culture and Recreation guidelines by a qualified, licensed archaeologist.

Section 2.2(8)(e) references Significant Woodlands as identified on Schedule B-Map 4-Natural Heritage Features, related to woodlands. Any development located in or within 120 metres of these features are to be supported by an Environmental Impact Study (EIS) that development will not negatively impact the feature or its function as part of a natural heritage system.

Section 2.2(8)(f) references Significant Valleylands as identified on Schedule B-Map 4-Natural Heritage Features, related to watercourses. Any development located in or within 120 metres of these features are to be supported by an Environmental Impact Study (EIS) that development will not negatively impact the feature or its function as part of a natural heritage system.

Section 2.2(9) references Wildland Fire hazards, as identified on Schedule B-Map 3- Hazards. Any development proposed in these areas requires the submission of a Wildland Fire Risk Mitigation checklist.

Section 2.2(11) requires that any new buildings, structures and private waste disposal systems be set back a minimum of 30 meters from the high water mark of a water body. New lots created through the consent process must be of a sufficient size to accommodate a building envelope that meets this setback.

Section 2.2(12) sets out the Provincial serving hierarchy requirements for development. Development on individual on-site water and sewage disposal systems maybe considered if site conditions are shown to be favourable over the long term with no negative impacts. Section 2.2(12)(f) describes negative impacts as being degradation to the quality and quantity of water, sensitive water and sensitive groundwater features and related hydrologic functions as a result of development. A hydrogeological assessment is required for any proposed new lots under one hectare in size.

13. ZONING BY-LAW:

The lands to be redesignated are zoned Limited Service Residential – holding (LSR-h) (RU) in the Zoning By-law of the former township of Ross. The holding provisions require that a development agreement and private road agreement for Pettigrew Road and Voyageur Bay Trail, as well as the submission of a Planning Justification Report submitted to the satisfaction of the Township, prior to a rezoning to lift the holding symbol.

14. SUMMARY OF STUDIES:

Planning Rationale, Jp2g – December 5, 2022

The owner submitted a planning rational with the Official Plan Amendment. The rational provided an overview of the development application, background information and site context. In addition, the report provided an overview of applicable Provincial Policy and Official Plan policies. The rational concluded that the proposed application “will satisfy the requirements of the County of Renfrew and allow the Township of Whitewater Region to consider the completion of eight (8) future waterfront residential lots and one (1) retained lot through the Consent process. The Official Plan amendment will allow the Township to process and consider the applications under the delegation of authority for consents and meet the requirement of the Planning Act and the conditions of delegated authority to ensure that consents conform to the Official Plan”.

15. AGENCY CIRCULATION:

The Official Plan Amendment application was circulated in accordance with the *Planning Act*. The following is a summary of comments received from various

agencies including the Ministry of Environment Conservation and Parks, Ministry of Natural Resources and Forestry, and Ontario Power Generation. The comments highlight requirements for:

- Hydrogeological assessments in accordance with provincial guidelines D-5-4 & D-5-5;
- Stormwater management practices in accordance with stormwater management manual and the need for MECP approval;
- Items to be addressed in the EIS (significant woodlands; significant valleylands, species at risk)
- Wildland fire risk;
- Minimum 30 metre setback from the highwater mark of the river and work permits required from MNRF if the shoreline/crown land is being altered.
- Future agreements between landowners and OPG for use of OPG lands

16. PUBLIC COMMENTS

The Township received letters in support from a few surrounding property owners. No objections were received/submitted to the County ,either written or verbally at the public meeting which was held on February 1.

17. ANALYSIS

OPA 39 would redesignate approximately 7.69 hectares of land to a site specific Waterfront – Exception Five designation. There have 12 waterfront residential lots previously created from the holding. This re-designation would all an additional eight new waterfront lots (plus a retained) to be created through the consent process instead of the plan of subdivision process.

Section 14.2 of the Official Plan includes policies that direct the approval authority that a plan of subdivision will be the method of dividing land where: a significant number of new lots would be created, or there is the potential to create a significant number of new lots, or where extensive investigations regarding matters such as hydrogeology, surface drainage or environmental impact will be required. Section 14.3(3),(4), and (5) of the Official Plan includes policies that direct the number of lots that can be created through the consent process from an original holding. The proposal to create an additional lots from this holding through the consent process does not meet these policies – hence the Official Plan Amendment.

With the approval of this amendment, a number of land use issues and studies will need to be addressed with any future consent applications. The Township has identified that the following information/studies are to be submitted to the municipality for the review of the consent applications:

- Land-use planning rationale;
- Hydrogeological study;
- Environmental Impact Study;
- Lot grading and drainage plans (stormwater management - surface water

- quality impacts);
- Archeological Impact Assessment.

In accordance with the comments provided by the circulated agencies, including Provincial ministries, the studies are to satisfy Provincial standards and guidelines. As Whitewater Region is the approval authority for future consent applications, it is the municipality's responsibility for the review of the consent applications, the supporting information, and ensuring any Provincial or OPG permits/approvals are obtained.

18. RECOMMENDATIONS & NEXT STEPS:

That, subject to any additional concerns or information raised at the public meeting, the Official Plan amendment be forwarded to County Council for adoption and approval.

Date: February 14, 2023

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



**Ministry of the Environment,
Conservation and Parks**

**Ministère de l'Environnement,
de la Protection de la nature
et des Parcs**

Environmental Assessment
Branch

Direction des évaluations
environnementales

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
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135, avenue St. Clair Ouest
Toronto ON M4V 1P5
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Téléc. : 416 314-8452

January 16, 2023

County of Renfrew
Development and Property

BY EMAIL

Attention: Mr. Bruce Howarth,
Manager of Planning Services

Dear Bruce Howarth:

Re: MECP - MMAH Municipal Plan Review partner ministry circulation OPA-39

Thank you for the opportunity to comment on OPA-39 to the County of Renfrew Official Plan. The concerns and comments we offer are technical in nature and concern due consideration of the application our guidelines, the Provincial Policy Statement and the environment for a proposal of this scale.

I have completed my review of the Official Plan Amendment and offer the following comments.

Our review indicates that this proposal is attempting to avoid the planning processes and environmental considerations associated with a plan of subdivision as opposed to the less rigorous consent application process.

The proposal as presented indicates that there are 8 new lots proposed to be created by severance, in addition to the 12 lots that were created previously in addition to one retained for a total of 21 residential lots created in close proximity. These lots range in size - with a minimum lot area of 1 acre in a waterfront setting on the Ottawa River. In addition, we recognize that there is also substantial additional area with development potential in the retained parcel. If this proposal were approved what would restrict similar future development in the same manor on the remaining retained lands without appropriate environmental considerations?

Premised on the above and the information provided the Ministry of Environment Conservation and Parks (MECP) recommends that this proposal proceed through the plan of subdivision process as opposed to the consent granting process.

I note that from page 5 of the Planning Justification Report prepared by JP2G that a list of studies and/or reports are to be provided to the municipality in support of severances by the consent granting process.

MECP highlights the following concerns that demonstrate the shortcomings of the consent granting process to facilitate lot creation outside of the plan of subdivision process.

- Bullet point #2. Indicates that a hydrogeological study will be required. I would assert that the study should be in keeping with Servicing Guideline D54 and D55. These guidelines are in place to ensure development at a subdivision scale can be supported and serviced without any adverse impacts to the environment or human health and safety.
- Bullet point #4 (Lot grading and drainage plans) indicates that stormwater management will be considered. MECP asserts that in order to support a development of this scale (cumulatively 21 lots and potential for more later) that stormwater should be appropriately evaluated through the production of a stormwater management report respecting our Stormwater Management Planning and Design Manual (2003). **The result of such a report may result in the need for an MECP sewage approval for stormwater works in a waterfront location.** It is our understanding that this area is limited in soil depth and drainage and shallow bedrock.
- Bullet point #6. "Other matters" talks about minimum water setbacks etc. The minimum water setback should be noted here as "30 m" from the high water mark of the Ottawa River supporting the creation of new lots to be specific and transparent. The reference to the minimum 30 m setback is in the County of Renfrew Official Plan. In addition, there is no mention regarding species at risk, its evaluation, consideration or mitigation proposals. I will be forwarding this on to our SAR biologist that covers the Ottawa Renfrew area for their knowledge and consideration.

This concludes MECP's comments on the Official Plan Amendment to the County of Renfrew Official Plan. Please don't hesitate to contact me if you have any questions regarding these or any other comments.

Regards,

Jon K. Orpana
Environmental Planner & Environmental Assessment Coordinator
Ministry of the Environment
Kingston Regional Office
1259 Gardiners Road, PO Box 22032
Kingston, Ontario
K7M 8S5

Phone: 613 548 6918
Fax: 613 548 6908
Email: jon.orpana@ontario.ca

CC.

Dan Ethier, Senior Planner
Ontario Ministry Municipal Affairs and Housing
Dan.ethier@ontario.ca

Emily Diamond, Environmental Officer
Ottawa District Office
Ontario Ministry of the Environment, Conservation and Parks
Emily.diamond@ontario.ca

Emily Tieu, District Compliance Supervisor
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Emily.tieu@ontario.ca

Brandon Norman, Management Biologist
Land and Water Division
Ontario Ministry of Environment, Conservation and Parks
Brandon.norman@ontario.ca

Victor Castro, Water Resources Unit Supervisor
Eastern Region,
Ontario Ministry of Environment Conservation and Parks
Victor.castro@ontario.ca

Hello Bruce,

MNRF received this request for MPR input through Dan Either located at the Kingston MSO office.

The Ministry of Natural Resources and Forestry (MNRF) provides the following technical information in respect to the proposed County of Renfrew OPA No. 39.

The Ministry generally does not provide comment on planning applications where the municipality is the approval authority. As such, we have not conducted a detailed review of the documents circulated. Rather, we provide MMAH and municipal planning authorities with technical guidance/resources, and information when there are specific technical questions related to provincial policies within MNRF's mandated interests.

MNRF notes that the subject lands have been identified in the OPA as containing significant woodlands, significant valleylands, and potential for wildland fire risk. A cursory review of MNRF's natural heritage information available through LIO indicates that the subject lands may also contain or be adjacent to significant wildlife habitat and fish habitat. MNRF's natural heritage and natural resources GIS data layers can be obtained through the Ministry's [Land Information Ontario \(LIO\)](#) website. You may also view natural heritage information online using the [Make a Map: Natural Heritage Areas](#) tool.

MNRF also notes that the subject area is located on the Ottawa River. The bed the Ottawa River in this location is Crown land, therefore any work on shorelands would be subject to a work permit under the Public Lands Act. More information on work permits can be found at [Crown land work permits | ontario.ca](#). We note that Ontario Power Generation (OPG) has a water power lease on this section of the Ottawa River. This information may be useful to provide to the proponent for their awareness.

Finally, if you have any questions or require assistance locating technical information relating to MNRF's mandated interests please do not hesitate to reach out.

Thank you,

Karen Cook
Regional Planner
Ministry of Natural Resources and Forestry (MNRF)
(705) 772 3096
karen.cook2@ontario.ca

Good afternoon Bruce,

Further to Jon's email below I wanted to follow up regarding *the Endangered Species Act, 2007* (ESA), our review/authorization process, and responsibilities yourself as the proponent may have.

Please note it remains the clients responsibility to:

- Carry out preliminary screening for their project,
- Obtain the best available information for all applicable information sources,
- Conduct necessary field studies or inventories to identify and confirm the presence of absence of Species at Risk (SAR) or their habitat,
- Consider any potential impacts to SAR that a proposed activity might cause, and
- Comply with the Endangered Species Act (ESA).

For your reference I have attached a Proponents Guide to Preliminary Screening. It is important to note that a lack of information for a site does not mean that SAR or their habitat are not present. There are many areas where the Government of Ontario does not currently have information, especially in more remote parts of the province. On-site assessments can better verify site conditions, identify and confirm presence of SAR and/or their habitats. It is the responsibility of the proponent to ensure that species at risk are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the activities carried out on the site.

Please note that the Ministry of the Environment, Conservation & Parks is only responsible for SAR and the Endangered Species Act. If you would like further confirmation of fisheries or other natural heritage features outside of SAR please contact the nearest Ministry of Natural Resources, and Forestry district office.

Let me know if you have any questions or concerns.

