



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, September 12, 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 meetings held on August 15 and 29, 2023 (attached).
6. Delegations: None at time of mailing.
7. Development and Property Page
 - a) Department Report 2
 - b) Economic Development Division Report 6
 - c) Ottawa Valley Tourist Association Report 12
 - d) Enterprise Renfrew County Report 14
 - e) Forestry Report 16
 - f) Real Estate Division Report 19
 - g) Planning Services Division Report 21
8. New Business.
9. Closed Meeting: To discuss a proposed or pending acquisition or disposition of land by the municipality or local board – Town of Renfrew.
10. Date of next meeting (Tuesday, October 10, 2023) and adjournment.

NOTE: a) **County Council: Wednesday, September 27, 2023.**

- b) 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: September 12, 2023
SUBJECT: Department Report

RESOLUTIONS

1. October Development and Property Committee Meeting Location

Recommendation: THAT the October 2023 meeting of the Development and Property Committee be held in the Town of Deep River.

Background

In January 2023, the Development and Property Committee was advised that staff would provide the option for local municipalities to host County Committee Meetings in their municipal chambers (or similar). In response to this, attached as Appendix I, is a request from the Town of Deep River to host both the Operations and Development and Property Committees in October in its Council Chambers. The objective with hosting in the local municipality is to enable the staff and local municipal Council to meet with the County Committees to discuss any matters of common interest or concern.

2. Economic Development Division

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

3. Ottawa Valley Tourist Association

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

4. **Enterprise Renfrew County**

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

5. **Forestry**

Attached as Appendix V is the Forestry Report, prepared by Lacey Rose, County Forester, providing an update on activities.

6. **Real Estate Division**

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

7. **Planning Division**

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



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deepriver.ca |  

September 5, 2023

Appendix I

County of Renfrew
Attn: Mr. Craig Kelley
Chief Administrative Officer
9 International Drive
Pembroke, ON K8A 6W5

Dear Mr. Kelley,

The purpose of this letter is to formally invite the Development and Property Committee and the Operations Committee for the County of Renfrew to hold their October 10, 2023 meeting at the Town of Deep River.

The following Resolution was approved by Council of the Town of Deep River under Item 6 of the Consent Agenda at the August 16, 2023 Meeting of Council:

6. CONSENT MATTERS

6.1 CORRESPONDENCE

MOVED BY: Councillor Myers
SECONDED BY: Councillor Hughes

BE IT RESOLVED THAT all of the proposed resolutions shown in Section 6.1 – Correspondence of the agenda be approved and adopted by Council in the order that they appear on the agenda, and sequentially numbered, save and except item numbers 6.1.3, 6.1.4, 6.1.5 and 6.1.8.

CARRIED

6.1.10 ***BE IT RESOLVED THAT*** the correspondence from Mr. Glenn Doncaster, Reeve of the Town of Deep River / County Councillor, and Mr. Craig Kelley of the County of Renfrew, regarding County of Renfrew Committee Meetings, be received;



AND WHEREAS from time to time the County of Renfrew Standing Committees hold Meetings at selected Lower Tier Municipalities;

AND WHEREAS, as the Chair of the Operations Committee, Reeve Doncaster would like to extend an invitation to the County of Renfrew Operations Committee to hold the October 10, 2023 Meeting in the Town of Deep River Council Chambers, which includes the Development and Property Committee in the morning, followed by the Operations Committee in the afternoon;

THEREFORE BE IT RESOLVED THAT the CAO, Sean Patterson, be directed to extend an invitation to the CAO of the County of Renfrew, Mr. Craig Kelley, to request that the Development and Property Committee, and the Operations Committee Meetings of the County of Renfrew be convened in the Town of Deep River.

CARRIED

Thank you for your attention to this matter. We look forward to the opportunity to host the County of Renfrew Standing Committees on October 10, 2023 in the Town of Deep River.

Best regards,



Sean Patterson
Chief Administrative Officer
Town of Deep River

cc: Glenn Doncaster, Reeve / County Councillor



ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 12, 2023

INFORMATION

1. Economic Development Strategic Planning

The Economic Development Division is collaborating with Renfrew County Community Futures Development Corporation (RCCFDC) to undertake a strategic planning exercise for the creation of a new three-year economic development strategic plan for the region.

