



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, February 13, 2024 – 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 January 16, 2024
and January 31, 2024. Page
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6. Delegations:
 - a) Ian Duff, President and Nancy Johnston, Director – Strategic Initiatives, McSweeney & Associates
 - b) The Council of Canadians Kitchissippi-Ottawa Valley Chapter – Climate Matters! Action Group
7. Development and Property
 - a) Department Report 10
 - b) Economic Development Division Report 17
 - c) Ottawa Valley Tourist Association Report 42
 - d) Enterprise Renfrew County Report 44
 - e) Forestry Report 46
 - f) Real Estate Division Report 52
 - g) Planning Services Division Report 75
8. New Business.
9. Closed Meeting: 1) a proposed or pending acquisition or disposition of land by the municipality (Bonnehochere Manor and Renfrew County Place); and, 2) To discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Lease Agreement – Renfrew County Place).
10. Date of next meeting (Tuesday, March 5, 2024) and adjournment.

NOTE: a) **County Council: Wednesday, February 28, 2024.**
b) Submissions received from the public, either orally or in writing may become part of the public record.



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, January 16, 2024

A meeting of the Development and Property Committee was held on Tuesday, January 16, 2024, 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
Councillor Daniel Lynch
Councillor Mark MacKenzie
Councillor Gary Serviss
Councillor Keith Watt

And Others: Councillor Glenn Doncaster

Staff Present: Craig Kelley, Chief Administrative Officer/Clerk
Jason Davis, Director of Development and Property
Daniel Burke, Acting Treasurer
Michael Blackmore, Director of Long-Term Care
Michael Nolan, Director of Emergency Services
Andrea Patrick, Acting Director of Community Services
Lee Perkins, Director of Public Works and Engineering
Bruce Howarth, Manager of Planning Services
Melissa Marquardt, Manager of Economic Development Services
Kevin Raddatz, Manager of Real Estate
Lacey Rose, County Forester
Mathieu Grenier, Deputy Chief, Emergency Services
Taylor Hanrath, Manager of Capital Works
Gwen Dombroski, Deputy Clerk
Tina Peplinskie, Media Relations and Social Media Coordinator
Evelyn VanStarkenbug, 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-24-01-01

Moved by Councillor Weir

Seconded by Councillor Lynch

THAT the minutes of the November 14, 2023, meeting be approved. CARRIED.

Maude-Émilie Pagé, Director, and Jason Cameron, Vice President, Indigenous and Stakeholder Relations, of the Government Owned, Contractor Operated (GoCo) Procurement and Contract Renewal Strategy Department to manage the Canadian Nuclear Laboratories (CNL), provided an overview of the procurement process for the management of Canadian Nuclear Laboratories, which is attached as Appendix A. Atomic Energy of Canada Limited (AECL) is working to secure a new contract and has published a draft statement of work for 2025-2035 and are welcoming comments from the public, stakeholders and the community until January 31, 2024.

Development and Property

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

The Director advised that it is anticipated that the proposed K&P Trail acquisition from the Mississippi Valley Conservation Authority will require some upgrades, in particular; brushing and stone dusting. It is estimated that the cost will be \$20,000 per kilometre.

Discussion occurred with regards to the proposed amalgamation of the by-laws for the two trails. The Algonquin Trail does not permit dirt bikes on the trail and the Director of Development and Property noted this causes challenges for the Renfrew County ATV (RCATV) Club using the Trail, as the RCATV permits licenced dirt bikes on their trails. Currently, dirt bikes are permitted on the K&P Recreational Trail, which could be considered a benefit to the tourism industry in the Greater Madawaska region. Staff will be reviewing this as part of the consultation process.

Discussion occurred with regards to permitting electric bikes, scooters, and golf carts on the trails. The Director noted that electric bikes and scooters may be considered as accessible vehicles and therefore are permitted on the trails. Golf carts are not insured and are currently not permitted on the trails; however, staff will review this to find out how other organizations address the use of golf carts on trails.

RESOLUTION NO. DP-C-24-01-02

Moved by Councillor Watt

Seconded by Councillor Weir

THAT the Development and Property Committee authorizes the Chief Administrative Officer/Clerk to approve a Land Use Agreement for encroachment on Algonquin Trail lands by William Jones and Nicole Fisher for the purposes of a new driveway crossing. CARRIED.