Regards,
Brandan Norman



Brandan Norman
A/Management Biologist
Permissions Section
Ministry of the Environment, Conservation and Parks
brandan.norman@ontario.ca
(705) 761-6850

From: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Sent: January 17, 2023 12:06 PM
To: Bruce Howarth (BHowarth@countyofrenfrew.on.ca) <BHowarth@countyofrenfrew.on.ca>
Cc: Ethier, Dan (MMAH) <Dan.Ethier@ontario.ca>; Diamond, Emily (MECP) <Emily.Diamond@ontario.ca>; Tieu, Emily (MECP) <Emily.Tieu@ontario.ca>; Norman, Brandan (MECP) <Brandan.Norman@ontario.ca>; Castro, Victor (MECP) <Victor.Castro@ontario.ca>
Subject: OPA 39 Rafters Subdivision

Hello Bruce,

I was forwarded this MPR review request through Dan Ethier at our local MSO office here in Kingston.

Please find our ministry's comments attached for your consideration. By way of this email I have let our Ottawa District Office, Species at Risk and our regional Water Resources Unit know our concerns regarding this proposal.

As always, thank you for the opportunity to comment.

Regards,

Jon

Jon K. Orpana
Regional Environmental Planner
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
Kingston Regional Office
PO Box 22032, 1259 Gardiners Road
Kingston, Ontario
K7M 8S5

Phone: (613) 548-6918
Fax: (613) 548-6908
Email: jon.orpana@ontario.ca

SENT VIA E-MAIL: rali@countyofrenfrew.on.ca

January 26, 2023

File: County of Renfrew – Application to
Amend Official Plan – Jan-09-2023Rajat Ali, Junior Planner
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5

Dear Mr. Ali,

SUBJECT: **Application to amend the County of Renfrew Official Plan**
 Part Lot 13, Concession 12, geographic Township of Ross, Township of Whitewater
 Region

Ontario Power Generation Inc. - Review Comments

Ontario Power Generation Inc. (OPG) received your Notice dated January 9th 2023 for the subject Application to amend the County of Renfrew Official Plan. The amendment proposes to re-designate approximately 7.69 hectares of land, described as PIN 57212-0137, from Waterfront to Waterfront-Exception Five to permit the creation of up to 8 lots (plus the retained parcel) through the consent process, rather than by means of registered plan of subdivision.

Ontario Power Generation Inc. (OPG) does not object to the proposed Official Plan amendment, provided the following comments and conditions are considered:

1. OPG reserves the right to review and provide further commentary on any future consent applications deriving from the proposed Official Plan amendment, if approved. OPG will require details related to the development proposals for the subject lands.
2. OPG's flooding rights under the existing restrictive covenant described in Instrument R317431 are carried forward to the title of all new lots created, pending approval of any future consent applications.
3. OPG is the owner of the shoreline lands along the Ottawa River described as PIN 57212-0091, that are adjacent to the subject lands, particularly along the northern property boundary. Use of the OPG-owned lands, or access to the water across the OPG-owned lands, will require the property owner(s) to request and obtain a Waterfront Licence from OPG.

Cont'd...

OPG appreciates the opportunity to comment on this Application and wishes to be informed of any decision or appeal filed with regard to this Application.

Sincerely,

Jim Tamas, P.Eng.
Real Estate Associate

Cc: Ray Davies OPG - Senior Manager, Real Estate Services

COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND

			<u>2023 Budget -</u>				<u>Unchanged</u>					
	<u>Budget</u>	<u>2023 Budget -</u>	<u>2.5% target</u>	<u>2023 Budget -</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Service</u>	<u>2.5% target</u>		<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
	<u>Enhancement</u>	<u>2.5%</u>	<u>pressure</u>	<u>Baseline</u>			<u>Variance %</u>	<u>Variance %</u>				
PROPERTY - Pembroke	0	88,576	0	88,576	107,733	(19,157)	-17.8%	-17.8%		228,220	297,636	208,120
PROPERTY - Renfrew County Place	0	(222,808)	(63,300)	(159,508)	(228,416)	68,908	-30.2%	-2.5%		(234,273)	(234,273)	(271,350)
PROPERTY - Base Stations (4)	0	(0)	0	(0)	0	(0)				0	0	0
PROPERTY - Arnprior Office	0	0	0	0	0	0				0	0	0
PROPERTY - Renfrew OPP	0	(0)	0	(0)	0	(0)				0	0	0
FORESTRY	44,880	31,897	(6,600)	38,497	31,132	7,365	23.7%	2.5%		28,130	27,444	80,589
TRAILS	0	321,635	0	321,635	314,210	7,425	2.4%	2.4%		290,656	280,704	279,085
GEOGRAPHIC INFORMATION SYSTEMS	(44,415)	254,295	(78,000)	332,295	248,544	83,751	33.7%	2.3%		245,641	235,332	235,877
ECONOMIC DEVELOPMENT	0	455,029	(23,250)	478,279	440,167	38,112	8.7%	3.4%		629,218	398,228	411,898
ENTERPRISE CENTRE	0	28,055	(20,268)	48,323	28,055	20,268	72.2%	0.0%		28,056	28,055	28,055
OTTAWA VALLEY TOURIST ASSOCIATION	0	290,275	0	290,275	283,195	7,080	2.5%	2.5%		276,288	269,549	262,975
PLANNING DEPARTMENT	0	761,946	(111,580)	873,526	735,746	137,780	18.7%	3.6%		502,047	654,935	665,497
Development & Property Committee	465	2,008,899	(302,998)	2,311,897	1,960,366	351,531	17.9%	2.5%		1,993,983	1,957,610	1,900,746

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
PROPERTY - Pembroke	0	88,576	0	88,576	107,733	(19,157)	-17.8%	-17.8%	228,220	297,636	208,120
Advertising		1,000		1,000	1,000	0	0.0%	0.0%	0	0	447
Capital - under threshold		0				0			0	29,177	5,658
COVID		0							1,745	14,032	
Computer Supplies		5,000		5,000	15,000	(10,000)	-66.7%	-66.7%	0		0
Depreciation		408,000		408,000	227,000	181,000	79.7%	79.7%	216,909	227,580	236,630
Elevator Maintenance		7,949		7,949	7,755	194	2.5%	2.5%	6,948	6,219	6,185
Employee Benefits		50,787		50,787	45,025	5,762	12.8%	12.8%	70,386	59,917	57,893
Garbage Disposal		6,355		6,355	6,200	155	2.5%	2.5%	7,047	6,188	5,443
Grounds keeping		5,765		5,765	5,765	0	0.0%	0.0%	3,280	3,291	3,143
Insurance		44,182		44,182	37,812	6,370	16.8%	16.8%	35,813	32,594	31,344
Janitorial Contract		89,100		89,100	110,000	(20,900)	-19.0%	-19.0%	100,642	103,185	103,820
Legal		2,000		2,000	2,000	0	0.0%	0.0%	0	1,877	3,283
Lights, Heat & Power		126,075		126,075	123,000	3,075	2.5%	2.5%	96,463	94,577	116,947
Mechanical		22,000		22,000	19,890	2,110	10.6%	10.6%	10,812	19,222	8,335
Memberships/Subscriptions		1,500		1,500	2,500	(1,000)	-40.0%	-40.0%	850	850	816
Miscellaneous Bldg.		2,800		2,800	22,800	(20,000)	-87.7%	-87.7%	6,149	5,469	8,522
Office Supplies		12,860		12,860	12,546	314	2.5%	2.5%	13,823	16,266	13,208
Professional Development		5,000		5,000	5,000	0	0.0%	0.0%	0	100	1,090
Recoveries - Internal Charges		(16,300)		(16,300)	(16,300)	0	0.0%	0.0%	(481,673)	(951,836)	(28,305)
Revenues - Provincial		(59,000)		(59,000)	(59,000)	0	0.0%	0.0%	(42,474)	(14,032)	
Recoveries - Other		(12,340)		(12,340)	(11,752)	(588)	5.0%	5.0%	(64,979)	(71,752)	(60,513)
Recruitment		750		750	750	0	0.0%	0.0%	2,615	577	1,843
Repairs & Maintenance		45,000		45,000	59,384	(14,384)	-24.2%	-24.2%	24,375	43,438	26,815
Revenue - Lease		(497,490)		(497,490)	(483,000)	(14,490)	3.0%	3.0%	0	(252,147)	(339,176)
Salaries		169,011		169,011	146,438	22,573	15.4%	15.4%	233,196	214,363	229,598
Security & Monitoring		6,273		6,273	6,120	153	2.5%	2.5%	2,448	3,714	3,219
Special Projects		40,000		40,000	125,000	(85,000)	-68.0%	-68.0%	3,388		0
Surplus Adjustment - Capital		312,000		312,000	344,000	(32,000)	-9.3%	-9.3%	2,409,031	2,521,020	180,251
Surplus Adjustment - Depreciation		(408,000)		(408,000)	(227,000)	(181,000)	79.7%	79.7%	(216,909)	(227,580)	(236,630)
Surplus Adjustment - Trf To Reserves		0				0			150,000	924,323	
Surplus Adjustment - Trf From Reserves		(293,000)		(293,000)	(430,000)	137,000	-31.9%	-31.9%	(2,368,302)	(2,521,020)	(180,251)
Telephone		3,000		3,000	1,500	1,500	100.0%	100.0%	2,887	3,188	2,823
Travel		4,800		4,800	4,800	0	0.0%	0.0%	1,044	1,639	4,169
Vehicle Expenses		3,500		3,500	3,500	0	0.0%	0.0%	2,706	3,197	1,513

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
PROPERTY - Renfrew County Place	0	(222,808)	(63,300)	(159,508)	(228,416)	68,908	-30.2%	-2.5%	(234,273)	(234,273)	(271,350)
Capital - Under Threshold		0		0	0	0				635	4,987
COVID		0		0	0	0			52,546	42,684	
Depreciation		210,000		210,000	195,000	15,000	7.7%	7.7%	195,476	181,113	167,067
Elevator Maintenance		7,122		7,122	6,948	174	2.5%	2.5%	4,887	6,663	4,826
Garbage Removal		4,001		4,001	3,903	98	2.5%	2.5%	5,648	2,366	3,668
Grounds keeping / Snow Removal		32,000		32,000	26,000	6,000	23.1%	23.1%	18,400	18,352	17,653
Insurance		19,495		19,495	16,260	3,235	19.9%	19.9%	15,941	15,423	15,118
Janitorial Contract		66,300		66,300	95,217	(28,917)	-30.4%	-30.4%	82,641	81,850	79,218
Lease Revenue- Outside		(336,954)	(63,300)	(273,654)	(351,850)	78,196	-22.2%	-4.2%	(345,685)	(336,386)	(296,269)
Legal		4,000		4,000	4,000	0	0.0%	0.0%	0		0
Lights, Heat & Power		97,375		97,375	95,000	2,375	2.5%	2.5%	89,930	84,365	82,029
Mechanical		17,478		17,478	16,646	832	5.0%	5.0%	24,132	13,292	19,495
Miscellaneous Bldg.		2,000		2,000	2,000	0	0.0%	0.0%	1,269	18,295	3,827
Municipal Taxes		17,800		17,800	16,500	1,300	7.9%	7.9%	17,066	16,672	16,333
Office Supplies / Admin Costs		3,137		3,137	3,060	76	2.5%	2.5%	3,277	6,463	9,078
Revenue Lease - Internal		(339,790)		(339,790)	(330,000)	(9,790)	3.0%	3.0%	(330,274)	(333,047)	(604,249)
Recoveries - OPP		0		0	(22,740)	22,740	-100.0%	-100.0%	0		
Recoverable - Provincial One time		0		0					(52,546)	(42,684)	
Recoverable - Outside		(17,800)		(17,800)	(16,500)	(1,300)	7.9%	7.9%	(17,383)	(33,489)	(20,416)
Repairs & Maintenance		40,356		40,356	39,372	984	2.5%	2.5%	37,652	15,874	17,478
Salaries / Benefits		88,027		88,027	95,344	(7,317)	-7.7%	-7.7%	25,111	74,244	71,636
Security & Monitoring		6,029		6,029	5,882	147	2.5%	2.5%	4,059	6,462	4,238
Surplus Adjustment - Capital		1,049,200		1,049,200	491,875	557,325	113.3%	113.3%	0	80,705	515,684
Surplus Adjustment - Depreciation		(210,000)		(210,000)	(195,000)	(15,000)	7.7%	7.7%	(195,476)	(181,113)	(167,067)
Surplus Adjustment - Trf From Reserves		(1,049,200)		(1,049,200)	(491,875)	(557,325)	113.3%	113.3%	0	(80,705)	(515,684)
Surplus Adjustment - Trf To Reserves		63,570		63,570	63,570	0	0.0%	0.0%	129,056	107,693	300,000
Vehicle Expenses		3,046		3,046	2,972	74	2.5%	2.5%	0		0
PROPERTY - Base Stations (4)	0	(0)	0	(0)	0	(0)	-		0	0	0
Depreciation		62,400		62,400	61,750	650	1.1%	1.1%	61,725	61,895	61,725
Capital - Under Threshold		0		0	0	0			0	19,843	0
Grounds keeping/Snow Removal		46,979		46,979	44,904	2,075	4.6%	4.6%	34,042	31,455	32,974
Internal Charges		2,904		2,904	0	2,904			2,904	2,904	2,904
Janitorial Contract		33,173		33,173	31,593	1,580	5.0%	5.0%	20,174	10,393	20,879
Lights, Heat & Power		37,208		37,208	36,300	908	2.5%	2.5%	26,551	24,611	25,752
Mechanical		5,000		5,000	10,727	(5,727)	-53.4%	-53.4%	1,819	3,794	3,725
Miscellaneous Bldg.		3,000		3,000	2,000	1,000	50.0%	50.0%	5,364	5,153	4,532
Revenue - Internal Lease		(339,394)		(339,394)	(338,587)	(807)	0.2%	0.2%	(328,727)	(323,558)	(318,540)
Recoveries - Outside		0		0	0	0			(362)	(92)	(258)
Repairs & Maintenance		45,051		45,051	43,952	1,099	2.5%	2.5%	30,374	35,689	21,690
Security & Monitoring		4,346		4,346	4,240	106	2.5%	2.5%	0	0	0
Surplus Adjustment - Depreciation		(62,400)		(62,400)	(61,750)	(650)	1.1%	1.1%	(61,725)	(61,895)	(61,725)
Surplus Adjustment- Capital		47,600		47,600	35,095	12,505	35.6%	35.6%	0		-
Surplus Adjustment - Trf From Reserves		(47,600)		(47,600)	(35,095)	(12,505)	35.6%	35.6%	0		-
Surplus Adjustment - Trf To Reserves		161,734		161,734	164,871	(3,137)	-1.9%	-1.9%	207,861	189,808	206,342