This strategic planning partnership exercise provides the Economic Development Division with cost savings in consultant fees, while reducing redundancies in surveys, interviews, outreach and research with the local business and municipal sectors.

Working with McSweeney and Associates, the planning process will begin in September 2023 and continue until February 2024 and will include the following components:

- A county-wide client/business/municipal survey to determine current needs/priority areas of focus,
- One-on-one interviews with community stakeholders,
- A facilitated session with key economic development, municipal and business partners to validate research findings, identify key strategic pillars and potential action priorities (Economic Development Summit in early December),
- A facilitated session with the Renfrew County Community Futures Development Corporation's Board of Directors to validate strategic priorities and actions,
- A facilitated session with Renfrew County Council and economic development staff to validate strategic priorities and actions,
- Two individual plans (one for each organization) focused on actions, encompassing a three-year period,
- Presentation of County of Renfrew Economic Development Strategic Plan to Development and Property Committee (February 2024), and
- Presentation of RCCFDC Strategic Plan to RCCFDC Board of Directors.

Stay tuned for a business/municipal survey coming to inboxes later this month.

2. 2023 Excellence in Agriculture Awards

Attached as Appendix ED-I, is correspondence from the Ministry of Agriculture, Food and Rural Affairs regarding the launch of the 2023 Excellence in Agriculture Awards. The awards are an opportunity to recognize and showcase the efforts and innovations that are driving the agriculture and food industry forward.

The application intake for the 2023 Excellence in Agriculture program launched on August 25, 2023, and will close on September 14, 2023. For more information, including program guidelines and application form, visit: www.ontario.ca/page/excellence-agriculture-program. Winners will be announced in November at the Royal Agricultural Winter Fair.

3. **Increasing Deadstock Capacity Initiative**

Attached as Appendix ED-II, is a joint letter from the Governments of Canada and Ontario regarding the investment of up to \$1.5 million over two years to help improve the removal, handling, and disposal of deadstock across the province.

The Increasing Deadstock Capacity Initiative application intake will be open from September 21, 2023, to February 1, 2024. All approved projects must be completed by February 1, 2025. Additional information, including how to apply, will be available on the [Agricultural Adaptation Council](#) website when the program opens on September 21, 2023.

4. **Taste of the Valley**

The second Taste of the Valley event for 2023 was held in Calabogie on Saturday, September 9, from 10:00 a.m. to 3:00 p.m., with over 60 vendors in attendance.

Vendor attendance for all 2023 locations has exceeded previous years' registration:

- Eganville – 45 vendors
- Calabogie – 64 vendors (new location for 2023)
- Deep River – 62 vendors registered (sold out)
- Cobden – 123 vendors registered
- Pembroke (Holiday edition) – 68 vendors registered (sold out)

Upcoming event dates include Deep River – September 30; Cobden – October 14; and Pembroke – December 16. All events are held from 10:00 a.m. to 3:00 p.m.. More information available at www.TOTV.ca.

Ministry of Agriculture,
Food and Rural Affairs

Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales

Office of the Minister

Bureau du ministre

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
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Ontario

August 28, 2023

Peter Emon
Chair
Eastern Ontario Warden's Caucus
ckelley@countyofrenfrew.on.ca

Dear Peter:

I am pleased to announce the launch of the 2023 Excellence in Agriculture awards. This is a great opportunity to recognize and showcase the efforts and innovations that are driving the agriculture and food industry forward.

This year, the province is recognizing excellence in 11 categories:

- Excellence in Food Processing
- Excellence in Research and Innovation
- Women's Excellence
- Youth Excellence
- Excellence in Agri-Food Education
- Northern Business Excellence
- Indigenous-Owned Business or Community Excellence
- Family Farm Excellence
- Agri-Food Promotional Excellence
- Supply Chain Excellence
- Excellence in Agri-Food Talent Recruitment

The application intake for the 2023 Excellence in Agriculture program launched on August 25, 2023, and will close on September 14, 2023. Please click on the following link for the program guidelines and application form: [Excellence in Agriculture program | ontario.ca](https://www.ontario.ca/page/excellence-agriculture-program) or www.ontario.ca/page/excellence-agriculture-program. Winners will be announced in November at the Royal Agricultural Winter Fair.