RESOLUTION NO. DP-C-24-01-03

Moved by Councillor Lynch

Seconded by Councillor MacKenzie

THAT the Development and Property Committee authorizes the Chief Administrative Officer/Clerk to approve a Land Use Agreement for encroachment on Algonquin Trail lands by the Town of Arnprior for the purposes of a new below grade watermain crossing; AND FURTHER THAT the costs associated with this encroachment be waived. CARRIED.

Chair Brose advised that Items 4, 5 and 6 of the Report, which all pertain to the proposed 2024 Draft Budget, would be severed from the Director's Report and discussed after the Divisional Reports.

RESOLUTION NO. DP-C-24-01-04

Moved by Councillor Serviss

Seconded by Councillor Weir

THAT the Development and Property Committee recommends that County Council amend By-law 93-21 to execute an Amending Agreement No. 1 with His Majesty the King in Right of the Province of Ontario as represented by the Minister of Infrastructure to extend the County of Renfrew and Ontario Investing in Canada Infrastructure Program (ICIP) Resiliency Fund Transfer Payment Agreement (TPA) for improvements to the Ottawa Valley Recreational Trail/Algonquin Trail in the Town of Laurentian Hills until December 31, 2025. CARRIED.

Economic Development

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

The Manager noted the Ministry of Natural Resources and Forestry will be providing funds to Ben Hokum and Sons of Killaloe, in the amount of \$119,375, to increase the use of underutilized and unmarketable timber and forest biomass products to aide in the production of products such as paralysis oil, insulation and plastic.

RESOLUTION NO. DP-C-24-01-05

Moved by Warden Emon

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends that County Council supports the letter and resolution received from the City of Stratford requesting the Federal Government to extend the full Canada Emergency Business Account (CEBA) program deadline by extending the

forgiveness (up to \$20,000 of the maximum \$60,000) deadline for businesses to coincide with the new repayment deadline of December 31, 2026; AND FURTHER THAT the Warden send a letter of support to the Honourable Chrystia Freeland, Finance Minister. CARRIED.

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.

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.

Committee was advised that staff will be initiating the planning process for a new Forest Management Plan as the current one concludes in 2026. The County Forester advised that the new plan will focus more on the regeneration of forests.

RESOLUTION NO. DP-C-24-01-06

Moved by Councillor Weir

Seconded by Councillor Watt

THAT the Development and Property Committee recommends that staff prepare comments supporting local agriculture, forest and hunting/trapping industries on the reclassification of Eastern Wolf from Special Concern to Threatened on Schedule 1 (List of Wildlife Species at Risk) of the Species at Risk Act, and any future postings on Eastern Wolf. CARRIED.

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.

RESOLUTION NO. DP-C-24-01-07

Moved by Councillor MacKenzie

Seconded by Warden Emon

THAT the Development and Property Committee directs staff to provide comments on the Environmental Registry of Ontario (ERO) posting 019-8001, Potential Revocations, Amendments

and Enhanced Monitoring of Certain Minister's Zoning Orders encouraging the Ministry to not revoke zoning orders Ontario Regulations 537/21 and 538/21. CARRIED.

RESOLUTION NO. DP-C-24-01-08

Moved by Councillor Lynch

Seconded by Councillor Serviss

THAT the Development and Property Committee recommends that County Council adopt a By-law to refuse the proposed Official Plan Amendment No. 42. CARRIED.

Committee recessed at 11:18 a.m. and reconvened at 11:30 a.m., with the same members present.

Chair Brose advised that the Committee meeting would proceed with Items 4, 5 and 6, the Development and Property Draft 2024 Budget and the two proposed Business Cases from the Director's Report.

The Acting Treasurer and the Director of Development and Property overviewed the Development and Property 2024 Proposed Budget presentation, which is attached as Appendix C.

The Acting Treasurer overviewed the budget format and advised that this format would be used for all Committees and the Budget Workshop. He noted that new for 2024 is the ranking of the pressures by levels of severity: Level 1: Items that can be implemented with minimal service level disruptions. Level 2: Items that can be implemented with minimal service level disruptions, however they are temporary or one time solutions or cost shifts. Level 3: Items that will reduce service levels provided. The Acting Treasurer advised that a 3% target was achieved in the proposed budget by taking a global approach for all departments across the corporation and not necessarily for each department.