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
PROPERTY - Arnprior Office	0	0	0	0	0	0	-		0	0	0
Capital Under Threshold		0		0	0	0			0	9,290	0
Depreciation		38,400		38,400	38,500	(100)	-0.3%	-0.3%	38,446	38,551	37,946
COVID		0		0	0				0	1,215	
Grounds keeping / Snow Removal		4,124		4,124	4,023	101	2.5%	2.5%	5,195	3,474	3,473
Insurance		3,330		3,330	2,754	576	20.9%	20.9%	2,709	2,633	2,609
Janitorial Contract		30,000		30,000	27,000	3,000	11.1%	11.1%	29,741	29,909	29,417
Lights, Heat & Power		13,580		13,580	13,249	331	2.5%	2.5%	7,748	9,794	8,858
Mechanical		2,050		2,050	2,000	50	2.5%	2.5%	440	2,087	1,143
Miscellaneous Bldg.		500		500	500	0	0.0%	0.0%	170	170	609
Revenue - Internal Lease		(139,819)		(139,819)	(143,321)	3,502	-2.4%	-2.4%	(133,904)	(134,169)	(129,437)
Recoveries - Provincial One Time		0		0	0	0			0	(1,215)	
Recoveries - Outside		0		0	0	0			(20)	(22)	(67)
Repairs & Maintenance		1,323		1,323	5,500	(4,177)	-75.9%	-75.9%	1,852	1,707	1,224
Security & Monitoring		1,538		1,538	1,500	37	2.5%	2.5%	637	777	3,528
Surplus Adjustment- Capital		0			0	0			0		15,213
Surplus Adjustment- Depreciation		(38,400)		(38,400)	(38,500)	100	-0.3%	-0.3%	(38,446)	(38,551)	(37,946)
Surplus Adjustment - Trf From Building Reserve		0			0	0			0		(15,000)
Surplus Adjustment - Trf To Building Reserve		83,375		83,375	86,795	(3,420)	-3.9%	-3.9%	85,432	74,350	78,430
PROPERTY - Renfrew OPP	0	(0)	0	(0)	0	(0)	-		0	0	0
Garbage Removal		2,153		2,153	2,100	53	2.5%	2.5%	2,977	1,221	1,983
Grounds keeping / Snow Removal		36,000		36,000	33,520	2,480	7.4%	7.4%	17,750	20,489	20,210
Capital Under Threshold		0		0	0	0			0		1,883
Depreciation		116,400		116,400	115,500	900	0.8%	0.8%	115,758	116,075	115,758
Expenses Recovered From Others		0		0	0	0			560	2,961	
Heat, Light & Power		0		0	0	0			0		0
Insurance		15,043		15,043	12,480	2,563	20.5%	20.5%	12,235	11,890	11,783
Internal Chg. - County		16,300		16,300	11,752	4,548	38.7%	38.7%	20,406	18,054	18,776
LTD Interest Expense		95,571		95,571	103,647	(8,076)	-7.8%	-7.8%	109,471	117,901	126,083
Mechanical		0		0	0	0			4,427	7,607	550
Municipal Taxes		46,000		46,000	45,000	1,000	2.2%	2.2%	44,088	43,070	42,194
Office Expense		3,000		3,000	0	3,000			3,156	3,634	2,650
Recovery - Capital Lease		(465,134)		(465,134)	(461,158)	(3,976)	0.9%	0.9%	(462,814)	(461,158)	(461,158)
Recovery - Operating Lease		(172,986)		(172,986)	(169,203)	(3,783)	2.2%	2.2%	(159,828)	(140,262)	(155,270)
Repairs & Maintenance		32,298		32,298	31,510	788	2.5%	2.5%	12,818	19,644	25,779
Salary & Benefits		28,849		28,849	22,740	6,109	26.9%	26.9%	51,093	27,484	25,844
Security/Monitoring		0		0	0	0			7,303	3,366	3,618
Surplus Adjustment- Capital		41,000		41,000	10,000	31,000	310.0%	310.0%	0		0
Surplus Adjustment- Depreciation		(116,400)		(116,400)	(115,500)	(900)	0.8%	0.8%	(115,758)	(116,075)	(115,758)
Surplus Adjustment- Proceeds From Debt		0			0	0			0		0
Surplus Adjustment - LTD Principal Pmts		300,281		300,281	291,443	8,838	3.0%	3.0%	282,865	274,539	266,458
Surplus Adjustment - Trf From Reserves		(41,000)		(41,000)	(10,000)	(31,000)	310.0%	310.0%	0		0
Surplus Adjustment - Trf To Reserves		62,625		62,625	76,169	(13,544)	-17.8%	-17.8%	53,493	49,560	68,617

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
FORESTRY	44,880	31,897	(6,600)	38,497	31,132	7,365	23.7%	2.5%	28,130	27,444	80,589
Advertising		600		600	300	300	100.0%	100.0%	540	654	1,033
Conventions		1,800		1,800	1,800	0	0.0%	0.0%	195	110	605
COVID		0		0					0	21	
Depreciation		16,800		16,800	23,000	(6,200)	-27.0%	-27.0%	19,836	23,013	19,830
Legal		2,500		2,500	900	1,600	177.8%	177.8%	0	2,245	45
Memberships/Subscriptions		9,123		9,123	8,900	223	2.5%	2.5%	8,177	8,129	8,132
Miscellaneous		1,500		1,500	1,000	500	50.0%	50.0%	2,113	1,849	1,116
Office Supplies		3,000	(1,900)	4,900	4,900	0	0.0%	-38.8%	2,242	1,491	4,158
Professional Development	1,000	1,500		1,500	1,500	0	0.0%	0.0%	0	0	0
Recoveries - Other		(5,200)	(4,700)	(500)	(1,000)	500	-50.0%	420.0%	0	0	(521)
Recoveries - Provincial One Time		0		0					0	(21)	
Recoveries - Timber Sales		(180,000)		(180,000)	(180,000)	0	0.0%	0.0%	(224,896)	(203,740)	(97,085)
Salary Allocation	(47,880)	(52,197)		(52,197)	(50,134)	(2,063)	4.1%	4.1%	211,909	(48,000)	(47,000)
Salary/Benefit	95,760	229,271		229,271	217,566	11,705	5.4%	5.4%	(49,192)	207,061	198,034
Small Tools / Supplies		1,000		1,000	1,000	0	0.0%	0.0%	87	183	168
Special Project- Signs		2,500		2,500	2,500	0	0.0%	0.0%	0	340	45
Special Project - Well Remediation		3,600		3,600	3,600	0	0.0%	0.0%	0	3,180	4,803
Surplus Adjustment - Capital		0		0	0	0			0		36,093
Surplus Adjustment - Depreciation		(16,800)		(16,800)	(23,000)	6,200	-27.0%	-27.0%	(19,836)	(23,013)	(19,830)
Surplus Adjustment - Trf From Reserves		(24,100)		(24,100)	(8,100)	(16,000)	197.5%	197.5%	0	(6,299)	(42,721)
Surplus Adjustment - Trf To Reserves		0		0	0	0			53,286	45,053	0
Travel		5,000		5,000	5,000	0	0.0%	0.0%	3,553	4,424	5,487
Tree Marking	(4,000)	6,000		6,000	11,900	(5,900)	-49.6%	-49.6%	1,461	2,779	1,173
Tree Planting		18,000		18,000	2,000	16,000	800.0%	800.0%	9,769	0	651
Vehicle Expenses		8,000		8,000	7,500	500	6.7%	6.7%	8,886	7,985	6,373

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
TRAILS	0	321,635	0	321,635	314,210	7,425	2.4%	2.4%	290,656	280,704	279,085
Bad Debt Expense		0		0					969		
Salary/Benefit	(18,383)	18,383		18,383	16,998	1,385	8.1%	8.1%	17,199	10,479	16,654
Salary Allocation	47,880	52,197		52,197	50,134	2,063	4.1%	4.1%	49,192	48,000	47,000
Office Expenses		500		500	500	0	0.0%	0.0%	36		390
Recoveries - Other		(2,000)		(2,000)	0	(2,000)			0	(5,980)	0
Recoveries - Donations		0		0	0	0			(40,000)		0
Recoveries - Donations In Kind		(3,500,000)		(3,500,000)	(3,500,000)	0	0.0%	0.0%	0	(611,101)	0
Recruitment		0		0	0	0			0		0
Surplus Adjustment - Capital		3,534,000		3,534,000	3,534,000	0	0.0%	0.0%	14,233	659,617	14,759
Surplus Adjustment - Trf From Reserves		(34,000)		(34,000)	(34,000)	0	0.0%	0.0%	(738,958)	(48,516)	(14,759)
Surplus Adjustment - Trf To Reserves		0		0	0	0			40,000		
Surplus Adjustment - Trf From Reserves		(2,191,538)		(2,191,538)	(2,436,456)	244,918	-10.1%	-10.1%	0		
K&P Rail Line Development		22,000		22,000	28,878	(6,878)	-23.8%	-23.8%	27,002	27,534	21,807
K&P Rail Line Revenue		0		0	(6,500)	6,500	-100.0%	-100.0%	(11,366)		0
CN Rail Line Development		0		0	0	0			0		1,182
Algonquin Trail Development	(29,497)	4,177,792		4,177,792	2,946,355	1,231,437	41.8%	41.8%	1,387,357	239,000	294,298
Algonquin Trail Federal Recoveries		(1,470,000)		(1,470,000)		(1,470,000)			(405,000)		0
Algonquin Trail Prov Recoveries		(255,699)		(255,699)	(255,699)	0	0.0%	0.0%	(9,632)		(63,316)
Algonquin Trail Municipal Recoveries		0		0	0	0			0		0
Algonquin Trail Other Recoveries		(30,000)		(30,000)	(30,000)	0	0.0%	0.0%	(40,376)	(38,329)	(38,930)
GEOGRAPHIC INFORMATION SYSTEMS	(44,415)	254,295	(78,000)	332,295	248,544	83,751	33.7%	2.3%	245,641	235,332	235,877
Salaries	(39,396)	193,167		193,167	178,969	14,198	7.9%	7.9%	175,775	172,640	170,443
Benefits	(8,019)	53,128		53,128	46,575	6,553	14.1%	14.1%	46,398	42,888	40,443
Computer Supplies	5,000	16,000	(3,000)	19,000	32,000	(13,000)	-40.6%	-50.0%	24,652	17,815	19,662
Conventions		500		500	500	0	0.0%	0.0%	131	142	127
Depreciation		6,000		6,000					4,280		
Office Supplies		2,000		2,000	1,000	1,000	100.0%	100.0%	1,597	734	2,417
Professional Development		500		500	500	0	0.0%	0.0%	743	200	1,036
Special Project - Flood Study		150,000		150,000		150,000			0		0
Travel		500		500	500	0	0.0%	0.0%	20	293	769
Weed Inspection	(2,000)	2,000		2,000	2,000	0	0.0%	0.0%	1,099	1,226	2,798
Surplus Adjustment - Capital		0				0			28,420		0
Surplus Adjustment - Trf From Reserves		0				0			(28,420)		0
Surplus Adjustment - Depreciation		(6,000)		(6,000)		(6,000)			(4,280)		
Recoveries - Internal		(15,000)	(15,000)	0							
Recoveries - Municipal		(72,000)	(60,000)	(12,000)	(12,000)	0	0.0%	500.0%	(3,520)		0
Recoveries - Federal/provincial		(75,000)		(75,000)		(75,000)			0		0
Recoveries - Other		(1,500)		(1,500)	(1,500)	0	0.0%	0.0%	(1,254)	(606)	(1,818)