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The Government of Ontario is committed to supporting the success of the agriculture and food industry and helping our rural communities thrive. Through this program, Ontario is celebrating local agri-food organizations, processors, youth, women, primary producers, Northern businesses, Indigenous businesses and communities, and agri-food businesses whose innovations are paving the way towards a more sustainable and lucrative agriculture and food industry.

Sincerely,



Lisa M. Thompson
Minister of Agriculture, Food and Rural Affairs

Did you know about the Farmers' Wellness Initiative?

Your mental health is important! If you're a farmer or a member of a farm family and in need of mental health support, please call 1-866-267-6255 and arrange to speak with a professional today.

For additional resources visit: <https://farmerwellnessinitiative.ca/>.



Ontario

August 28, 2023

Craig Kelley
 CAO/Clerk
 County of Renfrew
 ckelley@countyofrenfrew.on.ca

Dear Mr. Kelley:

We are pleased to announce that the governments of Canada and Ontario are investing up to \$1.5 million over two years to help improve the removal, handling, and disposal of deadstock across the province. The Increasing Deadstock Capacity Initiative application intake will be open from September 21, 2023, to February 1, 2024. All approved projects must be completed by February 1, 2025. You can find additional information, including how to apply, on the Agricultural Adaptation Council Website at info@adaptcouncil.org.

This program is being offered through the Sustainable Canadian Agricultural Partnership (Sustainable CAP). The cost-share funding initiative will help address some of the gaps identified in a Livestock Research Innovation Corporation (LRIC) report released this year and will provide opportunities for the deadstock industry to streamline operations and improve accessibility by increasing capacities and establishing new service standards.

Please note that expenses, where applicable, must meet regulatory requirements, including [Ontario Regulation 105/09](#) under the Food Safety and Quality Act, 2001 (FSQA), and [Ontario Regulation 106/09](#) under the Nutrient Management Act, 2002 (NMA), (or any applicable requirements under the Safe Food for Canadians Act for federally registered plants), and be suitable for use. The undertaking of these activities for cost-share funding may still be subject to regulatory approvals.

Our governments are committed to supporting the agri-food sector and rural communities in Ontario.

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We encourage you to take advantage of this funding opportunity and submit an application. Together, we can ensure that Ontario's agricultural communities can continue to operate sustainably and without interruption.

Sincerely,



Lawrence MacAulay
Minister of Agriculture
and Agri-Food



Lisa M. Thompson
Minister of Agriculture, Food
and Rural Affairs

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 12, 2023

INFORMATION

1. **Tourism and Hospitality Employer Pulse Survey**

Tourism SkillsNet Ontario (TSNO) has launched its bi-annual [Tourism and Hospitality Employer Pulse](#) survey to gather data and insights in order to better understand businesses' key challenges and barriers, ongoing recovery efforts, as well as share best practices. The survey remains open until September 29, 2023.

The results will be reported in the fall issue of the [TSNO SkillsNet Ontario: Workforce Issues, Opportunities & Impact Quarterly Report](#).

2. **Member and Community Outreach**

Staff conducted site visits to tourism operators in the Arnprior and Renfrew areas on August 16, 2023. The purpose of the outreach was to meet with new and existing operators to learn more about the businesses, engage about Ottawa Valley Tourist Association (OVTA) programming and collect photo and video assets for promotion. The team delivered packages of Ottawa Valley road and cycling maps, window decals and "Become a Member" cards to help recruit new members to the OVTA.

Site visits included:

- [Parachute Ottawa](#) (Arnprior)
- [Montu](#) (Arnprior)
- [Bee Savvy Fine Foods](#) (Arnprior)
- [Krave Bistro](#) (Arnprior)
- [Union 108 Yoga](#) (Arnprior)
- [Lumbertown Ale House](#) (Arnprior)
- [Lochiel Street Bed and Breakfast](#) (Renfrew)
- [NHA/NHL Birthplace Museum](#) (Renfrew)
- [The Rocky Mountain House](#) (Renfrew)
- [Ottawa Valley Coffee](#) (Renfrew)

Anecdotally, operators reported a steady summer season overall. Members expressed appreciation of on-going support and promotions from the OVTA.

