



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, October 10, 2023 – 9:30 a.m.

Town of Deep River Council Chambers, 100 Deep River Road, Deep River

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 September 12, 2023 and September 27, 2023. Page
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6. Delegations:
 - a) 9:30 a.m. – Nicole Whiting, Executive Director, Ontario's Highlands Tourism Organization
 - b) 9:45 a.m. – Lianne Ing, President, Bubble Technology Industries Inc.
7. Development and Property
 - a) Department Report 9
 - b) Economic Development Division Report 23
 - c) Ottawa Valley Tourist Association Report 25
 - d) Enterprise Renfrew County Report 29
 - e) Forestry Report 32
 - f) Real Estate Division Report 44
 - g) Planning Services Division Report 46
8. New Business.
9. Closed Meeting: To discuss the security of the property of the municipality – Renfrew County Housing Corporation Update.
10. Date of next meeting (Tuesday, November 14, 2023) and adjournment.

NOTE: a) **County Council: Wednesday, October 25, 2023.**

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



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, September 12, 2023

A meeting of the Development and Property Committee was held on Tuesday, September 12, 2023, at 9:30 a.m., at the County of Renfrew Administration Building, Pembroke, Ontario.

Present were: Chair James Brose
Warden Peter Emon
Vice-Chair Robert Weir
Councillor David Bennett (Virtual)
Councillor Daniel Lynch
Councillor Mark MacKenzie
Councillor Gary Serviss
Councillor Keith Watt

Staff Present: Craig Kelley, Chief Administrative Officer/Clerk
Jason Davis, Director of Development and Property
Michael Blackmore, Director of Long-Term Care
Laura LePine, Director of Community Services
Bruce Howarth, Manager of Planning Services
Melissa Marquardt, Manager of Economic Development Services
Kevin Raddatz, Manager of Real Estate
Lacey Rose, County Forester
Jennifer Dombroskie, Manager of Housing and Homelessness
Gwen Dombroski, Deputy Clerk
Samruddhee Joshi, GIS Technician
Tina Peplinskie, Media Relations and Social Media Coordinator
Tyson Hilts, Systems Analyst
Evelyn VanStarkenburger, Administrative Assistant

Chair Brose called the meeting to order at 9:30 a.m. The land acknowledgement identifying that the meeting was being held on the traditional territory of the Algonquin People was recited. The roll was called, and no pecuniary interests were disclosed.

RESOLUTION NO. DP-C-23-09-100

Moved by Councillor Watt

Seconded by Councillor Serviss

THAT the minutes of the August 15 and 29, 2023 meetings be approved. CARRIED.

Development and Property

The Director of Development and Property overviewed the Development and Property Department Report, which is attached as Appendix A.

RESOLUTION NO. DP-C-23-09-101

Moved by Warden Emon

Seconded by Councillor Lynch

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

Warden Emon vacated the meeting at 9:34 a.m.

Economic Development

The Manager of Economic Development overviewed the Economic Development Division Report, which is part of the Development and Property Department Report.

It was noted that the first Taste of the Valley held in Calabogie was well received by the community with over 70 vendors and approximately 900 visitors in attendance.

Ottawa Valley Tourist Association

The Manager of Economic Development overviewed the Ottawa Valley Tourist Association Report, which is part of the Development and Property Department Report.

Warden Emon re-entered the meeting at 9:40 a.m.

Enterprise Renfrew County

The Manager of Economic Development overviewed the Enterprise Renfrew County Report, which is part of the Development and Property Department Report.

Forestry

The County Forester overviewed the Forestry Report, which is part of the Development and Property Department Report.

Staff anticipates that the forestry revenue for 2023 will be in excess of \$350,000 due to the carry-over of some of the 2022 harvest operations.

Discussion occurred with regards to consideration to develop a program, similar to Adopt-a-Road, where interested volunteers may walk forest tracts and report concerns such as littering, encroachments, etc., to the County of Renfrew. The County Forester advised that the Beachburg Off Road Cycling Association (BORCA) does have an agreement with the County of Renfrew to assist with clean-up on County forest tracts.

Real Estate

The Manager of Real Estate overviewed the Real Estate Division Report, which is part of the Development and Property Department Report.

Planning

The Manager of Planning Services overviewed the Planning Division Report, which is part of the Development and Property Department Report.

Committee was introduced the new GIS Technician, Samruddhee (Sam) Joshi, who joined the Development and Property Department in September. Sam will be assisting the GIS Coordinator with providing technical support to the local municipalities and different departments within the County of Renfrew.

RESOLUTION NO. DP-C-23-09-102

Moved by Warden Emon

Seconded by Councillor Weir

THAT the Development and Property Department Report, which is attached as Appendix A be approved. CARRIED.

New Business

Galilee Centre – Arnprior

Councillor Lynch advised that on September 6, 2023, the Oblates of Mary Immaculate (OMI Lacombe Canada) announced to the Board of Directors their decision to close Galilee Mission Centre in Arnprior in 2024.

Pembroke and Area Airport

Councillor Serviss provided an update on the recent developments taking place at the Pembroke and Area Airport. The airport is operated by the six partner municipalities which include the Towns of Petawawa, Deep River, and Laurentian Hills, the Townships of Laurentian Valley and Whitewater Region and, the City of Pembroke. All partnering municipalities have members on the Pembroke and Area Airport Commission, as well as Garrison Petawawa who is a non-voting member. Over the past several years, the Pembroke and Area Airport Commission has been fundraising to repave the airport runway and upgrade the lighting and there is now an opportunity to receive government funding. In light of this, the Pembroke and Area Airport Commission is looking for support from the County of Renfrew.

It was noted that the Pembroke and Area Airport Commission will be a delegation at County Council on September 27, 2023 and may be able to provide more details at that time.

Committee was advised that the County of Renfrew has a “No Grants” Policy and does not have the resources to provide financial support to funding requests; however, the County of Renfrew has provided letters of support in the past.

RESOLUTION NO. DP-C-23-09-103

Moved by Councillor Serviss

Seconded by Councillor Watt

THAT the Development and Property Committee recommends that County Council approve County staff to work with the Pembroke and Area Airport Commission and their selected consultant to assist with their strategic economic development efforts and bring back a report to County Council. CARRIED.

Domtar Pulp Mill Update

The County Forester provided an update on the recent announcement that the Domtar Pulp Mill in Espanola, will be going into an indefinite idle state in November, which will affect approximately 450 employees, and may have an effect on forestry industries within the County of Renfrew. Staff is currently querying the local mills on the impact this will have. Most have responded that Domtar is not their main supply destination; however, this idle state will create pressure for other mills to take the pulp mill. The County Forester advised further information will be provided in a future Committee Report.

RESOLUTION NO. DP-C-23-09-104

Moved by Councillor Lynch

Seconded by Councillor Serviss

BE IT RESOLVED THAT the Development and Property Committee move into a closed meeting pursuant to Section 239 of the Municipal Act, 2001, as amended to discuss a proposed or pending acquisition or disposition of land by the municipality or local board for: (a) Town of Renfrew; (b) Keys Public School – Deep River; and, (c) Renfrew County Housing Corporation Property Sale – Arnprior. Time: 10:28 a.m. CARRIED.

RESOLUTION NO. DP-C-23-09-106

Moved by Councillor Serviss

Seconded by Councillor Watt

THAT this meeting resume as an open meeting. Time: 11:05 a.m. CARRIED.

RESOLUTION NO. DP-C-23-09-107

Moved by Councillor Serviss

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends to County Council that staff be directed to develop the concept of a modular seniors village at Bonnechere Manor, Town of Renfrew and bring back options, including funding, to Committee and Council for consideration; AND FURTHER THAT staff work with the Town of Renfrew on this concept. CARRIED.

RESOLUTION NO. DP-C-23-09-108

Moved by Councillor Weir

Seconded by Councillor Watt

THAT this meeting adjourn and the next regular meeting be held on October 10, 2023 at the Municipal Office in the Town of Deep River. Time: 11:07 a.m. CARRIED.

DRAFT



DEVELOPMENT AND PROPERTY COMMITTEE

Wednesday, September 27, 2023

A special meeting of the Development and Property Committee was held on Tuesday, September 27, 2023, at 9:30 a.m., at the County of Renfrew Administration Building, Pembroke, Ontario.

Present were: Chair James Brose
Warden Peter Emon
Vice-Chair Robert Weir
Councillor Daniel Lynch
Councillor Mark MacKenzie
Councillor Gary Serviss
Councillor Keith Watt

Regrets: David Bennett

Staff Present: Craig Kelley, Chief Administrative Officer/Clerk
Jason Davis, Director of Development and Property
Michael Blackmore, Director of Long-Term Care
Jeffrey Foss, Director of Corporate Services
Laura LePine, Director of Community Services
Lee Perkins, Director of Public Works and Engineering
Gwen Dombroski, Deputy Clerk
Tina Peplinskie, Media Relations and Social Media Coordinator

Chair Brose called the meeting to order at 9:30 a.m. The land acknowledgement identifying that the meeting was being held on the traditional territory of the Algonquin People was recited. The roll was called, and no pecuniary interests were disclosed.