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
<u>ECONOMIC DEVELOPMENT</u>	<u>0</u>	<u>455,029</u>	<u>(23,250)</u>	<u>478,279</u>	<u>440,167</u>	<u>38,112</u>	<u>8.7%</u>	<u>3.4%</u>	<u>629,218</u>	<u>398,228</u>	<u>411,898</u>
Benefits		78,303		78,303	69,195	9,108	13.2%	13.2%	67,347	61,535	59,189
Computer Expense		4,000		4,000	3,000	1,000	33.3%	33.3%	2,242	8,039	239
Conventions		4,000		4,000	1,500	2,500	166.7%	166.7%	524	73	1,410
COVID		0		0					0	21,304	
Expenses Recoverable from Others		0		0						3,396	
Hospitality		0	(1,500)	1,500	1,000	500	50.0%	-100.0%	1,649	420	1,480
Marketing Program		65,500	(4,500)	70,000	70,000	0	0.0%	-6.4%	62,087	96,668	85,610
Memberships/Subscriptions		5,000		5,000	3,500	1,500	42.9%	42.9%	4,867	4,761	4,697
Office Expense		6,000		6,000	3,000	3,000	100.0%	100.0%	4,245	4,252	6,899
Professional Development/Staff Training		750		750	750	0	0.0%	0.0%	130	850	526
Recoveries - Federal		0		0	0	0			(12,150)	(49,923)	(17,408)
Recoveries-Other		(26,000)		(26,000)	(5,000)	(21,000)	420.0%	420.0%	(517)	(5,798)	(8,283)
Recoveries-Provincial		(76,219)	10,250	(86,469)	(25,000)	(61,469)	245.9%	204.9%	(7,700)	(21,304)	1,123
Recoveries-Provincial - Winter Games		(1,000,000)		(1,000,000)	(1,300,000)	300,000	-23.1%	-23.1%	(85,116)		
Recruitment		0		0	0	0			0		0
Salaries		248,965		248,965	258,752	(9,787)	-3.8%	-3.8%	254,432	251,146	245,212
Special Projects - RED		117,260		117,260	0	117,260			22,552		
Special Projects - RED		0	(20,500)	20,500	25,000	(4,500)	-18.0%	-100.0%	6,137		
Special Projects-Winter Games		1,000,000		1,000,000	1,300,000	(300,000)	-23.1%	-23.1%	85,116		
Special Projects		0	(5,000)	5,000	5,000	0	0.0%	-100.0%	22,470		448
Special Projects - Agriculture		22,470		22,470	22,470	0	0.0%	0.0%	0	22,470	22,470
Surplus Adjustment - Trf To Reserves		0							200,000		
Surplus Adjustment - Transfer From Reserves		0			0	0			0		
Travel		5,000	(2,000)	7,000	7,000	0	0.0%	-28.6%	903	339	8,286
<u>ENTERPRISE CENTRE</u>	<u>0</u>	<u>28,055</u>	<u>(20,268)</u>	<u>48,323</u>	<u>28,055</u>	<u>20,268</u>	<u>72.2%</u>	<u>0.0%</u>	<u>28,056</u>	<u>28,055</u>	<u>28,055</u>
Benefits		47,669		47,669	36,233	11,436	31.6%	31.6%	34,420	33,145	29,198
Marketing		6,000		6,000	5,000	1,000	20.0%	20.0%	2,633	3,110	446
COVID		0		0					0	252,398	
Office Expenses		2,869		2,869	2,971	(102)	-3.4%	-3.4%	1,914	12,879	2,555
Professional Development		700		700	700	0	0.0%	0.0%	0	326	0
County Charges - IT		6,393		6,393	6,201	192	3.1%	3.1%	6,262	6,143	6,022
Recoveries - Federal		0		0		0			0	(250)	0
Recoveries - Municipalities		(6,000)		(6,000)	(6,000)	0	0.0%	0.0%	(6,000)	(56,000)	(6,000)
Recoveries - Other		(10,000)		(10,000)	(5,000)	(5,000)	100.0%	100.0%	0	0	(1,831)
Recoveries - Provincial - Starter Company		(72,000)		(72,000)	(60,000)	(12,000)	20.0%	20.0%	(93,104)	(96,982)	(37,289)
Recoveries - Provincial - Summer Company		(13,200)		(13,200)	(24,000)	10,800	-45.0%	-45.0%	(12,887)	(18,525)	(25,192)
Recoveries - Provincial One Time		0		0	0	0			(32,000)	(202,398)	
Recoveries - Provincial		(171,165)	(20,268)	(150,897)	(166,075)	15,178	-9.1%	3.1%	(156,419)	(165,477)	(134,948)
Salaries		138,359		138,359	141,851	(3,492)	-2.5%	-2.5%	139,760	138,139	123,051
Special Projects - Starter Company		72,000		72,000	60,000	12,000	20.0%	20.0%	95,456	96,982	37,289
Special Projects		10,000		10,000	5,000	5,000	100.0%	100.0%	32,637	2,748	500
Special Projects - Summer Company		13,200		13,200	24,000	(10,800)	-45.0%	-45.0%	12,887	18,525	25,192
Telephone/Internet Access		2,230		2,230	3,500	(1,270)	-36.3%	-36.3%	2,191	2,789	3,315
Travel		1,000		1,000	3,674	(2,674)	-72.8%	-72.8%	306	503	5,747

**COUNTY OF RENFREW
2023 BUDGET
GENERAL REVENUE FUND**

	<u>Budget Enhancement</u>	<u>2023 Budget - 2.5%</u>	<u>2023 Budget - 2.5% target pressure</u>	<u>2023 Budget - Baseline</u>	<u>2022 Budget</u>	<u>Variance \$</u>	<u>Unchanged Service Variance %</u>	<u>2.5% target Variance %</u>	<u>2021 Actual</u>	<u>2020 Actual</u>	<u>2019 Actual</u>
OTTAWA VALLEY TOURIST ASSOCIATION	0	290,275	0	290,275	283,195	7,080	2.5%	2.5%	276,288	269,549	262,975
Salaries		181,904		181,904	175,166	6,738	3.8%	3.8%	133,430	129,795	132,391
Benefits		62,516		62,516	54,995	7,521	13.7%	13.7%	41,359	34,262	36,930
Transfer To / (From) OVTA		45,855		45,855	53,034	(7,179)	-13.5%	-13.5%	101,499	105,492	93,654
PLANNING DEPARTMENT	0	761,946	(111,580)	873,526	735,746	137,780	18.7%	3.6%	502,047	654,935	665,497
Computer Supplies / Maintenance		12,000		12,000	12,000	0	0.0%	0.0%	10,932	23,260	8,155
Conventions		5,000		5,000	3,000	2,000	66.7%	66.7%	3,042	2,973	4,085
County Official Plan		8,000		8,000	0	8,000			4,691	0	0
COVID		0		0	0	0			204	10,528	
Employee Benefits	2,000	221,283	(24,471)	245,754	194,026	51,728	26.7%	14.0%	176,154	166,555	164,672
Legal Fees		1,000		1,000	1,000	0	0.0%	0.0%	409	2,568	0
Memberships		5,700		5,700	4,700	1,000	21.3%	21.3%	2,155	2,871	2,816
Office Expense		16,913		16,913	16,500	413	2.5%	2.5%	17,286	17,929	18,615
Professional Development		6,000		6,000	3,000	3,000	100.0%	100.0%	2,761	1,844	4,174
Recruitment		2,040		2,040	2,000	40	2.0%	2.0%	6,924	0	0
Revenue - Municipal Projects		(40,000)		(40,000)	(40,000)	0	0.0%	0.0%	(5,800)	0	0
Revenue - Other		(12,000)	(10,000)	(2,000)	(2,000)	0	0.0%	500.0%	(225)	(200)	(2,953)
Revenue - Service Charges		(35,000)		(35,000)	(35,000)	0	0.0%	0.0%	(57,875)	(42,235)	(39,905)
Revenue - Severance Applications	(9,000)	(165,000)		(165,000)	(137,500)	(27,500)	20.0%	20.0%	(222,300)	(118,250)	(121,500)
Revenues - Subdivision Applications		(50,000)		(50,000)	(25,000)	(25,000)	100.0%	100.0%	(61,900)	(36,950)	(38,000)
Recoveries - Provincial one time		0		0	0	0			(204)	(10,528)	
Salaries	7,000	766,011	(77,109)	843,120	719,020	124,100	17.3%	6.5%	624,824	632,002	649,887
Special Projects		0			0	0			20,250	76	515
Surplus Adjustment - Trf From Reserves		0			0	0			(20,250)		0
Travel		20,000		20,000	20,000	0	0.0%	0.0%	969	2,492	14,936

County of Renfrew
Schedule of Reserves
2023 BUDGET

County of Renfrew Schedule of Reserves 2023 BUDGET		Audited Balance 31-Dec-21	2022 Budget Reserve Changes	Known Adjustments In 2022	Estimated Balance 31-Dec-22	Prop-Pembroke	Property-RCP	Property - Base	Prop- Arnprior	IT	POA	Trails	PW	xxx	Transfers To	Transfers From	SDIP	Net Change	Estimated Balance 31-Dec-22	c = capital reserve	S=shared provic
Child Care	Mitigation	1,534,682			1,534,682													0	1,534,682		s
Ec Dev	RED	35,000			35,000													0	35,000		
Trail	Algonquin Trail	54,125			54,125													0	54,125		
General	Building Reserve	3,528,757	(641,734)	400,000 f	3,287,023	(253,000)	(985,630)	114,134	83,375				(317,000)				(1,358,121)	1,928,902	c		
General	Development Reserve	8,780			8,780													0	8,780	c	
General	Federal Gas Tax Reserve	0	(2,685,199)	2,685,199 a	0								(2,914,661)		2,914,661			0	0		
General	Insurance	150,000			150,000													0	150,000		
General	Reforestation Reserve	235,894	(8,100)		227,794												(24,100)	(24,100)	203,694	c	s
General	OPP Bldg	808,540	66,169		874,709											62,625	(41,000)	21,625	896,334	c	
General	Sick leave	69,458			69,458													0	69,458		
General	TCA Renewal Reserve	17,526,393	(3,217,371)	3,306,073 b	17,615,095					(17,000)	(11,000)		(14,410,409)		7,360,198		466,473	(6,611,738)	11,003,357	c	
General	Working Capital	19,378,284	(2,051,000)		17,327,284	(40,000)							(2,225,538)					(2,265,538)	15,061,746	c	
General	WSIB Sched 2	621,547			621,547													0	621,547		
General	Cannabis Reserve	149,979			149,979													0	149,979		
General	Ontario Winter Games	200,000			200,000													0	200,000		
Housing	Non Profit Capital	116,222			116,222													0	116,222	s	
Housing	Severance	146,992			146,992													0	146,992	s	
Paramedic	Infrastructure	2,229,761	(794,000)	1,605,000 c	3,040,761											1,200,000	(2,445,000)	(1,245,000)	1,795,761	c	s
Paramedic	Community Paramedic	738,884			738,884													0	738,884	s	
Paramedic	Severance	1,378,862			1,378,862													0	1,378,862	s	
Paramedic	WSIB Sched 2	0			0													0	0	s	
Public Works	Capital	0			0								(9,238,831)		9,238,831			0	0	c	
Public Works	Winter Control	250,000			250,000													0	250,000		
Social Service	Fiscal Pressure	339,942			339,942													0	339,942	s	
County Of Renfrew		49,502,102	(9,331,235)	7,996,272	48,167,139	(293,000)	(985,630)	114,134	83,375	(17,000)	(11,000)	(2,225,538)	(26,880,901)	0	20,776,315	(2,510,100)	466,473	(11,482,872)	36,684,267		
BM	WSIB Sched 2	545,768	49,024		594,792											49,024		49,024	643,816	s	
BM	Butterfly	149,318	(25,000)		124,318													0	124,318	c	s
BM	Unallocated	3,248,734	(361,800)	65,000 d	2,951,934												(626,500)	(626,500)	2,325,434	c	s
BM	LTC CMI Stabilization	248,242			248,242													0	248,242	s	
BM	Equip	100,000			100,000													0	100,000	c	s
Bonnehchere Manor		4,292,062	(337,776)	65,000	4,019,286	0	0	0	0	0	0	0	0	0	49,024	(626,500)	0	(577,476)	3,441,810		
ML	Butterfly	159,419	(159,419)		0													0	0	c	s
ML	WSIB Sched 2	228,442			228,442													0	228,442	s	
ML	Unallocated	947,809	(426,341)	227,600 e	749,068												(703,600)	(703,600)	45,468	c	s
ML	LTC CMI Stabilization	0	100,614		100,614													0	100,614	s	
ML	Equip	38,782			38,782													0	38,782	c	s
ML	Sick leave	186,402			186,402													0	186,402	s	
Miramichi Lodge		1,560,854	(485,146)	227,600	1,303,308	0	0	0	0	0	0	0	0	0	0	(703,600)	0	(703,600)	599,708		
Opeongo	Capital	0			0													0	0	c	s
RCHC	Capital	3,870,674	(1,482,665)	236,000 g	2,624,009												(1,204,200)	(1,204,200)	1,419,809	c	s
RCHC	AHP Reserve	0			0													0	0	s	
RCHC	AHP Admin Reserve	0			0													0	0	s	
RCHC	Home Ownership	0			0													0	0	s	
RCHC	Working Capital	50,000			50,000													0	50,000	c	s
RCHC	WSIB Sched 2	148,483			148,483													0	148,483	s	
Renfrew County Housing Corp		4,069,157	(1,482,665)	236,000	2,822,492	0	0	0	0	0	0	0	0	0	0	(1,204,200)	0	(1,204,200)	1,618,292		
Total Surplus Adjustment		59,424,175	(11,636,822)	8,524,872	56,312,225	(293,000)	(985,630)	114,134	83,375	(17,000)	(11,000)	(2,225,538)	(26,880,901)	0	20,825,339	(5,044,400)	466,473	(13,968,148)	42,344,077		
Capital Reserves Only		52,281,145	(9,101,261)	5,839,673	49,019,557	(293,000)	(985,630)	114,134	83,375	(17,000)	(11,000)	(2,225,538)	(23,966,240)	0	17,861,654	(5,044,400)	466,473	(14,017,172)	35,002,385		