The Director of Development and Property overviewed in detail the divisional budgets for Real Estate, Forestry, Economic Development, Ottawa Valley Tourist Association, Enterprise Renfrew County, Planning and GIS.

The Director of Development and Property, Acting Director of Community Services and the Director of Emergency Services overviewed the proposed pilot project hub that would focus on homelessness, housing, mental health and addictions within the County of Renfrew and assist the most vulnerable individuals within the community.

The Chief Administrative Officer/Clerk advised the County of Renfrew will be going to the Rural Ontario Municipal Association (ROMA) Conference as a delegation to meet with the Minister of Municipal Affairs and Housing to request funding for this pilot project. He noted that this pilot project is a major enhancement and has a budgeted amount of \$2 million which would be a 4% increase to the levy and would be a budget pressure in 2025.

RESOLUTION NO. DP-C-24-01-09

Moved by Councillor Lynch

Seconded by Councillor Watt

THAT the Development and Property Committee recommends that the Draft 2024 Development and Property Department Budget be forwarded to the January 24, 2024 Budget Workshop as presented. CARRIED.

RESOLUTION NO. DP-C-24-01-10

Moved by Councillor Weir

Seconded by Councillor Bennett

THAT the Development and Property Committee recommends the inclusion of a Coop student planner in the budget for 2024; AND FURTHER THAT this be brought forward to the January 24, 2024 Budget Workshop for approval. CARRIED.

RESOLUTION NO. DP-C-24-01-11

Moved by Councillor Serviss

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends the addition of one (1) day per week to the part-time Maintenance Person position to be funded via Paramedic Service internal charge; AND FURTHER THAT this be brought forward to the January 24, 2024 Budget Workshop for approval. CARRIED.

RESOLUTION NO. DP-C-24-01-12

Moved by Warden Emon

Seconded by Councillor Bennett

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

RESOLUTION NO. DP-C-24-01-13

Moved by Councillor Watt

Seconded by Councillor MacKenzie

THAT this meeting adjourn and the next regular meeting be held on February 13, 2024. Time: 1:00 p.m. CARRIED.



DEVELOPMENT AND PROPERTY COMMITTEE

Wednesday, January 31, 2024

A special meeting of the Development and Property Committee was held on Wednesday, January 31, 2024, 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
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
Daniel Burke, Manager of Finance/Acting Treasurer
Kevin Raddatz, Manager of Real Estate
Gwen Dombroski, Deputy Clerk
Tina Peplinskie, Media Relations and Social Media Coordinator
Evelyn VanStarkenbug, 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.

Real Estate

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

RESOLUTION NO. DP-C-24-01-14

Moved by Councillor Weir

Seconded by Warden Emon

THAT the Development and Property Committee recommends that Contract RE-2024-01-RP Eganville Paramedic Base Renovation, as submitted by TS General Contracting, Pembroke, Ontario, for the proposed retrofit at the new Ambulance Base in Eganville, Ontario, in the amount of \$154,500, plus applicable taxes be approved; AND FURTHER THAT County Council pass a By-law to Authorize Execution of the Contract. CARRIED.

RESOLUTION NO. DP-C-24-01-15

Moved by Councillor Lynch

Seconded by Councillor Serviss

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

RESOLUTION NO. DP-C-24-01-16

Moved by Councillor Watt

Seconded by Councillor MacKenzie

THAT this meeting adjourn and the next regular meeting be held on February 14, 2024. Time: 9:38 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: February 13, 2024
SUBJECT: Department Report