RESOLUTION NO. DP-C-23-09-109

Moved by Councillor Serviss

Seconded by Councillor Watt

BE IT RESOLVED THAT the Development and Property Committee move into a closed meeting pursuant to Section 239 of the Municipal Act, 2001, as amended to discuss a proposed or

pending acquisition or disposition of land by the municipality or local board for: (a) Keys Public School – Deep River. Time: 9:31 a.m. CARRIED.

RESOLUTION NO. DP-C-23-09-111

Moved by Councillor Weir

Seconded by Councillor Lynch

THAT this meeting resume as an open meeting. Time: 9:45 a.m.

RESOLUTION NO. DP-C-23-09-112

Moved by Councillor Lynch

Seconded by Councillor Weir

That the Development and Property Committee recommends to County Council to direct staff, in partnership with the Town of Deep River, to present and negotiate an offer to purchase the former Keys Public School property for the purpose of community and/or residential use. CARRIED.

RESOLUTION NO. DP-C-23-09-113

Moved by Councillor MacKenzie

Seconded by Warden Emon

THAT this meeting adjourn and the next regular meeting be held on October 10, 2023 at the Municipal Office in the Town of Deep River. Time: 9:47 a.m. CARRIED.

COUNTY OF RENFREW
DEVELOPMENT AND PROPERTY DEPARTMENT REPORT

TO: Development and Property Committee
FROM: Jason Davis, Director of Development and Property
DATE: October 10, 2023
SUBJECT: Department Report

INFORMATION

1. Cell Gap Project Update

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

2. Illegal Land Use Enforcement

Attached as Appendix II is a resolution and background report received from the Town of Whitchurch-Stouffville Council regarding illegal land use enforcement and a request to the Province of Ontario to strengthen municipal enforcement powers.

RESOLUTIONS

3. Rural Ontario Municipal Association (ROMA) Conference

Recommendation: THAT the Development and Property Committee recommends that County Council approve the delegation request at the 2024 Rural Ontario Municipal Association (ROMA) Annual Conference with the Ministry of Municipal Affairs and Housing to discuss additional funding opportunities with regards to proposed solutions to housing, including the modular seniors village project and proposed Habitat for Humanity partnership; AND FURTHER THAT the Chair of the Standing Committee, along with the Warden, be designated to attend the delegations.

Background

The Rural Ontario Municipal Association Conference is scheduled for Sunday, January 21 - Tuesday, January 23, 2024, to be held at the Sheraton Centre Hotel - 123 Queen Street West, Toronto.

The 2024 Conference, themed, Closer to Home, will provide rural municipal leaders the opportunity to address policy issues, funding concerns, and to meet directly with

Provincial Ministers on local issues. Over 1,500 municipal colleagues, provincial and federal elected officials and senior staff are anticipated to be in attendance at this much anticipated event. As in the past, it is expected that the Conference will have all of the critical rural municipal issues front and centre, with excellent opportunities to be engaged, learn, network and bring innovative solutions back to our community.

Staff are looking to lobby the Ministry of Municipal Affairs and Housing (Associate Minister of Housing Rob Flack) to discuss and propose solutions to housing, including the proposed modular seniors village project in Renfrew and proposed Habitat for Humanity partnership.

4. **Economic Development Division**

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

5. **Ottawa Valley Tourist Association**

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

6. **Enterprise Renfrew County**

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

7. **Forestry**

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

8. **Real Estate Division**

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

9. **Planning Division**

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



EORN Cell Gap Project Monthly Update September 2023

Regional view

	Planned	Completed	New this month
Upgrades to existing towers	312	303	1
New towers in service	256	13	0
New co-locations	75	33	2
Land use authority	256	190	4
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	25	n/a
New towers in service	47	1	0
New co-locations	9	4	0
Land use authority	47	43	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 for this update was received on September 15, 2023.



111 Sandiford Drive
Stouffville, Ontario
L4A 0Z8

t: 905-640-1900
tf: 855-642-TOWN
townofws.ca

October 3, 2023

The Honourable Doug Ford, Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Delivered by email
premier@ontario.ca

Dear Premier:

Re: Town of Whitchurch-Stouffville Council Resolution of September 27, 2023, Re: Correspondence from Township of Puslinch and Town of Caledon, re: Illegal Land Use Enforcement

Please be advised that this matter was considered by Council at its meeting held on September 27, 2023, and in this regard, Council passed the following resolution:

WHEREAS the Town of Whitchurch-Stouffville Council supports the resolution from the Town of Caledon regarding illegal land use enforcement; and

WHEREAS the Town of Whitchurch-Stouffville recognizes that combatting illegal land use enforcement effectively is challenging, and an issue of municipal importance; and

WHEREAS the Town of Whitchurch-Stouffville recognizes that illegal land use has a negative impact on local residents and the surrounding area; and

WHEREAS the Town of Whitchurch-Stouffville believes that the tools currently available to municipalities under the Municipal Act are insufficient to combat illegal land uses; and

THAT Council direct Staff to send a support resolution accordingly.

THEREFORE, the Town of Whitchurch-Stouffville passes this resolution regarding Illegal Land Use Enforcement:

THAT the Province be requested to strengthen municipal enforcement powers by:

- Amending the Municipal Act to enable municipalities to physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations; and
- Increasing the maximum penalty amounts in the Planning Act to \$50,000 for an individual upon conviction and on a subsequent conviction, not more than \$25,000 for each day in which the contravention has continued after the day in which the person was initially convicted; and

- Including provisions to ensure a corporation is liable to fines of not more \$100,000 upon first conviction and not more than \$50,000 for each day in which the contravention has continued after the day in which the corporation was initially convicted.

THAT a copy of this report be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Paul Calanda, Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, MPP, Dufferin-Caledon; the Honourable Doug Downey, Attorney General of Ontario; and

THAT a copy of this report be provided to the municipalities within the Greater Golden Horseshoe area seeking support in the request for strengthened enforcement powers to combat significant illegal land uses negatively impacting communities across Ontario and to the Association of Municipalities of Ontario (AMO) and Rural Ontario Municipal Association (ROMA).

The above is for your consideration and any attention deemed necessary.

Kind regards,

Monica Beattie

Monica Beattie
Senior Clerk's Coordinator

Attachment

Copy: Hon. Paul Calanda, Minister of Municipal Affairs and Housing
Hon. Sylvia Jones, MPP, Dufferin-Caledon
Hon. Doug Downey, Attorney General of Ontario
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities
Rural Ontario Municipal Association (ROMA)

Meeting Date: June 6, 2023

Subject: Illegal Land Use Enforcement Update

Submitted By: Mark Sraga, Director, Building Services and Municipal Law Enforcement

RECOMMENDATION

That the Illegal Land Use Enforcement Taskforce's mandate be expanded to include other types of illegal land uses and not solely on illegal trucking land uses; and

That the Province be requested to strengthen municipal enforcement powers by:

- Amending the *Municipal Act* to enable municipalities to physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations;
- Increasing the maximum penalty amounts in the *Planning Act* to \$50,000 for an individual upon conviction and on a subsequent conviction, not more than \$25,000 for each day in which the contravention has continued after the day in which the person was initially convicted; and
- Including provisions to ensure a corporation is liable to fines of not more than \$100,000 upon first conviction and not more than \$50,000 for each day in which the contravention has continued after the day in which the corporation was initially convicted.

That a copy of this report be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, MPP, Dufferin-Caledon; and

That a copy of this report be provided to the municipalities within the Greater Golden Horseshoe area seeking support in the request for strengthened enforcement powers to combat significant illegal land uses negatively impacting communities across Ontario and to the Association of Municipalities of Ontario (AMO) and Rural Ontario Municipal Association (ROMA).

REPORT HIGHLIGHTS

- Constant and undeterred enforcement efforts by both the Municipal Law Enforcement Division and the Legal Services Division is achieving the results that were envisioned when Council approved the creation of this dedicated enforcement effort.

- The Town has been successful in pursuing injunctions through the courts and will continue utilizing this enforcement mechanism for property owners that do not come into compliance to the Town's By-laws through normal enforcement actions.
- Land use permissions and performance standards should be developed and enacted through the Town's Zoning By-law to permit and regulate the creation of legal truck storage facilities.
- Advocacy with the Ministry of Municipal Affairs and Housing is necessary to secure additional enforcement powers that are needed to provide more effective and cost-efficient enforcement of municipal land use B-law with respect to illegal land use.
- That the Illegal Land Use Enforcement Taskforce (Trucking) expand its mandate to include other types of illegal land uses including but not limited to event centres, institutional uses and places of worship.