County of Renfrew
2023 Budget

Road 70							Sources of Financing							
Bridge 70					Revised	Pembroke Provincial Gas Tax Res								
Culvert 70						Taxation/Other	Share	Grant	Reserve	Reserves	Debt	Total		
Department	Primary Category	Detail	Detail	Location/Other	or Risk	10 Year Plan	Budget \$							
BM	Buildings	D2030 - Sanitary Waste		Municipal sanitary Lift station	Low	10,000	10,000					10,000		10,000
BM	Buildings	E2010 - Fixed Furnishings		kitchen cabinets 2 x servery 2 x cabinets in staff	Low	25,000	25,000					25,000		25,000
BM	Buildings	D4010 - Sprinklers		sprinklers	Low	30,000	30,000					30,000		30,000
BM	Buildings	E1042 - Laundry Room Equipment		3 washers new dryer 2016	Low	30,000	30,000					30,000		30,000
BM	Buildings	D5033 - Telephone Systems		new NEC system, partial cf	Low	180,000	160,000					160,000		160,000
BM	Buildings	Buterfly project		2021 & 2022 carryover			25,000					25,000		25,000
BM	Buildings	d3055-fin tube radiation	heaters in all rooms	2022 carryover			20,000					20,000		20,000
BM	Equipment	portable phones		2022 carryover			20,000					20,000		20,000
BM	Equipment	Wireless access points x 19					16,500					16,500		16,500
BM	Buildings	B30 - Roofing		washed river stone over single EPDM roof memb	Low	290,000	290,000					290,000		290,000
BM Total						565,000	626,500	0	0	0	0	626,500	0	626,500
IT	Equipment	server-virtual replacement		CAB			17,000					17,000		17,000
IT Total						0	17,000	0	0	0	0	17,000	0	17,000
ML	Buildings	C3020 - Floor Finishes		Ceramic flooring (ceramic repair 1st Floor)	Low	10,000	10,000					10,000		10,000
ML	Buildings	D3034 - Study - Air Conditioning Units		Eng. Study / tender		25,000	25,000					25,000		25,000
ML	Buildings	D1011 - Passage Elevators - Hydraulic		68 special purpose lifts from 160 kg - 455 kg tem	Medium	26,000	26,000					26,000		26,000
ML	Buildings	D5092 - Emergency Power & Generation Systems		500 Kw Emergency Generator - New Tranfer Sw	Low	35,000	35,000					35,000		35,000
ML	Buildings	C3020 - Floor Finishes		carpet rolled - Final phase of resident floor replac	Low	40,000	40,000					40,000		40,000
ML	Building	D-Services - Mechanical		carryover 2022 - Make-Up AHU			27,600					27,600		27,600
ML	Buildings	D3045 - Exhaust Ventilation Systems		VAV boxes - 43 VAVs Resident Areas Phase Tw	Medium	90,000	90,000					90,000		90,000
ML	Buildings	D3043 - Hydronic Distribution Systems		Hydronic valve controllers upgrade Phase Four	Low	160,000	160,000					160,000		160,000
ML	Buildings	hotwater boilers		carryover 2022 - \$200K, deferred to 2026		0	0					0		0
ML	Buildings	Butterfly Dementia care unit renovations		deferred re COVID and contractor issues, partial cf		161,000	60,000					60,000		60,000
ML	Buildings	D5032 - Intercommunications And Paging		Nurse call - Austco systsem - Phase #1- 2022 & #	Low	200,000	200,000					200,000		200,000
ML	Land Improvement	G2030 - Pedestrian Paving		concrete sidewalk and patio	Low	30,000	30,000					30,000		30,000
ML Total						777,000	703,600	0	0	0	0	703,600	0	703,600
POA	Equipment	AV Equipment for Hybrid Court	Original Equipment was Temp Pandemic		Low		11,000					11,000		11,000
POA Total						0	11,000	0	0	0	0	11,000	0	11,000
Paramedic	Equipment	es_0713-pc.workgroup	tuffbook laptop				6,000					6,000		6,000
Paramedic	Equipment	es_0768-pc.workgroup	tuffbook laptop				6,000					6,000		6,000
Paramedic	Equipment	es_0714-pc.workgroup	tuffbook laptop				6,000					6,000		6,000
Paramedic	Equipment	es_1063-pc.workgroup	tuffbook laptop				6,000					6,000		6,000
Paramedic	Equipment	es_0754-pc.workgroup	tuffbook laptop				6,000					6,000		6,000
Paramedic	Vehicles	ATV-18-8054008	POLARIS 4X4 SIDE BY SIDE			30,000	30,000					30,000		30,000
Paramedic	Vehicles	ERV-18-F286261	TRUCK GMC SIERRA		H	120,000	150,000					150,000		150,000
Paramedic	Vehicles	ERV-18-R375167	TRUCK CHEV TAHOE		H	120,000	120,000					120,000		120,000
Paramedic	Vehicles	ERV-18-R375824	TRUCK CHEV TAHOE		H	120,000	120,000					120,000		120,000
Paramedic	Vehicles	ERV-18-R376195	TRUCK CHEV TAHOE		M	120,000	120,000					120,000		120,000
Paramedic	Vehicles		Ford Expedition	new replacements			120,000					120,000		120,000
Paramedic	Vehicles		FORD F250	new replacements			150,000					150,000		150,000
Paramedic	Vehicles	AMBU-17-9774496	AMBULANCE DEMERS TYPE II	carryover \$235,000			235,000					235,000		235,000
Paramedic	Vehicles	AMBU-18-9774473	AMBULANCE DEMERS TYPE III	carryover \$235,000			235,000					235,000		235,000
Paramedic	Vehicles	AMBU-18-9774474	AMBULANCE DEMERS TYPE III	carryover \$235,000			235,000					235,000		235,000
Paramedic	Vehicles	AMBU-18-9774495	AMBULANCE DEMERS TYPE III (+stretc	carryover \$300,000			300,000					300,000		300,000
Paramedic	Vehicles	AMBU-18-9774497	AMBULANCE DEMERS TYPE III (+stretc	carryover \$300,000			300,000					300,000		300,000
Paramedic	Vehicles	AMBU-19-N044507	AMBULANCE DEMERS TYPE III (+stretc	carryover \$300,000			300,000					300,000		300,000
Paramedic	Vehicles	AMBU-19-N053032	AMBULANCE DEMERS TYPE III	supply issues - not delivered until 2024	H	235,000								0
Paramedic	Vehicles	AMBU-19-N053279	AMBULANCE DEMERS TYPE III	supply issues - not delivered until 2024	M	235,000								0
Paramedic	Vehicles	AMBU-19-N054530	AMBULANCE DEMERS TYPE III	supply issues - not delivered until 2024	L	235,000								0
Paramedic	Vehicles	AMBU-19-N053540	AMBULANCE DEMERS TYPE III	supply issues - not delivered until 2024	L	235,000								0
Paramedic	Vehicles	AMBU-18-9774498	AMBULANCE DEMERS TYPE III	supply issues - not delivered until 2024	L	235,000								0
Paramedic Total						1,685,000	2,445,000	0	0	0	0	2,445,000	0	2,445,000
Prop-ArnBase	Land Improvement	parking lot		Paramedic base Arnprior		10,000	10,000					10,000		10,000
Prop-ArnBase Total						10,000	10,000	0	0	0	0	10,000	0	10,000
Prop-BBBBase	Land Improvement	crack sealing	under threeshold	Paramedic base Barry's Bay		5,000	0					0		0
Prop-BBBBase Total						5,000	0	0	0	0	0	0	0	0
Prop-CAB	Buildings	door opener	funded CF	CAB			59,000			59,000				59,000
Prop-CAB	Buildings	consulting on new PS base	6% of \$3M base	CAB			180,000					180,000		180,000
Prop-CAB	Buildings	generator transfer switch		CAB		33,000	33,000					33,000		33,000
Prop-CAB	Furniture	office conference furniture		CAB		27,500	0							0
Prop-CAB	Vehicles	LDT	LDTR-12-S287312	TRUCK PICKUP DODGE RAM 1500 4X2	Low	40,000	40,000					40,000		40,000
Prop-CAB Total						100,500	312,000	0	0	59,000	0	253,000	0	312,000
Prop-DeepBase	Buildings	lighting	under threeshold	Paramedic base Deep river		5,500	0					0		0
Prop-DeepBase	Land Improvement	crack sealing	under threeshold	Paramedic base Deep river		5,000	0					0		0
Prop-DeepBase Total						10,500	0	0	0	0	0	0		0
Prop-OPP	Equipment	HVAC		OPP - Renfrew		11,000	11,000					11,000		11,000