INFORMATION

1. Health and Housing Crisis Engagement Team

The new MESA Team, the new proposed name for the Health and Housing Crisis Engagement Team (formerly referred to as the “Hub” model), marks a pivotal initiative within the County of Renfrew to address the critical intersection of health and homelessness. This collaborative initiative will be led by the Paramedic Service, Community Services, and Development and Property departments. Recognizing the urgent need for a unified and multi-sectoral approach, MESA establishes an evidence-to-action model that not only acknowledges the complex challenges at the nexus of health and homelessness but also delineates a roadmap for coordinated, integrated solutions. This report underscores the commitment of the County of Renfrew’s administration, community services, development and property, and emergency services departments to work synergistically in executing a transformative strategy that goes beyond individual silos and leverages the collective expertise and resources of the community. MESA embodies a bold and compassionate endeavor to address the root causes of homelessness while fostering a resilient and healthier community for all residents of the County of Renfrew. The name is derived from the term used for a flat-topped hill; a formation that has steep sides all around, resembling a table (Mesa comes from the Latin mensa meaning “table”). Tables represent a sturdy and helpful resources, and have the means to stand up on their own feet without any assistance; traits that we are sure we’d want our clients to have at the end of our engagement.

This initiative enhances Strategic Goal #3, Community Wellness and Healthcare.

2. Cell Gap Project Update

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

3. **Residential Market Activity**

Attached as Appendix II is the Residential Market Activity summary for the County of Renfrew for January 2024. This summary provides sales activity within the County compared to previous years as well as a five-year average.

RESOLUTIONS

4. **Algonquin Trail 2024 Work Plan**

Recommendation: THAT the Development and Property Committee approves the 2024 Work Plan as presented for the Algonquin Trail.

Background

The 2024 Budget has been approved with funds in the amount of \$200,000 allocated for core maintenance of the Algonquin Trail. Staff have prepared a draft base work plan based on this budget as outlined in the table below:

WORK PLAN	
Items	Amount
General Structure Repairs	\$20,000
Grading / Surface Repairs	\$20,000
Trail Head Construction	\$6,500
Ditching	\$5,000
Vegetation Management	\$17,000
Animal Control	\$2,000
Weed Control	\$5,000
Culverts / Washout Repairs	\$1,000
Dust Suppression	\$40,000
Fencing	\$20,000
Signage, Gates, Locks, Keys, etc.	\$12,000
Legal & Taxes	\$21,000
Enforcement (Paid Duty Officers, etc.)	\$10,500
Realignments / Intersections	\$20,000
TOTAL:	\$200,000

Several outside influences may affect the work plan and budget; such as, but not limited to, funding announcements, municipal requests, trail use requests, and contributions from local organizations.

5. **K & P Recreational Trail 2024 Work Plan**

Recommendation: THAT the Development and Property Committee approves the 2024 Work Plan as presented for the K & P Recreational Trail.

Background

The 2024 Budget has been approved with funds in the amount of \$23,210 allocated for maintenance of the K & P Recreational Trail. Staff have prepared a draft base work plan based on this budget as outlined in the table below:

WORK PLAN	
Items	Amount
General Structure Repairs	\$0
Grading / Surface Repairs	\$1,000
Ditching	\$0
Vegetation Management	\$3,750
Animal Control	\$2,000
Weed Control	\$1,000
Culverts / Washout Repairs	\$500
Dust Suppression	\$1,500
Fencing	\$0
Signage, Gates, Locks, Keys, etc.	\$2,210
Legal & Taxes	\$0
Grade Raise in Admaston/Bromley	\$15,000
RED Grant Return	-\$3,750
TOTAL:	\$23,210

Several outside influences may affect the work plan and budget; such as, but not limited to, funding announcements, municipal requests, trail use requests, and contributions from local organizations.

Staff continues to work on raising the K & P Recreational Trail in the area of the Township of Admaston/Bromley; an endeavor which is partially (25%) funded through the Rural Economic Development (RED) grant successfully attained in 2023.

6. Expression of Interest for Housing Alternatives

Recommendation: THAT the Development and Property Committee recommends that County Council directs staff to create and issue an Expression of Interest (EOI) to develop affordable housing on County-owned lands; AND FURTHER THAT staff provide recommendations to Committee and Council at a future meeting.

Background

This Expression of Interest (EOI) will invite all interested parties to express interest in developing, and/or operating, and/or supporting, and/or owning the alternative housing on County-owned lands.

This EOI process is a modified approach from our traditional Request for Proposal process to develop affordable housing, with a focus on innovation, learning, and action. This modified approach will encourage innovative thinking, embrace flexibility to work in

new ways, explore new relationships, pursue funding opportunities, and be responsive to learning. The expectation is to receive a wide variety of submissions from the development and social services sectors, presenting creative ways to use alternative housing technology (i.e modular or pre-fabricated) to enhance our community and provide affordable housing. We intend to document the process in order to replicate alternative housing development throughout the County.