DISCUSSION

Background

In 2019, staff were approved by Council to implement an Illegal Land Use Enforcement Taskforce with the objective of addressing the growing illegal land use issues related to the parking and storage of tractor trailers and commercial vehicles. This includes all property types in the Town, both those of a smaller scale (e.g., one or two trucks parked on rural properties), as well as those properties with a larger commercial operation. To effectively address the scope and scale of the issue, it was determined that staff would take a proactive approach to identify properties where the parking and storage of tractor trailers and commercial vehicles exist rather than relying solely on a complaint-based method and engage in education and enforcement. The dedicated resources allocated for this initiative included the following staff compliment; two (2) Municipal Law Enforcement Officers, one (1) assistant Town Solicitor and one (1) coordinator. Due to the Covid-19 Pandemic, implementation of this dedicated staff group was delayed until July 2021. Since that time, they have been actively involved in undertaking proactive educational and enforcement efforts.

Education and Communication Strategy

As part of the initiative to address the illegal land use issue, staff engaged with an external consultant to develop a public education and strategic communications strategy in consultation with our Communications staff. The objective of the strategy is to effectively educate external stakeholders and property owners on the Town's land use policies and Zoning By-law; the types of properties on which the parking and storage of tractor trailers and commercial vehicles are permitted; the processes that must be followed to be in compliance with the applicable regulations; and updated enforcement efforts undertaken by enforcement staff assigned to this initiative. The result of this effort was the creation of a guide that provides an easy-to-understand explanation of the Zoning By-laws as it

relates to truck parking and storage along with the actions being taken by the Town with respect to enforcing these rules.

Along with the production of this guide, staff continue to utilize a variety of communication tactics to help inform residents and operators of illegal truck storage facilities of the rules and consequences for violating the Town's By-laws. These efforts include:

- a month-long radio campaign on Parvasi radio,
- resident focused social media campaign,
- numerous media releases highlighting successful outcomes through the courts
- media interviews and responses

Enforcement Efforts

As previously referenced the commencement of proactive enforcement efforts began in July 2021 with the Officers conducting inspections on properties that had been previously identified by residents or Town staff as possibly having illegally stored trucks. Since then, Officers have investigated over 310 properties for potential illegal truck storage violations occurring (see Figure 1 for illustration of location of properties investigated).

Figure 1: Location of properties investigated



Over 137 enforcement actions have been commenced because of these investigations. Depending on the severity of the By-law contraventions different enforcement actions were employed to seek compliance with the Town's By-laws. These enforcement actions

include the issuance of letters notifying the property owner of the By-law contravention(s), issuance of tickets, laying of charges or seeking court injunctions. While voluntary compliance has been achieved for some of the properties there are 36 properties where the matters are still before the courts.

While the overall enforcement objective is to achieve compliance with the Town's By-laws, the Town seeks meaningful financial penalties for those property owners who willfully ignore the Town's By-laws or do not voluntarily come into compliance. Through the combined efforts of the Officers (who are employing additional investigative techniques to provide stronger evidence) and Legal staff (who can educate and demonstrate in Court of the severity of these offences) the Courts are now imposing very significant fine amounts when a defendant is found guilty of a violation related to an illegal trucking operation. The Courts have the sole discretion in determining the fine amounts and staff have been successful in achieving fine amounts between \$35,000 - \$50,000 dollars which is the maximum amount prescribed in the *Planning Act*. To date the total amount of fines levied by the courts has been over \$350,000.00. Along with these significant fine amounts the Courts are also starting to issue Prohibition Orders. Prohibition Orders are a Court directive for the convicted party to cease using the property in noncompliance with the Order effective the date the Order is issued. Should the prohibition use continue then the Enforcement Team may lay charges for failing to comply with an Order, which would result in fines that could be imposed daily. This can result in significant consequences for the owner/operator as these daily fines can become financially onerous depending on how long the property remains noncompliant.

In addition to these court charges the Town has been successful in obtaining Superior Court issued injunctions against some of the most egregious illegal trucking operations and to date there have been 3 successful court injunctions issued for the following properties:

- 6086 Mayfield Road
- 6186 Mayfield Road
- 6230 Mayfield Road (all illegally stored vehicles have been removed from this property – see Schedule A).

While these injunctions are a very powerful enforcement tool, they are very costly for the Town to instigate and carry through the Court systems and can in some instances be a slow process, taking up to a year or beyond to achieve a Superior Court decision and Order. Along with these Zoning related enforcement actions staff have also undertaken actions to achieve compliance with the Town's other By-laws, such as the Traffic By-law and the Fill By-law, where possible and warranted. This includes actions such as placing concrete barriers on the Town's right-of-way when illegal entrances have been created

(see Figure 2) with intent of preventing the continued unpermitted use of the Town's right-of-way or the removal of illegally placed fill.

Figure 2: Example of physical enforcement action



Along with physical actions being taken such as the placement of barriers or removal of illegally placed fill, another action undertaken to help reduce the cost advantage of operating illegally has been to inform the Municipal Property Assessment Corporation (MPAC) through Finance staff of changes in use of the property and have the property reassessed. Often, illegal operators are surreptitiously converting farm properties to commercial properties and by informing MPAC of the actual use of the property appropriate taxes can be levied, ensuring equal treatment for legal and illegal operators. To date there have been 25 properties reassessed and this has resulted in more than a \$384,000 increase in the tax levy for these properties; another 24 properties are still waiting to be reassessed. Staff also regularly inform our contacts at the Canadian Revenue Agency (CRA) of these operations as we have found that there is a significant amount of cash transactions between the vehicle operators storing their vehicles on the property and the operators of these yards. Staff also regularly communicate with other enforcement agencies such as the Toronto and Region Conservation Authority (TRCA), Ontario Ministry of Transportation (MTO), Ministry of Environment, Conservation and Parks (MECP), and the Electrical Safety Authority (ESA) on these illegal operations and coordinate our enforcement efforts with them as much as possible.

Current Challenges and Solutions

Illegal land uses are not just restricted to illegal trucking operations/storage facilities but other uses such as event centres, institutional uses or places of worship are becoming more common in Caledon. These illegal uses all have significant impacts on adjacent property owners due to the disturbances created and non-compatibility with adjacent

residential properties or road safety. Therefore, it is recommended that this taskforce's enforcement mandate be expanded to include these other types of illegal land uses and not just focused solely on the illegal trucking land uses. While this change to the mandate will not have an immediate impact on the staff compliment it will re-enforce the work the team is doing and enable them to utilize their enforcement/legal skills on these complex files. The investigative and enforcement tools used for the illegal trucking uses are identical to the ones used for these other types of illegal uses and they are all regulated by the same provincial legislation and municipal regulations (ie. *Planning Act* and Zoning By-law) as well as the same enforcement challenges while pursuing compliance amongst non-compliant property owners.

Prosecution matters can typically take months and sometimes years to resolve and while the matter is being dealt with through the Courts, the illegal operation continues to make money for the operator. Also, while the fine amounts being ordered by the Courts are increasingly significant, for some of the larger illegal operations these fines are just considered the "cost of doing business". More robust and efficient enforcement measures are needed if the Town is to be successful in combatting these illegal operations. These suggested new enforcement measure need to include more significant financial penalties prescribed in the *Planning Act* including special fines provisions. Currently, the maximum fine amounts are as follows:

- An individual is liable to a fine of not more than \$25,000 upon first conviction and on a subsequent conviction, not more than \$10,000 for each day in which the contravention has continued after the day in which the person was initially convicted.
- A corporation is liable to fines of not more \$50,000 upon first conviction and not more than \$25,000 for each day in which the contravention has continued after the day in which the corporation was initially convicted.

It should be noted that directors or officers of corporations can also be charged and if found guilty of the charges they would be subject to the same penalty provisions as an individual.

In view of the revenues being generated from some of these large illegal operations the maximum fine amounts should be doubled, and special fine provisions like those found in the *Municipal Act* should also be introduced in the legislation. A special fine amount would enable a Court to levy a fine higher than the maximum amount prescribed in the legislation in circumstances where there has been an economic advantage or gain by violating the Zoning By-law. An example of this is in the Town's Business Licensing By-law which has a special fine provision that states, "a special fine equal to the amount of the economic gain may be imposed".

In addition to these increased fines the Town needs further enhanced enforcement powers including the authority for the municipality to bar entry to the property in circumstances where the illegal land use is occurring and it is having significant detrimental impacts on adjacent properties/occupants, the environment or creating unsafe situations such as traffic safety. These enhanced enforcement powers should be like the ones that currently exist in the provincial *Cannabis Control Act* in terms of that authority to issue a closure order along with the authority to physically block or restrict access to the property. Recognizing that this type of enforcement authority is very significant it is necessary to also have an appeal mechanism which property owners or tenants can avail themselves of when such orders and actions are taken, or the property owner has removed the illegal use. This appeal process should be through the Superior Court of Justice so that a hearing by a Judge can be held and the Judge should have the authority to confirm, modify or rescind a closure order. Implementation of such powers would be extremely effective and efficient in addressing illegal land uses such as the ones that are currently occurring in Caledon.

It needs to also be understood that even if the province was to implement these additional enforcement provisions there is a clear need for proper truck parking/storage facilities within the Town. Currently the Town's Zoning By-law does not permit such a use and considering the number of logistic facilities that have been constructed in the Town and the volume of new ones that are slated to be built both within and within proximity to the Town then this need will only continue to grow. Having clear land use designations in the most appropriate locations in the Town along with the necessary performance standards to mitigate the impacts these uses may have will help reduce the volume of illegal operations especially when combined with a very robust enforcement program regarding the illegal operations.