County of Renfrew
2023 Budget

						Road 70				Sources of Financing						
						Bridge 70										
						Culvert 70										
						or Risk										
Department	Primary Category	Detail	Detail	Location/Other		Revised	10 Year Plan	Budget \$	Taxation/Other	Share	Grant	Reserve	Reserves	Debt	Total	
Prop-OPP	Land Improvement	parking lot remediation		OPP - Renfrew		16,500		30,000					30,000		30,000	
Prop-OPP Total							27,500	41,000	0	0	0	0	41,000	0	41,000	
Prop-PetBase	Buildings	floor sealing		Paramedic base Petawawa		17,600		17,600					17,600		17,600	
Prop-PetBase	Land Improvement	crack sealing		Paramedic base Petawawa		20,000		20,000					20,000		20,000	
Prop-PetBase Total							37,600	37,600	0	0	0	0	37,600	0	37,600	
Prop-RCP	Buildings	roofing		RCP		341,000		341,000					341,000		341,000	
Prop-RCP	Buildings	PS storage building	carry over of \$200K	RCP		200,000		425,000					425,000		425,000	
Prop-RCP	Equipment	rooftop HVAC units x 2	carry over of \$150K	RCP		220,000		220,000					220,000		220,000	
Prop-RCP	Land Improvement	parking lot	carry over of \$50k	RCP		50,000		50,000					50,000		50,000	
Prop-RCP	Land Improvement	crack sealing		RCP		13,200		13,200					13,200		13,200	
Prop-RCP Total							824,200	1,049,200	0	0	0	0	1,049,200	0	1,049,200	
PW	Bridge	B007	Butler Bridge	Butler Road	72	1,700,000		20,000					20,000		20,000	
PW	Bridge	B044	Douglas Bridge	5	66	1,800,000		1,800,000					1,800,000		1,800,000	
PW	Bridge	B064	Pilgrim Road Bridge	2022 budget carry over \$139K	64	380,000		380,000					380,000		380,000	
PW	Bridge	B102	Brennans Creek Bridge	512	62	825,000		10,000					10,000		10,000	
PW	Bridge	B108	Tramore Bridge	Tramore Road	72	400,000		20,000					20,000		20,000	
PW	Bridge	B156	Burnt Bridge	Burnt Bridge Road	62	530,000		53,000					53,000		53,000	
PW	Bridge	B232	Cochrane Creek Bridge	Cement Bridge Road	38	500,000		50,000					50,000		50,000	
PW	Bridge	B257	Harrington Creek Bridge	2022 budget carry over \$800K	24	800,000		800,000					800,000		800,000	
PW	Bridge	B310	Ski Hill Bridge	58	67	1,200,000		1,200,000					1,200,000		1,200,000	
PW	Bridge	B103	O'Grady Bridge	O'Grady Settlement Road	52	26,500		26,500					26,500		26,500	
PW	Bridge	B145	Combermere Bridge	62	64	280,000		280,000					280,000		280,000	
PW	Bridge	B181	Peter Black Bridge	24	61	180,000		180,000					180,000		180,000	
PW	Bridge		General Bridge Repairs			200,000		100,000					100,000		100,000	
PW	Buildings	Calabogie	Gas/Diesel Tanks & Pumps	Fuel Inventory & Dispensing System	Low	25,000		25,000					25,000		25,000	
PW	Buildings	Calabogie	Property, General Yard & Signs	Site Condition Assessment	Low	15,000		0					0		0	
PW	Buildings	Cobden	Gas/Diesel Tanks & Pumps	Proper enclosure around oil tank	Medium	25,000		25,000					25,000		25,000	
PW	Buildings	Cobden	Property, General Yard & Signs	Site Condition Assessment	Medium	15,000		0					0		0	
PW	Buildings	Cobden	Waste Oil Tank, Catch, & Structure	Proper enclosure around oil tank	Medium	25,000		25,000					25,000		25,000	
PW	Buildings	Cobden	Furnace			32,000		32,000					32,000		32,000	
PW	Buildings	Goshen	Gas/Diesel Tanks & Pumps	Fuel Inventory & Dispensing System	Low	25,000		25,000					25,000		25,000	
PW	Buildings	Goshen	Property, General Yard & Signs	Site Condition Assessment	Low	15,000		0					0		0	
PW	Buildings	Goshen	Waste Oil Tank, Catch, & Structure	Proper enclosure around oil tank	Medium	25,000		25,000					25,000		25,000	
PW	Buildings	Southwest	Gas/Diesel Tanks & Pumps	Fuel Inventory & Dispensing System	Low	25,000		25,000					25,000		25,000	
PW	Buildings	Southwest	Property, General Yard & Signs	Site Condition Assessment	Low	15,000		0					0		0	
PW	Buildings	Southwest	Toilets, Sinks, Piping, etc	Architectural Review & design for Washroom	Low	30,000		30,000					30,000		30,000	
PW	Buildings	Southwest	Waste Oil Tank, Catch, & Structure	Proper enclosure around oil tank	Medium	25,000		25,000					25,000		25,000	
PW	Buildings	White Water	Gas/Diesel Tanks & Pumps	Fuel Inventory & Dispensing System	Medium	25,000		25,000					25,000		25,000	
PW	Buildings	White Water	Property, General Yard & Signs	Site Condition Assessment	Medium	15,000		0					0		0	
PW	Buildings	White Water	Toilets, Sinks, Piping, etc	Architectural Review & design for Washroom	Low	30,000		30,000					30,000		30,000	
PW	Buildings	White Water	Waste Oil Tank, Catch, & Structure	Proper enclosure around oil tank	Medium	25,000		25,000					25,000		25,000	
PW	Culverts	C001	Berlanquet Creek Culvert	5	65	400,000		40,000					40,000		40,000	
PW	Culverts	C025	Borne Road Culvert	Borne Road	28.5	800,000		800,000					800,000		800,000	
PW	Culverts	C115	Dunlop Crescent Dual Culvert	Dunlop Crescent	37	415,000		415,000					415,000		415,000	
PW	Culverts	C134	Campbell Drive Culvert	Campbell Drive	39	600,000		0					0		0	
PW	Culverts	C137	Hanson Creek Culverts	carryover 82K	53.79	600,000		600,000					600,000		600,000	
PW	Culverts	C191	Dicks Road Culvert	Dicks Road	18	200,000		200,000					200,000		200,000	
PW	Culverts	C197	Etmanskies Swamp Culvert	carryover \$1M	43.74	1,300,000		1,300,000					1,300,000		1,300,000	
PW	Culverts	C204	Bellows Creek Culvert	12	40.5	540,000		600,000					600,000		600,000	
PW	Culverts	C325	Neilson Creek Culvert	Clear Lake Road	18	450,000		450,000					450,000		450,000	
PW	Culverts	C040	Snake River Culvert	8	67	25,000		25,000					25,000		25,000	
PW	Culverts	C051	Harris Creek Culvert	Proven Line	21	20,000		20,000					20,000		20,000	
PW	Culverts	C062	John Watson Culvert 2	John Watson Road	25	45,000		45,000					45,000		45,000	
PW	Culverts	C130	Lochiel Creek Culvert North	63	25.5	40,000		40,000					40,000		40,000	
PW	Culverts	C136	Robertson Twin Pipes	Robertson Line	43	61,000		61,000					61,000		61,000	
PW	Culverts	C201	Broomes Creek Culvert	7	16	200,000		200,000					200,000		200,000	
PW	Culverts	C215	Elm Creek Culverts	Snake River Line	21	36,000		36,000					36,000		36,000	
PW	Culverts	C221	Kenny's Culvert	Pleasant Valley Road	48.14	20,000		20,000					20,000		20,000	
PW	Culverts	C229	Burnt Bridge	Burnt Bridge Road	42.64	30,500		0					0		0	
PW	Culverts	C250	Pleasant Valley Culvert	Grants Settlement Road	64.1	80,000		0					0		0	
PW	Culverts	C268	St. Columbkille's Culvert	58	59	90,000		90,000					90,000		90,000	
PW	Equipment	U-body water tank						36,000					36,000		36,000	
PW	Equipment	Roller 3'						55,000					55,000		55,000	
PW	Equipment	Forestry Mulcher Attachment						50,000					50,000		50,000	
PW	Equipment	Forestry Mulcher Attachment						50,000					50,000		50,000	
PW	Equipment	Offset Roller						81,000					81,000		81,000	


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County of Renfrew
2023 Budget

Road 70							Sources of Financing							
					Bridge 70	Revised								
					Culvert 70	10 Year Plan	Budget \$	Pembroke	Provincial	Gas Tax Res				
Department	Primary Category	Detail	Detail	Location/Other	or Risk			Taxation/Other	Share	Grant	Reserve	Reserves	Debt	Total
PW	Equipment	Road Winener					110,000					110,000		110,000
PW	Equipment	Offset Roller	2022 budget carry over	tendering as of Oct 2022			80,153					80,153		80,153
PW	Equipment	Road Shoulder MC	2022 budget carry over	tendering as of Oct 2022			95,440					95,440		95,440
PW	Roads		Intersections			200,000	200,000					200,000		200,000
PW	Roads		Scratch Coat			750,000	750,000					750,000		750,000
PW	Roads	1	River Road	Lochwinnoch Rd-to-Storie Rd	27.1	603,077	603,077					603,077		603,077
PW	Roads	1	River Road	Storie Rd-to-County CP Trail	21.5	533,930	533,930					533,930		533,930
PW	Roads	6	Gillan Rd	Hwy 60 (O'Brien Rd)-to-Jamieson Lane	72.9	192,214						0		0
PW	Roads	6	Gillan Rd	Jamieson Lane-to-Lime Kiln Rd	67.7	300,902						0		0
PW	Roads	6	Gillan Rd	Lime Kiln Rd-to-Hwy 17	57.7	134,160						0		0
PW	Roads	6	Lochwinnoch Rd	Hwy 17-to-Thomson Rd	69.4	356,315						0		0
PW	Roads	6	Lochwinnoch Rd	Thomson Rd-to-Yantha Rd	70.1	469,159						0		0
PW	Roads	6	Lochwinnoch Rd	Yantha Rd-to-Miller Rd	75.3	201,641						0		0
PW	Roads	20	Bruce St	Hwy 60-to-Urban Limit	71.4	93,065	93,065					93,065		93,065
PW	Roads	20	Bruce St	Urban Limit-to-Cobus Rd	68	239,014	239,014					239,014		239,014
PW	Roads	20	Bruce St	Cobus Rd-to-Hwy 17	66.4	207,480	207,480					207,480		207,480
PW	Roads	21	Beachburg Rd	Hila Rd-to-City Rd 12 (Westmeath Rd)	73.8	272,617						0		0
PW	Roads	21	Beachburg Rd	City Rd 12 (Westmeath Rd)-to-Finchley Rd	74.3	397,720						0		0
PW	Roads	23	Highland Rd	Sawmill Rd-to-Frank St	47.8	166,970						0		0
PW	Roads	23	Highland Rd	Frank St-to-City Rd 2 (White Lake Rd)	46.9	472,610						0		0
PW	Roads	24	White Water Rd	Stafford Third Line-to-Hwy 17	49.4	1,309,911	1,309,911				833,791	476,120		1,309,911
PW	Roads	30	Lake Dore Rd	Hwy 60-to-St. John's Church Steps	42.9	631,856	631,856					631,856		631,856
PW	Roads	30	Lake Dore Rd	St. John's Church Steps-to-Lovers Lane	20.3	961,944	961,944					961,944		961,944
PW	Roads	30	Lake Dore Rd	Lovers Lane-to-Sperberg Rd	30.7	935,748	935,748					935,748		935,748
PW	Roads	37	Murphy Rd	Hwy 17-to-City Rd 26 (Doran St)	17.9	1,077,840	1,077,840					408,577		1,077,840
PW	Roads	37	Murphy Rd	City Rd 26 (Doran St)-to-City Rd 51 (Petawawa B	31.5	490,588	490,588					490,588		490,588
PW	Roads	42	Forest Lea Rd	Hwy 17-to-B Line Rd	75.5	389,298	389,298					389,298		389,298
PW	Roads	42	Forest Lea Rd	B Line Rd-to-Meadowbrook Dr West Junction	61.6	256,330	256,330					256,330		256,330
PW	Roads	42	Forest Lea Rd	Meadowbrook Dr West Junction-to-City Rd 51 (P	75	113,724	113,724					113,724		113,724
PW	Roads	45	Russett Dr	Vanjumar Rd-to-Nieman Dr	47	604,500						0		0
PW	Roads	45	Russett Dr	Nieman Dr-to-Scheel Dr	56.8	561,100						0		0
PW	Roads	58	Round Lake Rd	Deer Trail Rd-to-Turners Rd	45.5	763,470	763,470				763,470			763,470
PW	Roads	58	Round Lake Rd	Turners Rd-to-Bonnechere R Bdge W Exp Jnt	54.3	494,010	494,010				494,010			494,010
PW	Roads	65	Centennial Lake Rd	2872 Centennial Lake Rd-to-Black Donald Acces	14.5	686,230	686,230				686,230			686,230
PW	Roads	508	Calabogie Rd	City Rd 34 (Norton Rd)-to-Mill St	34.5	918,160	918,160					918,160		918,160
PW	Roads	508	Calabogie Rd	Goshen Rd-to-Nabarr Rd	45.2	430,564	430,564					430,564		430,564
PW	Roads	508	Calabogie Rd	Nabarr Rd-to-City Rd 63 (Stewartville Rd)	58.9	418,982	418,982					418,982		418,982
PW	Roads	508	Calabogie Rd	City Rd 63 (Stewartville Rd)-to-Hwy 17	52.5	401,799	401,799					401,799		401,799
PW	Roads	512	Foymount Rd	2022 budget carry over 1.8M								0		0
PW	Roads	512	Foymount Rd	B257-to-Lake Clear Rd	5	1,032,960	1,032,960						1,032,960	1,032,960
PW	Roads	512	Foymount Rd	Lake Clear Rd-to-Buelow Rd	5	802,230	802,230						802,230	802,230
PW	Roads	512	Foymount Rd	Buelow Rd-to-Verch Rd	5	1,605,930	1,605,930						1,605,930	1,605,930
PW	Roads	512	Foymount Rd	Verch Rd-to-Miller Rd (Heidemans Lumber)	5	1,049,070	1,049,070						1,049,070	1,049,070
PW	Roads	515	Palmer Rd	Riverside Dr-to-McPhee Bay Rd	45.2	688,599								0
PW	Roads	515	Palmer Rd	McPhee Bay Rd-to-Finch Rd	62.5	650,867								0
PW	Roads	515	Palmer Rd	Finch Rd-to-Palmer Rapids Dam Rd	48.9	609,194	1,585,870				1,585,870			1,585,870
PW	Roads	515	Palmer Rd	Palmer Rapids S Urban Lmt-to-Palmer Rapids N	47.9	183,700	183,700				183,700			183,700
PW	Roads	515	Palmer Rd	Palmer Rapids N Urban Lmt-to-City Rd 514 (Sch	67.4	311,300	311,300				311,300			311,300
PW	Roads	517	Dafoe Rd	Radcliffe Twp (Coulas Rd)-to-CA 2049	19.6	421,000	421,000					421,000		421,000
PW	Roads	517	Dafoe Rd	CA 2049-to-Peplinskie Rd	17.3	505,200	505,200					505,200		505,200
PW	Roads	517	Dafoe Rd	Peplinskie Rd-to-Serran Rd	12.7	348,210	348,210					348,210		348,210
PW	Roads	635	Swisha Rd	Hwy 17-to-Interprovincial Bdge S Exp Jnt	74.7	300,000	300,000					300,000		300,000
PW	Vehicles	LDT	LDTR-16-Z335214		Low	42,000	42,000					42,000		42,000
PW	Vehicles	HDT	HDTR-07-J653946	6 Ton Truck	Medium	326,000	326,000					326,000		326,000
PW	Vehicles	HDT	HDTR-08-J105697	6 Ton Truck	Medium	386,000	386,000					386,000		386,000
PW	Vehicles	HDT	HDTR-09-J239888	6 Ton Truck	Low	400,000	400,000					400,000		400,000
PW	Vehicles	Tractor	TRAC-02-L25212	Southwest	High	125,000	125,000					125,000		125,000
PW	Vehicles	Loader	New - Additional		Extreme	500,000	500,000					500,000		500,000
PW	Vehicles	Trailer	New - Additional	Enclosed Cargo 20'	Low	25,000	25,000					25,000		25,000
PW	Vehicles	HDT	2022 budget carry over	617-09 plow truck			391,480					391,480		391,480
PW Total								0	0	2,612,973	2,914,661	23,966,240	4490190	33,984,064
RCHC	Buildings	425 Nelson Street	B2010 - Exterior Walls	brick work	does not qualify	12,240	0					0		0
RCHC	Buildings	150 Elizabeth Street North	D2095 - Domestic Water Heaters	2 X 200 GAL Tank		15,000	15,000					15,000		15,000
RCHC	Buildings	59 Wallace Street - Site	G4020 - Site Lighting	Site lighting*	carryover	25,000	25,000					25,000		25,000
RCHC	Buildings	236 Hall Vent Stacks	critical			25,000	25,000					25,000		25,000
RCHC	Buildings	44 Lorne Street	B2030 - Exterior Doors	exterior doors.	carryover	26,000	26,000					26,000		26,000