The purpose of this EOI process is to develop a pilot project for alternative housing options. The process is governed by the following objectives:

- To leverage municipally-owned housing land assets, community stakeholder experience, and the innovative spirit of Renfrew County to prototype the development of alternative housing as infill housing;
- To reimagine all elements of affordable housing development including design, construction, management, funding, and environmental sustainability through the use of new and innovative approaches; and
- To efficiently address strategic directions and actions identified in the 10 Year Housing and Homelessness Plan and the Renfrew County Housing Master Plan.

To encourage innovative proposals, the EOI provides general, high-level guidelines. The County encourages new and creative solutions to develop alternative housing that explore different operating models, financing options, inventive partnerships between all types of stakeholders (builders, agencies, private/not-for-profit/charity, levels of government), the needs of the current tenants, and the size and type of dwelling to be developed.

7. 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.

8. 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.

9. 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.

10. **Forestry**

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

11. **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.

12. **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 December 2023

Regional view

	Planned	Completed	New this month
Upgrades to existing towers	312	305	0
New towers in service	258	19	1
New co-locations	76	43	2
Land use authority	258	207	9
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	3	1
New co-locations	9	7	0
Land use authority	47	45	2
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 December 15, 2023.

RESIDENTIAL Market Activity						
Month of January						
AREA	TWP	Sales Activity		% Change	5 Year Average	Average DOM
		2024	2023			
541	Admaston/Bromley	4	1	300.0%	2.2	74.3
550	Arnprior	8	6	33.3%	12.2	71.3
581	Beachburg	1	2	-50.0%	1.4	155.0
572	Brudenell/Lyndoch/Raglan	0	0		1.4	0.0
511	Chalk River	1	1	0.0%	1.6	169.0
582	Cobden	1	1	0.0%	1.2	37.0
510	Deep River	4	1	300.0%	4	106.3
560	Eganville/Bonnechere	1	3	-66.7%	1.8	229.0
542	Great Madawaska Twp	1	1	0.0%	1.8	105.0
512	Head Twps	0	0		0	0.0
544	Horton Twp	0	2	-100.0%	1.6	0.0
571	Killaloe/Round Lake	0	1	-100.0%	0.8	0.0
513	Laurentian Hills North	1	0		0	58.0
531	Laurentian Valley Twps	5	1	400.0%	4.6	93.8
570	Madawaska Valley	1	3	-66.7%	3.8	7.0
551	McNab/Braeside Twps	9	3	200.0%	4.4	56.9
561	N Algona/Wilberforce Twp	0	2	-100.0%	1.2	0.0
530	Pembroke	12	8	50.0%	13.2	45.8
520	Petawawa	11	9	22.2%	13.2	65.8
540	Renfrew	12	6	100.0%	7.6	67.7
580	Whitewater Region	0	3	-100.0%	2.8	0.0
Total		72	54	33.3%		71.1
Month of January						
AREA	TWP	Sales Activity		% Change	5 Year Average	
		2024	2023			
541	Admaston/Bromley	\$ 326,291	\$ 425,000	-23.2%	\$	334,623
550	Arnprior	\$ 483,425	\$ 520,000	-7.0%	\$	454,910
581	Beachburg	\$ 268,500	\$541,500.00	-50.4%	\$	373,875
572	Brudenell/Lyndoch/Raglan	\$ -	\$ -		\$	496,654
511	Chalk River	\$ 259,000	\$ 317,000	-18.3%	\$	223,200
582	Cobden	\$ 221,000	\$ 620,000	-64.4%	\$	403,500
510	Deep River	\$ 331,250	\$ 305,000	8.6%	\$	298,260
560	Eganville/Bonnechere	\$ 585,000	\$ 363,333	61.0%	\$	420,100
542	Great Madawaska Twp	\$ 749,900	\$ 160,000	368.7%	\$	398,780
512	Head Twps	\$ -	\$ -		\$	-
544	Horton Twp	\$ -	\$ 447,500	-100.0%	\$	519,033
571	Killaloe/Round Lake	\$ -	\$ 320,000	-100.0%	\$	271,500
513	Laurentian Hills North	\$202,500.00	\$ -		\$	-
531	Laurentian Valley Twps	\$ 445,200	\$ 574,900	-22.6%	\$	476,372
570	Madawaska Valley	\$ 299,999	\$ 296,667	1.1%	\$	296,370
551	McNab/Braeside Twps	\$ 729,878	\$ 749,667	-2.6%	\$	557,337
561	N Algona/Wilberforce Twp	\$ -	\$345,000.00	-100.0%	\$	502,500
530	Pembroke	\$ 289,958	\$ 284,188	2.0%	\$	276,752
520	Petawawa	\$ 487,793	\$ 429,711	13.5%	\$	404,241
540	Renfrew	\$ 338,600	\$ 375,200	-9.8%	\$	312,626
580	Whitewater Region	\$ -	\$ 536,333	-100.0%	\$	414,880
Total		\$ 427,594	\$ 421,111	1.5%		
MLS® Residential Market Activity		Jan 2024	Compared to			
			Jan-23	Jan-22	Jan-21	
New Listings	116	23.4%	10.5%	9.4%		
Active Listings	280	26.7%	197.9%	113.7%		