3. **Fall All-Terrain Vehicle (ATV) Photo/Video Shoot**

The OVTA is partnering with Destination Ontario and the Renfrew County ATV Club to host a women's fall ATV ride on October 12-15, 2023. The ride will highlight a variety of terrain, with a focus on safety, etiquette and female empowerment out on the trails, while gathering photo and video assets for future promotion of ATVing in the region.

During the event, local powersports influencer Cassandra Mainville, of Mainville ATV and Outdoors, will be promoting activities on social media and providing content for future promotion across OVTA, Ontario's Highlands Tourism Organization (OHTO) and Destination Ontario marketing channels.

Destination Ontario is contributing \$8,500 towards the project to support photography and videography costs. The Renfrew County ATV Club is assisting with overall event coordination, recruitment of riders and itinerary development.

4. **Travel Trade Familiarization Tours**

As part of the OVTA's travel trade efforts promoting La Route Champlain itinerary, two familiarization tours are scheduled highlighting various experiences and tourism operators along the route, including:

- [Salut Canada](#) (Francophone tourism portal) – Sept 6-9, 2023: OWL Rafting, Whitewater Inn and Valley Cycle Tours, Bonnechere Caves, Driftwood Provincial Park, Somewhere Inn Calabogie and The Nook Creperie.
- [Faszination](#) (German tour operator) – Oct 3-5, 2023: Somewhere Inn Calabogie, Eagle's Nest Calabogie, Bonnechere Caves and Spectacle Lake Lodge.

These two opportunities are a direct result of the OVTA's membership with OHTO's Travel Trade Partnership.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 12, 2023

INFORMATION

1. Starter Company Plus – Fall Intake

The Starter Company Plus program continues to garner positive feedback and word of mouth promotion from past participants resulting in significant program interest.

The response to community outreach was strong with 67 people registered for the fall information sessions, 44 attending, 32 requests for applications and 23 approved applicants. Training began on September 6.

Staff extends thanks to the various municipal and community partners who assisted by sharing promotional and program information.

2. Summer Company Wrap Up

A celebratory Summer Company wrap up event took place on August 18, 2023 in partnership with the Town of Petawawa and Petawawa Container Market Youth Entrepreneur Camp. Five students successfully completed all aspects of training and business operations earning a total of \$15,000 in grant awards and certificates of completion. Warden Peter Emon, Development and Property Committee Chair James Brose, as well as elected and municipal officials attended the event to acknowledge the efforts of program participants, including:

- **Grace Ding (Aster Boutique) and Arden Miller (Arden Miller Studios)** with Reeve Glenn Doncaster (Town of Deep River)
- **Daniel Pomery (3D Direction)** with Mayor Anne Giardini (Town of Laurentian Hills)
- **Logan Stuart (Viking Metalworks)** with Mayor Jennifer Murphy (Township of Bonnechere Valley)
- **Amber Gilchrist (Lavender Seed Pottery)** with Lauree Armstrong, Planner/Economic Development Officer (Township of Laurentian Valley)

3. Bridges to Better Business / Small Business Week

Enterprise Renfrew County, in partnership with Renfrew County Community Futures Development Corporation, is hosting [Bridges to Better Business](#), a series of in-person and virtual workshops and training opportunities during Small Business Week in October.

The weeklong series includes:

- October 16, 2023: Topics include content calendar creation, Instagram playground and reels, and Canva; facilitated by Baker Consulting and Lotus City Media with lunch provided by Mackie's Golden Meals.
Cost: \$28 +HST
Location: In-person at 9 International Drive, Pembroke
- October 17, 2023: Topics include content calendar creation, Instagram playground and reels, and Canva. Facilitated by Baker Consulting and Madawaska Media with lunch provided by Nala's Kitchen.
Cost: \$28 +HST
Location: In-person at Murray Yantha Centre, McNab/Braeside
- October 18, 2023: The Storytelling Blueprint - How to tell your business story. Facilitated by Kevin Smith.
Cost: FREE
Location: Virtual
- October 19, 2023: Guest Smart - How to get media interviews. Facilitated by David Cohen.
Cost: FREE
Location: Virtual

To register follow Enterprise Renfrew County on social media or visit:

<https://forms.countyofrenfrew.on.ca/Invest/Enterprise-Renfrew-County/Bridges-to-Better-Business-Small-Business-Week>.