County of Renfrew
2023 Budget

Road 70							Sources of Financing							
Bridge 70							Pembroke Provincial Gas Tax Res							
Culvert 70							Taxation/Other Share Grant Reserve Reserves Debt Total							
Department	Primary Category	Detail	Detail	Location/Other	or Risk	Revised 10 Year Plan	Budget \$							
RCHC	Buildings	150 Elizabeth Street North	B2030 - Exterior Doors	Fire Exit Door	carryover	35,000	35,000					35,000		35,000
RCHC	Buildings	425 Nelson Street	fire system consultant		does not qualify	50,000	0					0		0
RCHC	Buildings	75 Stafford Street	D4010 - Sprinklers	Partial sprinkler system.		50,000	50,000					50,000		50,000
RCHC	Buildings	k Cres, 596-598 Frank Dench St	Electrical	does not meet current electrical code		50,000	50,000					50,000		50,000
RCHC	Buildings	26 Spruce Family steps				50,000	50,000					50,000		50,000
RCHC	Buildings	New install bathroom fans	Do 50 in 2023		does not qualify	50,000	0					0		0
RCHC	Buildings	Extension to garage at Lorne				50,000	50,000					50,000		50,000
RCHC	Buildings	75 Stafford Street	C1070 - Plumbing fixture Refurbishment		carryover	75,000	75,000					75,000		75,000
RCHC	Buildings	ey, 220/350 Arith Blvd - (14) Dupl	Roofing	Asphalt shingle roofing.	carryover	75,000	75,000					75,000		75,000
RCHC	Buildings	0-1144 Lea St - (2) Townhome Bl	B30 - Roofing	Asphalt shingles.		90,000	90,000					90,000		90,000
RCHC	Buildings	260 Elizabeth Street North	A20 - Basement Construction	Structural issues		100,000	100,000					100,000		100,000
RCHC	Buildings	0-1144 Lea St - (2) Townhome Bl	B2020 - Exterior Windows	All, based on sample units		125,000	125,000					125,000		125,000
RCHC	Buildings	41 Vimy Building shift				150,000	150,000					150,000		150,000
RCHC	Buildings	1030-1106 Lea St - (4) Townhom	B30 - Roofing	Asphalt shingles.		200,000	200,000					200,000		200,000
RCHC	Buildings	demolition and rebuild - 202 cecil			OHPI		546,000			546,000				546,000
RCHC	Buildings	lee & douglas new build		RCHC contribution	COCHI		2,350,000			2,350,000				2,350,000
RCHC	Vehicles	TRAC-09-LAWN02	Tractor 510 MacKay/515 River Rd		Low	8,600	8,600					8,600		8,600
RCHC	Vehicles	TRAC-06-LAWN05	Lawn tractor 425 Nelson		Low	8,600	8,600					8,600		8,600
RCHC	Vehicles	LTDR-15-N107755	VAN MTCE NISSAN		Low	46,000	46,000					46,000		46,000
RCHC Total						1,316,440	4,100,200	0	0	2,896,000	0	1,204,200	0	4,100,200
Grand Total						47,841,929	43,337,164	0	0	5,567,973	2,914,661	30,364,340	4490190	43,337,164

	<p style="text-align: center;">BUSINESS CASE - STAFFING REPORT</p> <p style="text-align: right;">NEW 2023-DP-01</p> <p style="text-align: right;">Date: <u>February 14, 2023</u></p> <p style="text-align: right;">Department: <u>Development and Property</u></p> <p style="text-align: right;">Report Prepared by: <u>Jason Davis</u></p>
<p>PROPOSAL</p>	<p>To restructure Forestry and GIS Division and reallocate existing staff within the Development and Property and Public Works Departments as follows:</p> <ul style="list-style-type: none"> • Remove the Manager of Forestry and GIS position • Change existing GIS Technician position to GIS Coordinator • Add one (1) full time GIS/Planning Technician position • GIS staff reporting to Planning Division • County Forester reports directly to the Director of Development and Property • Add one (1) full time Forestry Technician position • Change the existing Forestry and Trails Technician position to Trails Coordinator • Remove existing annual 4-month contract position (Trails Maintenance) • Public Works will have the responsibility of the County Trails and the Area Weed Inspector that is currently held by the Director of Development and Property
<p>POSITIONS Non-Union X</p>	<p>This change will impact a number of positions and reporting structures. The change to the department's structure is illustrated on the organizational chart attached as Appendix A.</p> <p><u>Background</u></p> <p>The 2020 Service Delivery Review by Strategy Corp. provided a number of recommendations regarding the Development and Property Department that included the following:</p> <ul style="list-style-type: none"> • Reduce the number of Managers from four (4) to three (3) • Place the County Forester in a more strategic role within the Department • Transfer the trail maintenance and trail build to Public Works and Engineering Department <p>Recent staffing changes have necessitated a review of the Department and how the County delivers the Forestry, Trails, GIS and Weed Inspection programs which would align with the recommendations of the Service Delivery Report. The proposed structure would ensure that the key forestry, GIS and Trails deliverables are achieved or enhanced.</p>

SUMMARY

- Background
- Discussion

Discussion:

GIS

Currently the GIS Division consists of one GIS Technician providing GIS expertise and support to the County of Renfrew. GIS is being used by more County and Municipal staff than ever before. With the newly signed Enterprise Licence agreement (ELA) with esri this has allowed for many more County and Municipal staff access to GIS. With the new ELA there is more municipal and county GIS support required such as in setting up new users, assigning and maintaining GIS software licenses, technical support, maintaining datasets both on internal servers and on the ArcGIS Online platform, ArcGIS Online support for web mapping and web mapping applications, and ArcGIS Online field collections. There is also more GIS work coming with the recently approved 5-year County Official Plan review, all of the lower tiers will be requiring new zoning by-laws and there is increasing pressure to get more zoning by-laws completed and in two formats, official paper map schedules and Online Web Mapping Application versions. Even with some municipalities using consultants to complete their zoning by-laws, the County GIS staff is often still responsible for consolidation updates and in the future creating zoning web mapping applications. In the next few years Next Generation 911 GIS requirements for roads and address points will need to be ready to be implemented into the national 911 GIS system. Our civic addressing datasets will need to be created and verified to ensure that they are accurate and integrate with next generation 911 data standards. The GIS staff also must continue to support data analysis to help provide answers and solution to questions that are proposed from County and Municipal staff. GIS staff are continually being pulled into interesting new projects that require more time, such as grants, flood mapping, supporting Eastern Ontario Wardens' Caucus initiatives, new County websites supports.

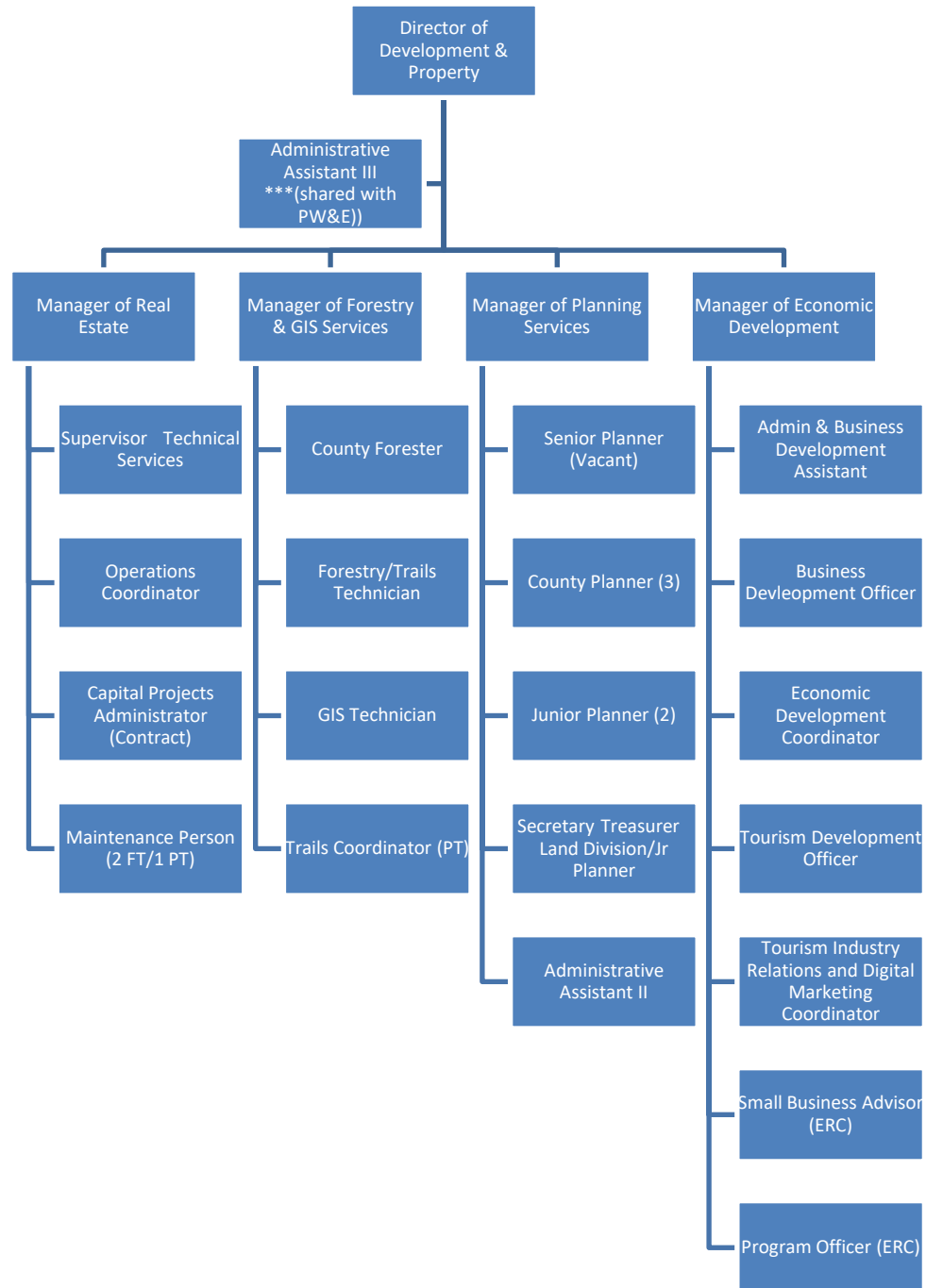
Forestry

The Renfrew County Forest (RCF) landbase is made up of 53 different parcels of land and undergoes forest management activities annually, in accordance to a long-term forest management plan. In addition to managing the forest landbase, the forestry division also provides support to the local forestry industry through advocacy activities, policy review and comment, public education and outreach, and advice/contribution to various committees, groups and lower-tier municipalities upon request. For the most part, the program has been traditionally run by two staff since the County took over responsibility for managing the RCF in 2000 from the Ministry of Natural Resources. Since the acquisition of the Algonquin Trail, most of the time of the Forestry/Trails Technician has been occupied by trails work and as a result, the County forestry program has had to focus on core business only, and contract out tree marking from time to time.