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 13, 2024

INFORMATION**1. Rural Economic Development Summit**

The Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs and Parliamentary Assistant Trevor Jones are hosting a virtual Rural Economic Development Summit on February 29, 2024 from 1:00 p.m. – 5:00 p.m. The theme of the summit is “Exploring Opportunities – Working Collaboratively to Support Rural Ontario’s Economic Prosperity” and the purpose is to consult and inform the development of a future Rural Economic Development Strategy for rural Ontario.

Due to limited capacity, invited organizations, including the County of Renfrew, are requested to send a maximum of one participant to the event. Additional representatives may register on the waitlist, with unclaimed spots released closer to the event date. A complete agenda and additional details are to be announced. The Manager of Economic Development will be attending on behalf of the County of Renfrew.

2. Taste of the Valley 2023 Report

Attached as Appendix ED-I, is the wrap-up report for the 2023 Taste of the Valley events.

3. Invest Renfrew County Newsletter

The latest edition of the [Invest Renfrew County newsletter](#) was released on January 24, 2024.

4. Airport Management Council of Ontario Press Release

Attached as Appendix ED-II, is a media release shared by the Pembroke and Area Airport from the Airport Management Council of Ontario (AMCO) promoting the value of airports in Ontario.

RESOLUTIONS**5. 2024-2026 Economic Development Strategic Plan**

Recommendation: THAT the Development and Property Committee recommends that County Council adopt the 2024-2026 Economic Development Strategic Plan as presented.

Background

Attached as Appendix ED-III, is the Economic Development Division’s new three-year strategic plan. Staff will continue to work with the consultants over the next couple of weeks to finalize the implementation plan.

Taste of the Valley 2023 Final Report

2023 Summary

In 2023, Taste of the Valley underwent significant transformations. Drawing upon invaluable vendor feedback from previous events, adjustments were made to enhance the event experience for both vendors and attendees.

With a strategic reduction in the number of events compared to 2022, the introduction of hosting applications opened doors for new communities to showcase their townships. Additionally, forging closer partnerships with hosting municipalities set clear expectations and allowed for greater events. Establishing a standard market duration of five shopping hours for all events and consistently scheduling them on Saturdays allowed for increased effectiveness in advertising and marketing efforts.

The collective impact of these changes has been overwhelmingly positive. In 2023, Taste of the Valley experienced an increase in vendor applications, marking a milestone in its recent history. Moreover, visitation rates rose across all events, accompanied by a remarkable increase in vendor participation at every location.

The accomplishments of 2023 reflect the proactive efforts of staff and the dedication and understanding of all involved stakeholders highlighting Taste of the Valley's commitment to fostering vibrant community engagement and overall economic growth. We look forward to 2024 and celebrating all things grown, made and created within Renfrew County!