Recommended Advocacy to Combat Illegal Land Use Issues

Staff are recommending that the Town advocate to the Province to support municipalities in efforts to combat illegal land use issues through the following means:

- Amend the *Municipal Act* to enable municipalities to physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations.
- Increase the maximum penalty amounts in the *Planning Act* to \$50,000 for an individual upon conviction and on a subsequent conviction, not more than \$25,000 for each day in which the contravention has continued after the day in which the person was initially convicted.
- Include provisions to ensure a corporation is liable to fines of not more \$100,000 upon first conviction and not more than \$50,000 for each day in which the

contravention has continued after the day in which the corporation was initially convicted.

Summary

Constant and undeterred enforcement efforts by both the Municipal Law Enforcement division and the Legal division is achieving the results that were envisioned when Council approved the creation of this dedicated Enforcement initiative. This success can be directly attributed to the professionalism and commitment of the staff and the leadership who have been assigned to this endeavour. Even though it will take time to achieve compliance with some of the more flagrant contraveners, staff will utilize all the enforcement tools provided for in the *Planning Act* along with other legal remedies as we work towards achieving compliance amongst these non-compliant property owners.

FINANCIAL IMPLICATIONS

Financial implications are contained throughout this report.

COUNCIL WORK PLAN

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A: Illustration showing the successful enforcement action at 6230 Mayfield Road



ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

October 10, 2023

INFORMATION**1. Municipal Agriculture Economic Development and Planning Forum**

In preparation for hosting the 2024 forum, economic development and planning staff will be attending this year's event on October 17-19, 2023, in Temiskaming Shores to learn more about execution and hosting.

The dates of October 22-24 have been tentatively set for 2024. Staff are currently working with local hotels to confirm meeting space and room blocks in preparation for an announcement at this year's event.

More information about this year's event, including the program and speakers, is available here: <http://farmnorth.com/maedpf>.

2. Taste of the Valley – Deep River

The third Taste of the Valley event for 2023 was held in Deep River on Saturday, September 30, 2023, with 55 vendors in attendance and attracting more than 1,500 visitors.

Two events remain in the 2023 series, including Cobden on October 14 and the Holiday edition in Pembroke on December 16. Both events are now sold out of vendor space. More information is available at www.TOTV.ca.

3. Ottawa Career Fair

In partnership with the Ontario East Economic Development Commission, Business Development Officer David Wybou participated in the [Best Places to Work](#) career fair in Ottawa on September 28, 2023. The event was an opportunity to showcase Renfrew County as an attractive place to live, work and play while highlighting employment opportunities in the County of Renfrew and local business sectors.

4. Warden's Community Service Awards

Nominations are now being accepted for the 2023 Warden's Community Service Awards until November 3, 2023. There are three categories to recognize community contributions, including individual, not-for-profit organization, and for-profit business.

The awards will be presented at the November 29, 2023, session of County Council.
More information, including application forms, are available at <https://bit.ly/3ZJu1Yd>.

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

October 10, 2023

INFORMATION

1. Cycle Tourism Conference Recap

On September 13, 2023, staff attended the [Cashing in on Cycle Tourism Conference](#) organized by the Ottawa Valley Cycling and Active Transportation Alliance (OVCATA). The purpose of the event was to bring together cycling advocates, municipalities and businesses with a common goal of developing and promoting cycle tourism along the Ottawa Valley Recreational Trail using the Trail Town concept.

Through focused group work, a number of actions and priorities were identified for future development and implementation, including:

- Encourage more businesses to become cycle-friendly certified by Ontario By Bike.
- Increase promotional collaboration between County partners.
- Increase collaboration between business and communities along the trail.
- Interactive cycle route mapping, including the development of loop rides in communities.
- Develop a signage strategy, including wayfinding signage to direct cyclists from the trail to community services and experiences, parking/staging areas.
- Educational campaign about shared use of the trail.

An informal working group was established to collaborate on the action items brought forward from the event, in which the Ottawa Valley Tourist Association (OVTA) and the County of Renfrew will be participating.

2. Fall Promotional Campaigns

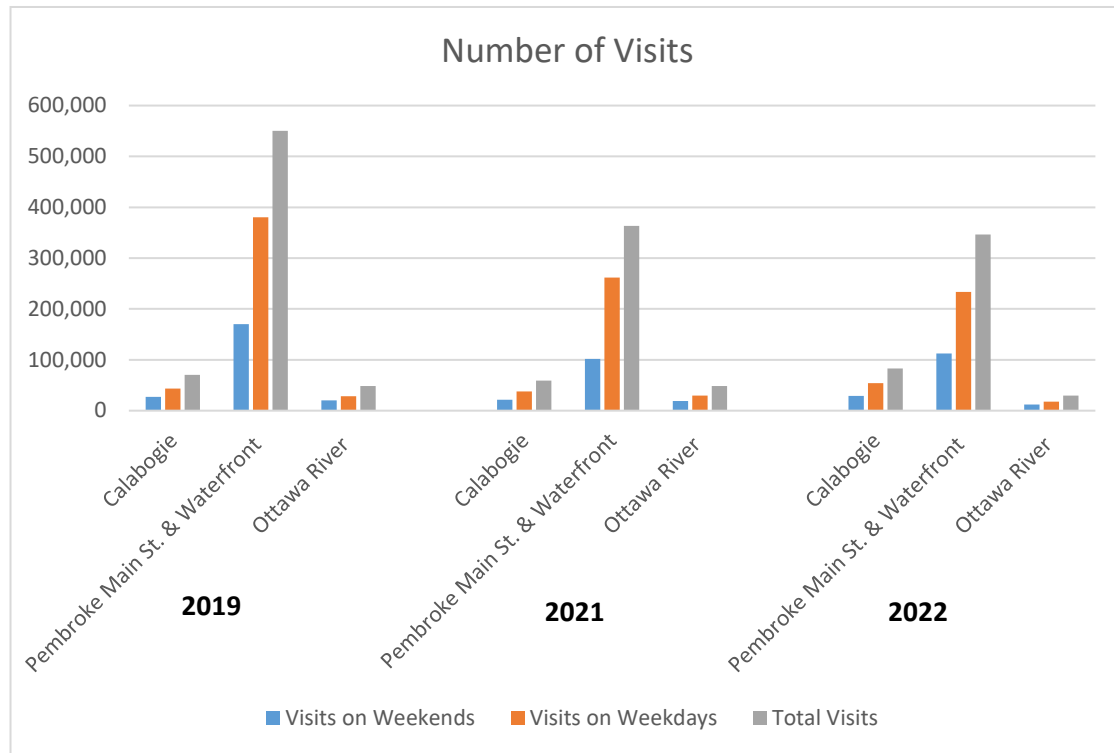
The OVTA has the following campaigns actively running to promote fall touring in the region:

- [Harvest Season](#) – highlighting culinary-themed events.
- [Fall Farm & Flavours Tour](#) – highlighting fall events and activities.

Municipalities and members are encouraged to [submit event listings](#) to the calendar of events for inclusion in future campaigns and/or connect with the OVTA team to discuss promotional opportunities.

3. Updated Visitor Data

As a result of some errors found in the original data, an update to the visitor data previously shared at the August meeting is included below.



Year		Visits on Weekends	Visits on Weekdays	Total Visits
2019	Calabogie	27,298	43,393	70,691
	Pembroke Main St. & Waterfront	170,104	380,462	550,566
	Ottawa River	19,982	28,222	48,204
2021	Calabogie	21,568	37,752	59,320
	Pembroke Main St. & Waterfront	102,063	261,460	363,523
	Ottawa River	18,793	29,669	48,462
2022	Calabogie	28,762	54,197	82,959
	Pembroke Main St. & Waterfront	112,425	233,703	346,128
	Ottawa River	11,995	17,849	29,844

2019 Visitor Data

Location	Top Location of Origin	Type of Visitor/Highlights	Top Ranking Visitor Profile Details
Calabogie	<ul style="list-style-type: none"> • Renfrew • Deep River • Almonte 	<ul style="list-style-type: none"> • Average household income between \$103,625-\$121,708 • Over 40% from two person households • 66% labor force participation • Over 80% use Facebook, 80% use YouTube & 40% for Instagram and LinkedIn 	<ul style="list-style-type: none"> • Median age 53-57 • 76%-80% homeowners • Enjoy gardening (67%) & Canoeing/Kayaking (44%)
Ottawa River	<ul style="list-style-type: none"> • Ottawa • Toronto • Whitewater Region 	<ul style="list-style-type: none"> • Average household income between \$112,000-\$120,000 • Over 30% from two person households • 66% labor force participation • Over 75% use Facebook, 65% use YouTube 	<ul style="list-style-type: none"> • Median age 51-55 • 72%-75% homeowners • Enjoy nature, bird watching, snowmobiling • Listen to country music radio
Pembroke Main St. + Waterfront Park	<ul style="list-style-type: none"> • Ottawa • Petawawa • Pembroke 	<ul style="list-style-type: none"> • Average household income between \$104,337-\$115,604 • Over 43% from two person households • 65% labor force participation • Over 78% use Facebook, 66% use Youtube 	<ul style="list-style-type: none"> • Median age 52-53 • 70%-73% homeowners • Enjoy Cycling (45%) Fitness Walking (55%) & Arts & Crafts (47%)