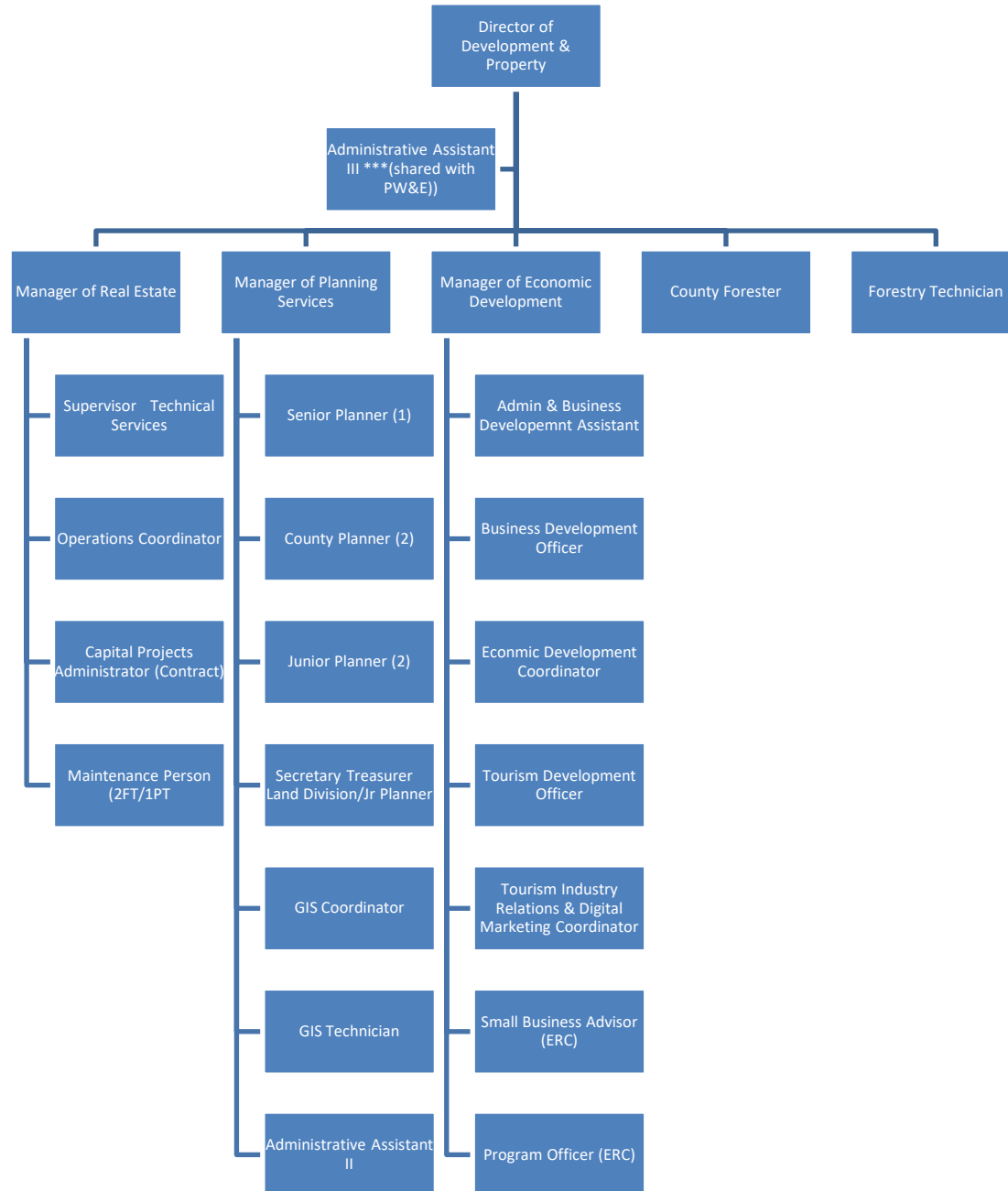
	<p>Hiring a Forestry Technician would allow tasks that have been backlogged for the past four years to be carried out such as property boundaries, updating the forest inventory and monitoring properties for issues. It would also enable the forestry program to explore up and coming topics like a climate change impact and monitoring program, carbon credit potential and supporting the County's discussion in the Algonquin Land Claim. It would allow proactive measures to be taken against the growing problems of invasive species and human impacts on the forest. There are also pragmatic reasons for two staff, such as improved safety in certain situations, logistical challenges with overlapping operations, and continuation of corporate knowledge of the program.</p> <p><u>Trails</u></p> <p>In 2001, the County purchased a 21-kilometre section of the K&P Rail line from Canadian Pacific. This section runs from the Town of Renfrew to the Village of Calabogie. The County completed the rail trail conversion and has been maintaining the trail with a budget of \$22,000 annually. The County partnered with Lanark County and the Township of Papineau-Cameron to purchase 300 kilometres of the CP rail line from Smiths Falls to the Town of Mattawa in 2016. Staff has completed 110 kilometres of the 219 kilometers in Renfrew County from the Town of Arnprior to the Town of Petawawa with great support from the local municipalities, snowmobile clubs, the ATV Club and the local cycling group along with our provincial and federal partners. 100 kilometres still remain to be built into a multi-use trail to get to the Township of Papineau-Cameron. The annual maintenance budget for the 110 kms of the completed trail is approximately \$255,000 with a large portion of funds dedicated to contractual work such as brushing and trailside mowing. Since the latest CP purchase in 2016, the Forestry/Trails Technician time has been limited in forestry activities because of the demands of the Trails.</p> <p>The Service Delivery Review recommended that the County should formalize the relationship between Development and Property and Public Works for trails maintenance and trail build as there is synergies in skill set, equipment, and type of work exist between Development and Property and Public Works. The Development and Property staff will continue with the promotion, marketing and funding opportunities. Also, the Development and Property staff will retain the responsibilities of the final purchases with CP and Ministry of Transportation projects, and the Mississippi Valley Conservation Authority land.</p>
<p>RECOMMENDATION</p>	<p>THAT the Development and Property Committee recommends that County Council approve the proposed restructuring to the Development and Property Department as follows:</p> <ol style="list-style-type: none"> 1. The removal of the Manager, Forestry & GIS (Group 9, 1,820 hours); 2. The reallocation of the existing GIS Technician position to a new GIS Coordinator position (Group 6, 1,820 hours) within the GIS Division;

	<p>3. The addition of one full-time GIS Technician/Planning Technician (Group 6, 1,820 hours) within the GIS Division; and</p> <p>4. The reallocation of the existing one full-time Forestry/Trails Technician within the Forestry Division to a new Trails Coordinator position (Group 6, 1,820 hours);</p> <p>5. The addition of one full-time Forestry Technician (Group 5, 1,820 hours) within the Forestry Division; and</p> <p>6. The Trails Division will report to the Public Works and Engineering Department;</p> <p>AND FURTHER THAT this be brought forward to the February 22, 2023 County Council Budget Workshop for approval.</p>		
FINANCIAL CONSIDERATIONS	<p><u>Geographic Information Systems (GIS)</u></p> <p>Manager, Forestry & GIS (1,820) (\$140,000)</p> <p>Existing GIS Technician to GIS Coordinator 0 \$9,000</p> <p>GIS Technician (New staff) 1,820 \$83,585</p> <p>Computer Supplies etc. <u>\$3,000</u></p> <p>Sub-Total Enhancement in GIS 0 (\$44,415)</p> <p><u>Forestry</u></p> <p>Existing Forestry Technician to Trails Coordinator 0 \$9,000</p> <p>Forestry Technician (New staff) 1,820 \$86,760</p> <p>Professional Development \$1,000</p> <p>Allocation to Trails (\$47,880)</p> <p>Savings on in-house tree marking <u>(\$4,000)</u></p> <p>Sub-total Enhancements in Forestry 1,820 \$44,880</p> <p><u>Trails</u></p> <p>Trails Coordinator (New position) Salary Transfer from Forestry \$47,880</p> <p>Remove PT Contract (600) (\$18,383)</p> <p>Savings from In-house Trails maintenance <u>(\$29,497)</u></p> <p>Sub-total Enhancements in Trails (600) \$0</p> <p>Total Development & Property Budget Enhancements 1,220 \$465</p>	<u>HRS</u>	<u>Salary/Benefits</u>

Appendix A – Current Department Structure



Appendix B – Proposed Department Structure



BUSINESS CASE - STAFFING REPORT

NEW 2023-DP-02



Date: February 14, 2023

Department: Development and Property

Report Prepared by: Jason Davis

PROPOSAL	To re-instate the position of Senior Planner.
POSITIONS Non-Union X	Re-instate a Senior Planner position, 1820 hours; remove a County Planner position (1,820).
SUMMARY <ul style="list-style-type: none"> • Background • Discussion 	<p><u>Background</u></p> <p>Historically the County has had “tiered” positions for the Planning Division starting with Junior Planners, to County Planners and then a Senior Planner position. This proposal would re-instate the Senior Planner position and remove one of the three County planner positions. In 2021 two Junior Planner positions were reclassified as “County Planners”.</p> <p>In 2022, the Province through various legislation changes (i.e. Bill 109 and Bill 23) have indicated a desire for faster planning approval processes.</p> <p><u>Discussion</u></p> <p>The Planning Division Services is experiencing a significant increase in planning activity, much of it stemming from much more complicated files, from the approval of the Official Plan, and from Provincial legislative changes. Many areas in our community have increased demand from property owners (existing and potential) as a result of relocating due to the pandemic, especially into our rural areas.</p> <p>To aid in the effective movement of files through the approval process, the Director and Manager have reviewed the process and have determined that the re-instatement of the Senior Planner position will allow for greater approval flexibility.</p> <p>In order to expedite the planning process, amongst other planning related functions, this position will recognize the experience, education and ability of planning staff to be able to complete the necessary reviews and submit back to the client without a further requirement of assessment and signature of the Manager. It is</p>

	<p>noted that the Manager will retain the discretion of managing all files and, through discussion, make the final determination of the complexity of each and the level of approval required.</p> <p>The Senior Planner position would include additional responsibility and authority for signing-off on planning processes and planning opinions.</p> <p>Currently across Ontario there is a shortage of planners and organizations are competing to attract and retain planning staff. An additional benefit of re-instituting the hierarchy of planning positions (i.e. Junior Planner, County Planner, Senior Planner) is to provide additional growing/promotion opportunities which will hopefully result in greater staff retention.</p>															
RECOMMENDATION	THAT the Development and Property Committee supports re-instating a Senior Planner position (Group 8) and the removal of one County Planner positions (Group 7) within the Development and Property Department; AND FURTHER THAT this be brought forward to the February 22, 2023 County Council Budget Workshop for approval.															
FINANCIAL CONSIDERATIONS	<p>The majority of these costs will be recovered from an increase in Planning Fees which will be presented at a future meeting of the Development and Property Committee.</p> <p>The Senior Planner position is listed on the salary grid as a Group 8, whereas the County Planner position is a Group 7.</p> <table><thead><tr><th></th><th><u>HRS</u></th><th><u>Salary/Benefits</u></th></tr></thead><tbody><tr><td>County Planner</td><td>1,820</td><td>\$80,000</td></tr><tr><td>Senior Planner</td><td>1,820</td><td>\$89,000</td></tr><tr><td>Increase in Planning Fees</td><td></td><td><u>(\$9,000)</u></td></tr><tr><td>Total Planning Budget Enhancement</td><td>0</td><td>\$0</td></tr></tbody></table>		<u>HRS</u>	<u>Salary/Benefits</u>	County Planner	1,820	\$80,000	Senior Planner	1,820	\$89,000	Increase in Planning Fees		<u>(\$9,000)</u>	Total Planning Budget Enhancement	0	\$0
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