2024 Dates and Locations

Saturday, August 10: Barry's Bay Railway Station, from 10 am to 3 pm

Saturday, September 7: Killaloe Municipal Parking Lot, from 10 am to 3 pm

Saturday, September 28: Petawawa Civic Centre, from 10 am to 3 pm

Saturday, October 19: Cobden Fairgrounds, from 10 am to 3 pm

December Holiday Edition – date and location to be confirmed

TOTV 2023 Stats

- Vendors
 - 178 total vendors registered for the 2023 Taste of the Valley events
 - 84 vendors were new to Taste of the Valley Events compared to previous years
 - 98 Artisan vendors registered
 - 67 Food & Beverage vendors registered
 - 13 Vendors registered as both Artists and Food & Beverage vendors
- Consumers
 - Over 10,000 people attended Taste of the Valley events in 2023

2023 Locations	Attendance	Vendors
Eganville	950	45
Calabogie	900	65
Deep River	1500	55
Cobden	5000	135
Pembroke (Holiday edition)	1700	60

- Marketing & Advertising
 - Social Media (Facebook & Instagram):
 - Reach: 147,500
 - Impressions: 400,000
 - Interactions: 11,900
 - Click Thrus: 5,066
 - Radio advertising on myFM, Valley Heritage Radio and Moose FM
 - Print advertising – Ottawa Valley Road Map, poster distribution, Become A Vendor card
- Economic Impacts from 2023 Taste of the Valley events (combined)
 - Total Visitor Spending: \$780,486
 - Gross Domestic Product (GDP): \$559,239
 - Direct \$397,973 / Indirect \$66,653 / Induced \$94,613

Vendor Feedback

To help improve the Taste of the Valley events this year, we asked all vendors to complete surveys following each event. These are some of the compiled statistics from those surveys.

Overall Vendor Event Satisfaction: 92% or 97 responses out of the 105 completed surveys rated the 2023 TOTV events as Very Good or Excellent

Vendor Sales Satisfaction: 86% or 77 out of 90 completed surveys rated their sales at 2023 TOTV events as satisfying or very satisfying.

Length of Time of Event: 77% or 81 responders out of 105 felt the new time for Taste of the Valley events was perfect.

Day of the Week of Event: 97% or 102 responses out of the 105 completed surveys voted Saturday as the preferred day of the week for a TOTV event.

Advertising and promotional efforts: Responders gave the overall promotion of the event an average rating of 8.5 out of 10 for all events.

Direct quotes from our vendors:

"I'm always quite happy to take part in TOTV events and plan on attending all again as a vendor next year. Sales are always incredible!! Thanks for all your hard work organizing such wonderful events!"

"Thank you. These events provide so many benefits for the community. Grateful that the county of Renfrew and the towns that participate offer this."

"The whole atmosphere was amazing! The people. The layout. The diverse vendors. The promotions were on point."

"I like how well organized the event is."

"It's always my favourite event."

"Very well organized and advertised - the attendance was amazing"

PRESS RELEASE
For immediate release
January 23, 2024

THE FUTURE OF ONTARIO'S AIRPORTS IS IN CRISIS WITHOUT IMMEDIATE ACTION

[The recent trend of municipalities in Ontario seeking to divest their local airports is a serious concern as these points of infrastructure face rezoning and development for commercial purposes other than aviation. A move in that direction potentially affects the delivery of critical public services as well as detrimentally impacts general aviation. Airports must remain airports even in the instances when they are sold.]

North Bay, 23 January 2024: The Airport Management Council of Ontario (AMCO) underscores concern that airports are in crisis in Ontario. A recent trend of municipalities opting to sell their small airports and aerodromes potentially leads to their redevelopment for other land use purposes and their ultimate closure. Closure of such infrastructure has repercussions on the delivery of public services and opportunities provided by general aviation (GA). The decision to move in this direction is fundamentally linked to the fact an organized provincial funding initiative specifically targeting small airports and aerodromes is nonexistent in Ontario.

"Municipal infrastructure does not make money. Roads, sewers, bridges, culverts, pipes, and airports should be all considered critical infrastructure, necessary to a thriving community," said Chris Wood, President of AMCO and the Director of the Region of Waterloo International Airport. "Municipalities should not view airports as profit centres, and understand them for what they are, critical municipal infrastructure and economic engines. The ability for Ornge to access an airport on a stormy winter night to airlift someone and potentially save their life is an example of the importance of airports. Chances are the pilot who whisks us away to sunny destinations learned to fly at one of these airports. Let's keep them open in Ontario!"