2021 Visitor Data

Location	Top Location of Origin	Type of Visitor/Highlights	Top Ranking Visitor Profile Details
Calabogie	<ul style="list-style-type: none"> • Ottawa • Renfrew • Whitewater Region 	<ul style="list-style-type: none"> • Average household income between \$99,685-\$118,789 • Over 43% from two person households • 65% labor force participation • Over 80% use Facebook, 67% use YouTube & 35% for Instagram and 34% LinkedIn 	<ul style="list-style-type: none"> • Median age 55-58 • 73%-78% homeowners • Gardening (70%) & Bowling (44%)
Ottawa River	<ul style="list-style-type: none"> • Toronto • Ottawa • Mississauga 	<ul style="list-style-type: none"> • Average household income between \$128,000-\$131,000 • Over 52% from two person households • 69% labor force participation • Over 75% use Facebook & 72% use YouTube 	<ul style="list-style-type: none"> • Median age 49-50 • 72%-77% homeowners • Ice Skating (36%), Camping (43%) & Yoga (28%)
Pembroke Main St. + Waterfront Park	<ul style="list-style-type: none"> • Ottawa • Petawawa • Pembroke 	<ul style="list-style-type: none"> • Average household income between \$108,380-\$120,247 • Over 41% from two person households • 65% labor force participation • Over 79% use Facebook & 68% use YouTube 	<ul style="list-style-type: none"> • Median age 51-52 • 71%-77% homeowners • Cycling (45%), Camping (47%) & Fitness Walking (44%)

2022 Visitor Highlights

Location	Top Locations of Origin	Type of Visitor/Highlights	Top Ranking Visitor Profile Details
Calabogie	<ul style="list-style-type: none"> • Ottawa • Renfrew • Horton 	<ul style="list-style-type: none"> • Average household income between \$102,147-\$115,307 • Over 46% from two person households • 62% labor force participation • Over 80% use Facebook, 67% use YouTube 	<ul style="list-style-type: none"> • Median age 55-59 • 77%-79% homeowners • Cycling (44%), Camping (46%) & Canoeing/Kayaking (44%)
Ottawa River	<ul style="list-style-type: none"> • Ottawa • Whitewater Region • Petawawa 	<ul style="list-style-type: none"> • Average household income between \$115,686-\$117,764 • Over 46% from two person households • 67% labor force participation • Over 78% use Facebook & 69% use YouTube 	<ul style="list-style-type: none"> • Median age 52 • 65%-68% homeowners • Canoeing & Kayaking (42%), Camping (45%) & Hiking/Backpacking (38%)
Pembroke Main St. + Waterfront Park	<ul style="list-style-type: none"> • Petawawa • Pembroke • Laurentian Valley 	<ul style="list-style-type: none"> • Average household income between \$105,626-\$114,273 • Over 42% from two person households • 64% labor force participation • Over 80% use Facebook & 67% use YouTube 	<ul style="list-style-type: none"> • Median age 51-52 • 71%-75% homeowners • Cycling (45%), Camping (47%) & Fitness Walking (54%)

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

October 10, 2023

INFORMATION**1. Enterprise Renfrew County Rebrand**

Enterprise Renfrew County (ERC) is celebrating 25 years assisting entrepreneurs with business start up and development. In honour of this landmark year, and long overdue on a brand refresh, staff are pleased to present Enterprise Renfrew County's new logo and [website](#).

The new bilingual logo, attached as Appendix ERC-I, is optimistic, confident and welcoming to small businesses. The blue and green colour palette, symbolic of the abundant forests and rivers in Renfrew County, represents professionalism, dignity, loyalty, trustworthiness, vitality and growth. The seedling represents business ideas and conceptual stages, the bar graph represents business development and growth and, the tree represents the fruition of business ideas into strong, stable, flourishing entities. The wave represents how the business coaching available from Enterprise Renfrew County waters the seeds of business ideas throughout the life cycle of the entrepreneurial journey. This brand design has been incorporated into a refreshed website, offering greater ease of navigation and clarity on programs, services and business resources.

2. Workshops and Events

On September 20, 2023, ERC attended the Community Showcase hosted by the Renfrew and Area Chamber of Commerce, in partnership with economic development staff, to promote programs and services to local residents.

On September 21, 2023, ERC hosted a webinar on tax preparation for small business with the Canada Revenue Agency with 15 participants in attendance.

A reminder that a series of in-person and virtual workshops are being held October 16-19, 2023, during Small Business Week/Bridges to Better Business. In-person events offer experiential opportunities to develop content calendars, Instagram posts and reels, and the use of Canva. A networking lunch will be provided by past Starter Company Plus alumni, Mackie's Golden Meals and Nala's Kitchen. Virtual webinars include the storytelling blueprint and guest smart sessions. To register, visit: <http://bit.ly/SmallBizWeek23>.

3. **Starter Company Plus Success Story**

Sarah Desjardins participated in the Spring 2022 Starter Company Plus program during which she developed a business plan and cash-flow projections with a goal of opening a bricks and mortar athletic therapy clinic in Pembroke. As a Starter Company Plus grant recipient, Sarah was able to use her learning through the program to successfully leverage the [Futurepreneur](#) funding program. Sarah has now opened [Evernew Recovery and Rehabilitation](#), located at located at 1021 Pembroke Street West, Pembroke, which offers athletic therapy, osteopathy, exercise equipment, cold immersion and float therapy experiences.



ENTERPRISE RENFREW COUNTY

ENTREPRISE COMTÉ DE RENFREW

FORESTRY REPORT

Prepared by: Lacey Rose, County Forester
Prepared for: Development and Property Committee
October 10, 2023

INFORMATION

1. 2023 Canadian Institute of Forestry (CIF) Conference Presentation

The County Forester delivered a virtual presentation as part of a panel, titled “Stress in the Forest Industry”, also featuring Derek Nighbor, President and CEO, Forest Product Association of Canada, Doug Reid, PhD, President, CIF-IFC and David Elstone, RPF, Managing Director, Spar Tree Group. The presentation outlined the stressors on the sector in Renfrew County, and focused on the sector-wide workforce shortage with practical to-dos that those in the sector can do to help. This year’s Canadian Institute of Forestry conference was held in Nanaimo, BC.

2. 2024 Harvest Tenders

The harvest tenders for 2024 operations on the Renfrew County Forest are currently being advertised. Five tracts have area available for harvest totalling 153 hectares. Bids close on November 9, 2023, at 3:00 p.m.

3. Sustainable Forest Initiative (SFI) Central Canada Implementation Committee Tours

On October 4, 2023, the Sustainable Forest Initiative (SFI) Central Canada Implementation Committee had meetings in Pembroke and requested a tour of Renfrew County Forest as part of their session. The group was toured around the Beachburg Tract, which has seen recent harvest activity and has upcoming renewal work planned. As previously approved on June 13, 2023, by Resolution DP-C-23-06-72 “THAT the Development and Property Committee recommends that staff proceed with a trial audit of the Renfrew County Forest (RCF) under the Sustainable Forestry Initiative (SFI) certification,” RCF will be trial audited according to the SFI standard this coming fall, to accompany our already existing Forest Stewardship Council (FSC) certification.

4. Forests Ontario Student Tour

Staff organized and hosted a forestry tour for 25 high school students from Mackenzie Community School in Deep River on October 5, 2023. The tour was funded and facilitated by Forests Ontario. Students toured an active harvest operation with Ottawa Valley Forest Inc. and received a mill tour at Shaw Lumber.

RESOLUTIONS

5. Black Ash Protection Measures

Recommendation: THAT the Development and Property Committee recommends that Forestry staff submit supportive comments for Environmental Registry of Ontario # 019-7378 Protecting Black Ash and its habitat under the Endangered Species Act, 2007 as it pertains to sustainable forest management; AND FURTHER THAT clarification be sought on the frequency of change of the mapped area, if there will be a threshold for assessment of “healthy” Black Ash trees, for more information on the assessment process, and any other concerns expressed by other departments and committee members.

Background

Two postings were recently made to the Environmental Registry of Ontario by the Ministry of the Environment, Conservation and Parks regarding Black Ash as an endangered species as follows:

- i) [ERO # 019-7378](#): Protecting Black Ash and its habitat under the Endangered Species Act, 2007.
- ii) [ERO # 019-6990](#): Developing the government response statement for Black Ash under the Endangered Species Act, 2007.

A comment period is open until November 2, 2023, for both postings.

The County of Renfrew has submitted comments on several previous stages of consultation on this topic. Previous letter submissions are included in Appendix FOR-I.

The temporary suspension of protections for Black Ash under the Endangered Species Act (ESA), 2007, is set to end on January 25, 2024. There will be a new conditional exemption for Black Ash that will come out at that time, unless the temporary pause is extended until January 2025.