Enterprise Renfrew County gratefully acknowledges the support of the City of Pembroke, the Towns of Petawawa and Arnprior, the Townships of Laurentian Valley, McNab/Braeside and Greater Madawaska, and FedDev Ontario.

FORESTRY REPORT

Prepared by: Lacey Rose, County Forester
Prepared for: Development and Property Committee
September 12, 2023

INFORMATION**1. Invasive Plant Control**

Invasive plant species are a growing problem in Renfrew County Forest tracts. This summer, three tracts received a herbicide treatment for wild parsnip (contract), two had garlic mustard removed by hand pulling (in-house), and two received a brush-saw treatment for locust (in-house). These sites require annual monitoring to check for re-growth and repeat treatment as necessary. A failure to remove invasive plant species in forest areas will lead to impact on forest regeneration, species at risk, recreationalists, adjacent forest landowners and, in some cases, the safety of staff.

2. Trespass Issues on Renfrew County Forest

Recent years have seen an increase in the number of offences on Renfrew County Forest. Most of these are in the form of dumping, fires, camping and encroachment from adjacent landowners. All discovered instances are investigated by staff and involve considerable time and follow-up. When evidence can be found, particularly with dumped garbage, the offence is reported to the OPP and several have been resolved through clean-up by the perpetrators when approached by the OPP.

By-law 92-09 to Prohibit Certain Activities on County of Renfrew-Owned Forests and Trails has not been updated since 2009 and staff are in the process of revising the By-law, including the fine amounts, and a review of staffing capacity. There is a considerable cost to cleaning up large dumped objects, such as vehicles and appliances, as well as to controlling invasive species populations resulting from dumped garden waste. An updated By-law will be brought forward at a future Committee meeting.

3. New General Manager at Algonquin Forestry Authority

Attached as Appendix FOR-I is an announcement from the Algonquin Forestry Authority that effective October 2, 2023, Tracey Bradley, R.P.F., will be their new General Manager.

4. Shaw Woods Outdoor Education Centre Board Meeting

Chair Brose and the County Forester attended the monthly meeting of the Board of the Shaw Woods Outdoor Education Centre (SWOEC). Public and community group use of the Centre has been high during the summer months, and the new additional parking lot is being put to good use. There will be expanded availability of SWOEC teacher days this coming year to increase flexibility for school visits.

5. **Operations on Renfrew County Forest**

There is currently one active operation on Renfrew County Forest; at Centennial Lake. Work at the Round Lake tract is anticipated to start in October. Our invoiced revenue to date is \$259,376 for 2023. Staff are busy preparing areas to advertise harvest tenders for 2024 this fall.



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Agence de foresterie du parc Algonquin

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www.algonquinforestry.on.ca

Announcement – AFA General Manager

August 17, 2023

The Algonquin Forestry Authority's (AFA) Board of Directors is pleased to announce Tracey Bradley, RPF will become the AFA's sixth General Manager, effective October 2, 2023.

A recruitment process was initiated shortly after current GM, Jeff Leavey announced his retirement after nearly 10 years in the position.

Tracey holds a Bachelor of Science, Forestry degree from the University of New Brunswick, beginning her career with forest industry experience in northern Ontario operations and silviculture, and with the Forestry Futures Trust in Thunder Bay. Tracey joined the Authority in 2015 as Silviculture Forester working from the Pembroke office. Tracey became the Area Forester in Huntsville and moved to Dwight in 2016. Tracey was promoted to Area Manager in October 2021, providing leadership to the AFA Huntsville operations group and part of AFA's senior leadership team.

On behalf of the AFA Board of Directors, please join us in congratulating Jeff on his well-earned retirement, and welcome Tracey to the responsibilities of the Algonquin Forestry Authority's General Manager. Congratulations, Tracey.