The Protecting Black Ash posting includes important information for the County, lower-tiers and residents of Renfrew County. Although the posting recognizes that Emerald Ash Borer (EAB) is the primary threat to Black Ash in Ontario, and that Black Ash is currently abundant in the Province, there are still some protection measures that will impact development, forest management on private land and regular maintenance activities in parts of the County of Renfrew.

How Black Ash will be protected

It is proposed that the application of “species protection” prohibitions in subsection 9(1) [Prohibited to kill, harm, harass, or take a living member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species. Also, possess, transport, collect, buy, sell, lease, trade or offer to buy, sell, lease or trade, a living or dead, or any part of a listed species] of the ESA only apply to healthy Black Ash,

which appear to have survived exposure to EAB, located [in areas of the province that have already experienced significant EAB-caused mortality](#).

Municipalities within the County of Renfrew that are included in these mapped lands are the Town of Arnprior and the Townships of Admaston/Bromley, Greater Madawaska, Horton, and McNab/Braeside.

As of now, other lower-tiers would not have any measures in place to protect Black Ash.

“Healthy Black Ash” protected under subsection 9(1) of the ESA: A healthy Black Ash tree is one that appears to have survived exposure to EAB, remains in a healthy condition (“lingering ash”), and has a trunk diameter at breast height of at least 8cm. These trees are thought to have the greatest potential to support the recovery of the species.

Determinations of tree health would be:

- Made by a qualified professional, which may include an arborist, professional forester, forest technician, dendrologist, horticulturist, botanist, entomologist, or any other qualified professional who has expertise in relation to Black Ash, and who has the expertise, education, training and experience necessary to assess the health of Black Ash trees.
- Supported by written documentation submitted to the Ministry.

“Protected” would mean the tree and a radial distance of 30m around each “healthy” Black Ash tree could not be disturbed.

The above is similar to what is in place for Butternut, another endangered tree species in our area. However, Butternut is relatively uncommon and Black Ash is common and widespread. It is not yet defined if every Black Ash greater than 8cm would need to be assessed for removal, nor what the documentation process would look like.

If a “healthy Black Ash” needs to be removed, the ESA provides the authority to authorize and exempt activities that would otherwise be prohibited under the Act, subject to conditions and requirements (i.e., permits, agreements, and conditional exemptions). This application process would be through the Species at Risk Branch of the Ontario Ministry of the Environment, Conservation and Parks.

Ontario is also proposing that the prohibitions related to possession, transportation, buying, selling, or offering to buy or sell in clauses 9(1)(b) and 9(1)(c) of the ESA do not apply to Black Ash.

Exception to allow for forest operations

The proposal recognizes that forest management may in fact mitigate the threat of EAB and forest operations are not considered a threat to the species. It is proposed that

subsections 9(1) and 10(1) of the ESA do not apply to forest operations that are being undertaken IF:

- A written plan is prepared by a Registered Professional Forester and includes pertinent information about how Black Ash will be considered/renewed/maintained and other relevant documentation.
- Reasonable steps are taken to minimize adverse effects on Black Ash.

The above would apply on private land within the mapped area/municipalities identified above.

Forest operations undertaken on Crown land and in a forest management unit in accordance with the Crown Forest Sustainability Act, 1994, are already exempt from the ESA.

Conclusion

This is good news for the forest sector; however, it will require education, add workload, cost and additional burden in the municipalities listed above to assess any Black Ash greater than 8cm that requires removal. It could also mean that harvest operations on private land will require the services of a Registered Professional Forester. This is already the norm in some counties with tree cutting by-laws.

The flexibility and options given in this proposal are much more than for other Species at Risk. Aside from Black Ash being delisted as endangered (which is unlikely to happen at this stage), the proposed options are the best-case scenario.

Input from other departments and lower-tiers is welcome on these postings.

Department of Development &
Property



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

May 27, 2021

Kate Pitt

Submitted via email to ESAREg@ontario.ca

Re: ERO 019-3524 The Committee on the Status of Species at Risk in Ontario's Annual Report on Species Assessments

Emerald Ash Borer (EAB), an invasive wood-boring beetle that attacks all species of ash, has arrived in Renfrew County, but has not yet spread throughout. First recorded in the County in 2013, EAB impacts can be seen in towns such as Arnprior and Renfrew, along the south part of Highway 17 and recently along Highway 60 as far as Deacon. However, evidence of ash decline due to EAB has not been observed in many forest settings in Renfrew County, and ash persists in swale and lowland ecosystems and as a minor component of many stands, as seedlings, saplings and mature trees. Black ash is a common species in Renfrew County, and is abundant in roadside ditches, low-lying areas and surrounding water features.

The Committee on the Status of Species at Risk in Ontario (COSSARO) assessed and classified Black Ash (*Fraxinus nigra*) as endangered in its 2019-2020 annual report. Upon listing under the Endangered Species Act (ESA), species that are classified as endangered or threatened are automatically protected from being killed, harmed or harassed. These protection measures also extend to the species' habitat plus include prohibitions on the possession, transportation, purchase and sale of endangered or threatened species. This decision has the potential to have detrimental implications for forestry, trails, public works and development in Renfrew County.

The County of Renfrew will be impacted by Black Ash being listed as Endangered under the ESA:

- On Renfrew County Forests:

- Black Ash is rarely targeted as a tree to harvest, because although abundant, it is not often merchantable, generally occurs in difficult to access areas, and is not a commercially in-demand species. However, it is rare that there would *not* be incidental felling or knocking over of ash to make a skid trail, brush or build a road, or when harvesting adjacent to water or wet areas of concern.
- Only about 90 hectares of forest is identified in the Renfrew County Forest inventory with Black Ash as greater than 40% of species composition, but it very commonly occurs as a minor component, which has greater implications. It is impossible to avoid ash in the overstory and as regeneration during regular forest management activities.
- Because of the impending mortality of ash as EAB spreads, if it does occur as a merchantable tree in managed areas, it is preferentially removed (but not eliminated) to encourage regeneration of other species. If it must remain standing or be assessed before felling to meet ESA requirements, these proactive management activities would likely halt and forest diversity and resilience would be negatively impacted. There are also significant potential economic

implications of creating more reserves from harvesting and bypassing areas where Black Ash is present.

- Listing under the ESA will directly contradict the MNRF-supported “Preparing for Emerald Ash Borer, a Landowners Guide to Managing Ash Forests”, published in 2012 to provide advice for landowners to diversify and preserve ash-dominated forests prior to EAB-induced mortality. If these forests are allowed to succumb to EAB-induced mortality without proper management, the resulting drastic reduction in forest canopy will lead to forest and treed wetland loss through changes in water tables, flooding, and the proliferation of invasive species.
- **On County Roads and Trails:**
 - Black Ash is common and abundant in road and trail ditches, which are subject to frequent brushing for safety and maintenance.
 - Death and decline due to EAB has led to necessary removal of ash along public roadways and in semi-urban environments and parks, as a matter of public safety. If it became necessary to go through an assessment process similar to Butternut to do this work, the workload and cost would be stifling. If the dead or dying trees are left uncut because of process, trails would have to be closed as a matter of public safety.
- **In Development of Private Land:**
 - Many rural lots have low areas that provide excellent habitat to Black Ash. During building and development, it is inevitable that some of this area needs to be filled or cleared. Requiring a permit or overall benefit under the ESA would be detrimental to the now-increasing demand for severances, building and expansion on rural land.

Protecting Black Ash from being harmed, killed or harassed during forestry, roads or development will not protect the trees from EAB. On the contrary, listing Black Ash as endangered will inevitably lead to its pre-emptive removal on private land to avoid future persecution, reduce the ability to manage forests for resilience against EAB and other invasive species, and will lead to increased human safety hazards because of hesitancy or inability to meet ESA requirements for removal of EAB affected ash. Putting an “assessor”-type system in place similar to Butternut would be unachievable on the scale that ash exists.

Our advice would be to *not* list Black Ash as an endangered species, as it is unclear how this designation will help the species recover, whereas it is known that the impact to many sectors and industries would be great in areas where EAB is not yet fully established and Black Ash is common. A better use of resources that would be necessary for policing, evaluating and permitting for inevitable Black Ash removal would be the expedition of parasitic wasp trials for biocontrol of EAB.

Please do not hesitate to contact us for further information.

Sincerely,



Lacey Rose, RPF

County Forester, County of Renfrew

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613-602-1911

Department of Development &
Property



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Public Input Coordinator
Species at Risk Branch
Ministry of Environment, Conservation and Parks
300 Water Street
5th Floor, North Tower
Peterborough, ON
K9J 8M5

November 3, 2021

Submitted online via the Environmental Registry of Ontario

Re: ERO 019-4278 Minister's Order for temporary suspension of protection upon the listing of Black Ash under the Endangered Species Act

To Whom it May Concern,

Thank you for the opportunity to comment on ERO listing 019-4278, Minister's Order for temporary suspension of protection upon the listing of Black Ash under the Endangered Species Act. The County of Renfrew strongly supports this proposal and encourages the Ministry of Environment, Conservation and Parks (MECP) to move forward with this temporary suspension.

Emerald Ash Borer (EAB), an invasive wood-boring beetle that attacks all species of ash, has arrived in Renfrew County, but has not yet spread throughout. First recorded in the County in 2013, EAB impacts can be seen in towns such as Arnprior and Renfrew, along the south part of Highway 17 and recently along Highway 60 as far as Deacon. However, evidence of ash decline due to EAB has not been observed in many forest settings in Renfrew County, and ash persists in swale and lowland ecosystems and as a minor component of many stands, as seedlings, saplings and mature trees. Black ash is a common species in Renfrew County, and is abundant in roadside ditches, low-lying areas and surrounding water features.

We continue to have concerns about this listing as a whole and encourage MECP to work with municipalities and the forest sector to evaluate the true status of black ash across the Province, and determine if listing the species will actually protect the species, or simply lead to economic and social consequences.

We ask that during this suspension, you consider how Black Ash being listed as Endangered under the ESA will impact the County of Renfrew, and others. For example:

- **On Renfrew County Forests:**
 - o Black Ash is rarely targeted as a tree to harvest, because although abundant, it is not often merchantable, generally occurs in difficult to access areas, and is not a commercially in-demand species. However, it is rare that there would *not* be incidental felling or knocking over of ash to

make a skid trail, brush or build a road, or when harvesting adjacent to water or wet areas of concern. It is impossible to avoid ash in the overstory and as regeneration during regular forest management activities.

- Because of the impending mortality of ash as EAB spreads, if it does occur as a merchantable tree in managed areas, it is preferentially removed (but not eliminated) to encourage regeneration of other species. If it must remain standing or be assessed before felling to meet ESA requirements, these proactive management activities would likely halt and forest diversity and resilience would be negatively impacted. There are also significant potential economic implications of creating more reserves from harvesting and bypassing areas where Black Ash is present.
- Listing under the ESA will directly contradict the MNRF-supported “Preparing for Emerald Ash Borer, a Landowners Guide to Managing Ash Forests”, published in 2012 to provide advice for landowners to diversify and preserve ash-dominated forests prior to EAB-induced mortality. If these forests are allowed to succumb to EAB-induced mortality without proper management, the resulting drastic reduction in forest canopy will lead to forest and treed wetland loss through changes in water tables, flooding, and the proliferation of invasive species.

- **On County Roads and Trails:**

- Black Ash is common and abundant in road and trail ditches, which are subject to frequent brushing for safety and maintenance.
- Death and decline due to EAB has led to necessary removal of ash along public roadways and in semi-urban environments and parks, as a matter of public safety. If it became necessary to go through an assessment process similar to Butternut to do this work, the workload and cost would be stifling. If the dead or dying trees are left uncut because of process, trails may have to be closed as a matter of public safety.

- **In Development of Private Land:**

- Many rural lots have low areas that provide excellent habitat to Black Ash. During building and development, it is inevitable that some of this area needs to be filled or cleared. Requiring a permit or overall benefit under the ESA would be detrimental to the now-increasing demand for severances, building and expansion on rural land.

Protecting Black Ash from being harmed, killed or harassed during forestry, roads or development will not protect the trees from EAB. On the contrary, listing Black Ash as endangered will inevitably lead to its pre-emptive removal on private land to avoid future persecution, reduce the ability to manage forests for resilience against EAB and other invasive species, and will lead to increased human safety hazards because of hesitancy or inability to meet ESA requirements for removal of EAB affected ash. Putting an “assessor”-type system in place similar to Butternut would be unachievable on the scale that ash exists.

Our advice would be to *not* list Black Ash as an endangered species, as it is unclear how this designation will help the species recover, whereas it is known that the impact to many sectors and industries would be great in areas where EAB is not yet fully established and Black Ash is common. A better use of resources that would be necessary for policing, evaluating and permitting for inevitable Black Ash removal would be the expedition of parasitic wasp trials for biocontrol of EAB.

The proposed temporary suspension of protection of black ash is necessary to allow all those affected by the listing, including the Ministry of Northern Development Mines, Natural Resources, and Forestry (MNDMNRF) to develop appropriate and comprehensive management actions should the listing stand. It is imperative that government use this time to plan for the future of black ash in Ontario, beyond simply listing the species. How protections will be implemented, what protections will be implemented, and what the measures will be determining the success of these protections all need to be considered and shared with municipalities, the public and the forest sector well in advance of the end of the two-year temporary suspension, to ensure unintended consequences are avoided.

It is critical that this proposed Minister's Order be implemented, but it is even more important that this time be used to seriously evaluate the impacts of Black Ash being listed as Endangered – will there be a positive outcome for the species, or only negative impacts on forestry, infrastructure and development?

Please do not hesitate to contact us for further information.

Sincerely,



Lacey Rose, RPF

County Forester, County of Renfrew

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Department of Development &
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September 29, 2022

Public Input Coordinator
Species at Risk Branch
Ministry of Environment, Conservation and Parks
300 Water Street
5th Floor, North Tower
Peterborough, ON K9J 8M5

Re: ERO 019-5595 Finalizing recovery strategies for five species at risk and initiating pre-consultation on government response statements

To Whom it May Concern,

Thank you for the opportunity to provide input on ERO listing 019-5595, Finalizing recovery strategies for five species at risk and initiating pre-consultation on government response statements, specifically as it relates to black ash. The County of Renfrew has reviewed the black ash (*Fraxinus nigra*) Ontario Recovery Strategy (2022) and has the following concerns.

If the report is correct that there are 83 million black ash in Ontario, and every one receives 28m radial protection, up to 20% of Ontario's total geographic area could become regulated habitat. Obviously, this is an oversimplification as there would be some crown overlap. However, even something near this level of regulated habitat would have a serious socioeconomic impact on many sectors and activities, including forest management, road maintenance and construction, and development in our communities. Identifying, assessing and protecting every black ash tree would be an unreasonable task, that would result in vast areas of forest being unavailable for forest management, and significant delays in public works and planning duties, without a positive result for black ash as a species.

Although Emerald Ash Borer (EAB) is now present throughout a significant portion of Renfrew County, there are vast forest areas which are not yet affected. Black ash is a common species in Renfrew County, and is abundant in roadside ditches, low-lying areas and surrounding water features. It is also present in the understory and as abundant seedlings, covering the forest floor of many stands near wet areas, and sometimes as a scattered species in upland areas. The effort, expertise and time investment to locate, assess and protect each one of these individuals would be a barrier to management of many areas.

We continue to have concerns about this listing as a whole and encourage MECP to work with municipalities and the forest sector to evaluate the true status of black ash across the Province, and determine if listing the species will actually protect the species, or simply lead to economic and social consequences.

We ask that you consider how black ash being listed and protected as Endangered under the ESA will impact the County of Renfrew, and others. For example:

- **On Renfrew County Forests:**

- Black ash is rarely targeted as a tree to harvest, because although abundant, it is not often merchantable, generally occurs in difficult to access areas, and is not a commercially in-demand species. However, it is rare that there would *not* be incidental felling or knocking over of ash to make a skid trail, brush or build a road, or when harvesting adjacent to water or wet areas of concern. It is impossible to avoid ash in the overstory and as regeneration during regular forest management activities. The effort, expertise and time investment to locate, assess and protect each one of these individuals would be a barrier to management of many areas, and remove significant areas from the managed forest landbase.
- Forest management guidelines and standards have continually evolved and improved with science over time. The [most recent recommendations](#) for protection of water and wetlands in Ontario's forests recognize that placing a no-management buffer surrounding these features is not natural nor in the best interest of many species that rely on shoreline habitat. Placing a 28m radial reserve on wetlands containing black ash, or ash-adjacent would cause a regression of this improvement of careful forest management activities, aimed at creating habitat more closely resembling natural disturbances.
- Because of the impending mortality of ash as EAB spreads, if it does occur as a merchantable tree in managed areas, it is preferentially removed (but not eliminated) to encourage regeneration of other species. If it must remain standing, be protected or assessed before felling to meet ESA requirements, these proactive management activities would likely halt and forest diversity and resilience would be negatively impacted.
- Listing under the ESA will directly contradict the MNRF-supported "Preparing for Emerald Ash Borer, a Landowner's Guide to Managing Ash Forests", published in 2012 to provide advice for landowners to diversify and preserve ash-dominated forests prior to EAB-induced mortality. If these forests are allowed to succumb to EAB-induced mortality without proper management, the resulting drastic reduction in forest canopy will lead to forest and treed wetland loss through changes in water tables, flooding, and the proliferation of invasive species.

- **On County Roads and Trails:**

- Black ash is common and abundant in road and trail ditches, which are subject to frequent brushing for safety and maintenance. Having to survey, assess, protect or obtain permits if black ash is present would be unachievable under the current budget and capacity of municipal public works departments.
- Death and decline due to EAB has led to necessary removal of ash along public roadways and in semi-urban environments and parks, as a matter of public safety. If it became necessary to go through an assessment process similar to butternut to do this work, the workload and cost would be stifling. If the dead or dying trees are left uncut because of process, trails and parks may have to be closed as a matter of public safety.