Sincerely,

A handwritten signature in black ink that reads "Gord Clark".

Gord Clark

Board Chair, Algonquin Forestry Authority

REAL ESTATE DIVISION REPORT

Prepared by: Kevin Raddatz, Manager of Real Estate
Prepared for: Development and Property Committee
September 12, 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 approved in the 2023 budget.

2. 1030 Lea Street – New Build - Progress Report

Progress continues as first and second level walls have been framed with the third level started on the multi-unit affordable and supportive housing complex at the corner of Lea and Douglas Streets in Pembroke, Ontario. A [Zencity](#) webpage for the project, featuring construction updates, provides the viewer with a description of the project along with progress images.

Progress of the project is approximately 50% of the way through framing as ground floor framing and interior partition walls have been completed and the second floor framing is nearing completion. The third floor and roof framing still remain to be completed with work scheduled to be finished in the following two weeks. Parking lot subgrade has been installed and prepped for a staging area for framing materials. To date all wood framing has been delivered to site outside of the roof trusses.

Authorized changes to date total \$94,564.38 with a revised construction value to date of \$3,209,244.11. Cost savings change order is still forthcoming with an approximate estimated value of \$30,000-\$40,000.

3. Summer Student

I would like to acknowledge and extend my thanks and appreciation to our summer student who assisted our maintenance staff throughout the summer at the County Administration Building and Renfrew County Place. Grant Hurley has returned to University for the upcoming year. Grant has a remarkable work ethic and was an asset to our team during the summer months helping with multiple tasks on the grounds and in the buildings.

Real Estate - 2023 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building					
	Generator Transfer Switch	\$33,000		In Review	Schedule for Q4
	Barrier Free Doors (EFA grant)	\$59,385	\$21,000	In Construction	50% complete
Renfrew County Place	HVAC - Replacement/upgrade	\$220,000	\$90,603	Awarded to Irvcon	Work to commence - Oct.
	Paramedic Parking Shelter	\$425,000	\$301,350	In Construction	50 % complete ,anticipate 100% end of Sept.
	Parking Lot - Paving	\$50,000		In Design	Tender in Sept.
	Flat Roof Replacement	\$341,000	\$238,621	Awarded to Irvcon	Work to commence mid Sept.
80 McGonigal					
Paramedic Bases	Arnprior - Asphalt/concrete curbs	\$10,000		In Review	Schedule for Oct.
	Petawawa - Asphalt/concrete curbs	\$20,000		In Review	Schedule for Oct.
	Petawawa - Refurbish concrete floor	\$17,600		In Design	Schedule for Q4
OPP	Parking Lot - geotechnical investigation	\$16,500	\$9,880	Completed	Report in review to determine next step

PLANNING DIVISION REPORT

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

Prepared for: Development and Property Committee

September 12, 2023

INFORMATION**1. Prime Agriculture Mapping**

At the August 30, 2023 session of County Council there was a question regarding prime agricultural mapping. The areas designated as prime agricultural areas in the County of Renfrew Official Plan are identified in accordance with policies, guidelines and information from the Province through the Ministry of Municipal Affairs and Housing (MMAH) and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

The County (and all local municipalities) are required to designate and protect areas that have been identified as meeting the classification for “prime agricultural areas” in accordance with Section 2.3.1 of the Provincial Policy Statement (PPS). A “prime agricultural area” is defined as:

Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands (Class 1-3) and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

The County (and local municipal) Official Plan Agricultural designation includes areas that are not strictly class 1-3 soils, and may include wet or hazard areas not suitable for agricultural uses, or may include pockets of existing residential uses or other existing commercial/industrial/institutional uses. The policies of the PPS, (trickled down to local policy) significantly restrict “non-agricultural” uses from locating in these areas where prime agricultural lands predominate.

Over the past few years, the Province has updated policies to allow some flexibility for non-agricultural uses on farms as “on-farm diversified uses”, or “agricultural related uses”. The County Official Plan has already been updated to allow for these on-farm expanded uses but does not include new lot creation. Agriculture-related uses means those farm related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct service to farm operations as an exclusive activity. On-farm diversified uses are small scale uses that are secondary to the principal use of the property and help support the farm. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.