- **In Development of Private Land:**

- Many rural lots have low areas that provide excellent habitat to black ash. During building and development, it is inevitable that some of this area needs to be filled or cleared. Requiring a

permit or overall benefit under the ESA would be detrimental to the now-increasing demand for severances, building and expansion on rural land.

Protecting black ash from being harmed, killed or harassed during forestry, roads or development will not protect the trees from EAB. On the contrary, listing black ash as endangered will inevitably lead to its pre-emptive removal on private land to avoid future persecution, reduce the ability to manage forests for resilience against EAB and other invasive species, and will lead to increased human safety hazards because of hesitancy or inability to meet ESA requirements for removal of EAB affected ash. Putting an “assessor”-type system in place similar to butternut would be unachievable on the scale that ash exists.

If black ash must remain listed as endangered, our advice would be to protect black ash in parks and protected areas as a seed reserve and identify a defined number (the report suggests 15) black ash per ecodistrict for protection and seed collection. These specimens should be identified before protection measures come into effect and not rely on assessments of all black ash trees, as has been done with butternut. It is unclear how creating a regulated habitat surrounding each individual black ash or wetland containing black ash will help the species recover, whereas it is known that the impact to many sectors and industries would be great. A better use of resources that would be necessary for policing, evaluating and permitting for inevitable black ash removal would be the expedition of parasitic wasp trials for biocontrol of EAB.

While we appreciate and applaud that the Recovery Strategy identified forestry as a “low-impact threat” to black ash, we ask that you consider the threat that the recommended habitat regulation would be to forestry, road and trail maintenance and rural development in Ontario.

Please do not hesitate to contact us for further information.

Sincerely,



Lacey Rose, RPF

County Forester, County of Renfrew

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REAL ESTATE DIVISION REPORT

Prepared by: Kevin Raddatz, Manager of Real Estate
Prepared for: Development and Property Committee
October 10, 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.

Real Estate - 2023 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building					
	Generator Transfer Switch	\$33,000		In Review	Scheduled for Q4
	Barrier Free Doors (EFA grant)	\$59,385	\$21,000	In Construction	75% complete
Renfrew County Place	HVAC - Replacement/upgrade	\$220,000	\$90,603	Awarded to Irvcon	Work to commence - mid Oct.
	Paramedic Parking Shelter	\$425,000	\$301,350	In Construction	80% complete, anticipate 100% end of Oct.
	Parking Lot - Paving	\$50,000		Tender in Oct.	Anticipate completion early Nov.
	Flat Roof Replacement	\$341,000	\$238,621	Awarded to Irvcon	Work to commence Oct.
80 McGonigal					
Paramedic Bases	Arnprior - Asphalt/concrete curbs	\$10,000		In Design	Scheduled for Oct.
	Petawawa - Asphalt/concrete curbs	\$20,000		In Design	Scheduled for Oct.
	Petawawa - Refurbish concrete floor	\$17,600		In Design	Scheduled 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

October 10, 2023

INFORMATION

1. Town of Deep River Official Plan Amendment Number 4 (OPA 4)

The County of Renfrew provided approval for the Town of Deep River's adopted OPA 4, which was an amendment to modify the text of the Deep River Official Plan to implement changes that have been made to the Planning Act, resulting from the introduction of the Provincial Policy Statement, 2020, Bill 108-More Homes, More Choice Act, 2019, Bill 109-More Homes for Everyone Act, 2022, and Bill 23-More Homes Built Faster Act, 2022, as well as general housekeeping changes. The changes to the plan include:

Section	Proposed change
Section 1.4	Inclusion of a new land acknowledgement statement
Section 3.8	Inclusion of a new requirement to notify the Algonquins of Ontario of any artefacts encountered during development
Section 3.13	Inclusion of a new policy creating a setback from aggregate works
Section 3.18	Inclusion of new policies related to Additional Residential Units (Policies regarding Secondary Residential Units have been removed)
Section 5.2	Inclusion of a new policy regarding Communal Services
Section 6.3.1	Ability to delegate authority for minor zoning by-law changes
Section 6.3.2	Ability to delegate authority for removal of holding provisions
Section 6.3.3	Ability to delegate authority for temporary use
Section 6.4	Updated limitations of site plan control
Section 6.10	Requirement for pre-consultation
various	Updating the requirement for site plan control to 10 residential units or greater
various	Updated wording to clarify wording and correct grammatical errors
various	Updated names of ministries and acts, dates

2. Town of Deep River Official Plan Amendment Number 5 (OPA 5)

The County of Renfrew provided approval for the Town of Deep River's adopted OPA 5, which was an amendment to modify the text and map schedule of the Deep River Official Plan to add the "Deep River West End Secondary Plan." The Deep River West

End Secondary Plan will provide additional policies that any future development within the West End Secondary Plan area will have to comply with, in addition to the policies of the Official Plan. The goal of the plan is to provide a policy framework that guides development and provides opportunities for new investment within the Town while remaining conscious and sensitive to the existing community, natural environment, and existing recreation amenities.

3. **Granite Village – Subdivision Approval**

On September 26, 2023, draft approval was issued for two subdivisions on the east and west side of Norton Road in the Township of Greater Madawaska. These two subdivisions will create 52 lots and will include blocks for stormwater management and parkland. The developer will have three years to satisfy the conditions of approval.

4. **Zoning Projects Update**

Staff have re-started working with local Townships on updating comprehensive zoning by-laws.

- Killaloe, Hagarty and Richards: Draft mapping and text complete – Open house was held on September 26, 2023, and the public meeting is scheduled for October 10, 2023.
- North Algona Wilberforce: Draft text and mapping complete – Township staff are reviewing the draft and then meetings with Council will be scheduled.
- Head, Clara and Maria: Draft text complete – County staff are working on the mapping and will be soon reaching out to Township staff for initial review.
- Laurentian Hills: Staff have started working on the draft text and mapping. Once the draft is complete, staff will reach out to the Town to meet and discuss.

5. **Digital Raster Acquisition Project Eastern Ontario (DRAPE) 2024**

County of Renfrew staff attended a kick-off meeting to participate and acquire updated DRAPE (Digital Raster Acquisition Project Eastern Ontario) air photography. This project, led by the Ontario Ministry of Natural Resources and Forestry is a collaborative funding partnership to acquire air photography for Eastern Ontario. The County of Renfrew has historically participated in this project and has acquired air photos since 2008. The air photography acquired by the County is available to be viewed internally by both the County and local municipalities using the Enterprise ESRI GIS software. The imagery for 2014 and 2020 is also made available to be used/viewed by the general public on the County GIS website. The imagery has been used to support programs and services at both the County and local level including emergency response, planning, economic development, forestry, and public works.

A detailed estimate for this project will not be available until December/January; however, it is estimated that the cost will be approximately \$5.50 a square kilometre for

a total cost of approximately \$35,000. Staff will include an amount in the 2024 draft budget for consideration of Committee and Council as accurately as we can anticipate.

6. Floodplain Hazard Mapping Project

In August, the County of Renfrew awarded the Request for Proposal for Floodplain Hazard Mapping to Ahydtech Geomorphic, Guelph, Ontario. Staff continue to work with them towards the completion of phase one of the project. This first phase includes the following:

- i) Report 1: Hazard Identification Report
- ii) Report 2: Priority Setting Report
- iii) Report 3: Data Inventory and Gaps Assessment Report
- iv) Report 4: Priority Setting and Future Scope Report
- v) LiDAR Contour Creation

The awarded amount for the project is \$37,138. The County of Renfrew was successful in obtaining a grant for 50% of the cost, leaving an outstanding amount of \$18,569. The County proposed to cover 50% of that amount leaving \$9,284 to be received from local municipal/County contributions. Staff are proposing a contribution that is tied to the amount of shoreline along major rivers that would benefit from the floodplain mapping. The breakdown of the proposed cost for each municipality is as follows:

Municipality	Percentage of Shoreline	Phase One Cost (\$37,138 - \$27,854) = \$9,284
Admaston/Bromley	5.14%	\$477.00
Algonquins of Pikwakanagan	0.88%	\$81.89
Arnprior	2.01%	\$186.76
Bonnechere Valley	7.77%	\$721.10
Horton	8.54%	\$793.17
Killaloe, Hagarty and Richards	7.63%	\$708.73
Laurentian Valley	3.42%	\$317.35
McNab/Braeside	8.48%	\$787.68
North Algona Wilberforce	9.76%	\$905.70
Pembroke	1.76%	\$163.39
Petawawa	9.58%	\$889.60
Renfrew	1.43%	\$132.95
Whitewater Region	33.60%	\$3,118.68
Totals	100.00%	\$9,284.00

At this time, the majority of local municipalities have indicated support and have agreed to the proposed cost sharing. The following have either not responded or declined to participate: the Township of Killaloe, Hagarty and Richards and the Algonquins of Pikwakanagan. The total remaining amount to be funded due to the non-participation of these municipalities is \$790.62.

Staff will continue to work with the local municipalities for the additional costs.