AMCO believes that there is a disconnect between the public perception of small airports and aerodromes in terms of their social value to communities. Small airports and aerodromes are infrastructure that should be considered as municipal assets rather than a drain on coffers. As infrastructure, it is prudent to invest in their upkeep and development so that they remain available to assist local citizens and facilitate public services for generations. Mark Van Berkel, President and CEO of the Canadian Owners and Pilots Association (COPA), agrees with this assessment, noting, "Airports are necessary infrastructure. General aviation serves the public interest and GA cannot exist without airports."

For instance, in terms of public services, local airports are central to health care connectivity when medical evacuations (medevacs) are key to patients receiving critical and/or life-saving care. They are essential operational points in public safety emergencies encompassing search and rescue, policing, and fire suppression. Local airports facilitate maintenance and monitoring of hydroelectric infrastructure as well as assist ministries, such as National Resources and Forestry, with various aspects of their programming. There are numerous First Nations communities in northern Ontario that are reliant on air transportation for accessibility and the provision of necessities. A real risk exists that the level of services afforded to Ontarians through established airport infrastructure across the province will be lost as numerous airports are in danger of closure.

AMCO acknowledges that Ontario is in a robust period of growth and requires similar levels of development, particularly in housing, to expedite the trajectory of Ontario's rise as a top North American market to conduct business. Nonetheless, incentives to boost the number of housing starts and the difficulties that municipalities face in funding services are a lethal combination for numerous small airports and aerodromes, as municipalities will side on cost-cutting measures, rather than an investment in infrastructure for the future. Established airports are now in competition with other forms of land use development at a pace that has not been witnessed before. In short, losing infrastructure like airports is detrimental to innovation and advanced skills development in Ontario.

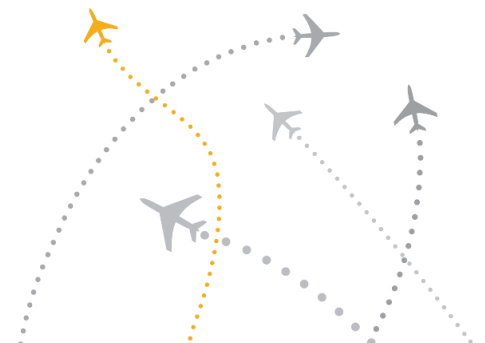


About AMCO

As the senior advocate of airport owners and operators in Canada, AMCO is a provincial organization committed to the sustainability of airports nationally. Incorporated on October 18, 1985, AMCO's aims are to represent the interests of the owners and/or operators of airports and aerodromes in the province of Ontario; and, to promote the safe and efficient operation of those airports.

Contact Information

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County of
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County of Renfrew

ECONOMIC DEVELOPMENT STRATEGIC PLAN



County of Renfrew Economic Development Strategic Plan



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Executive Summary

The County of Renfrew's Economic Development Division and the Renfrew County Community Futures Development Corporation (RCCFDC) partnered to maximize community and stakeholder engagement while eliminating duplication of efforts and resources in order to prepare their respective strategic plans. Having similar mandates and clientele, this collaborative strategic planning exercise resulted in joint outreach and stakeholder engagement which was followed by a deliberate and focused strategic planning process stream for each project partner. The result is a strategic plan for each project partner that provides alignment between the two organizations in terms of their mandates and strategic actions.

The strategic plan provides priority actions for the County's Economic Development Division to focus on for the next three years. These priority actions are realistic and doable and will enable the County to support the needs of the business community and be a strong force for business to locate and grow.



Attracting Talent. Building Regional Collaboration.

Two dominant messages that came out through consultations were around the need to attract talent to support the business community, and to build collaboration to support economic development across the County.

In the context of economic development, Renfrew County has a diverse and relatively strong economy but currently has a major labour shortage. This shortage of people is negatively impacting the region's businesses and their abilities to maintain and grow their business.

There is also a culture of competitiveness between the municipal partners whereas it is known that collaboration is the key to success and economic development is a team sport.

The key outcomes of this process were to determine ways in which Renfrew County can grow its economy through the culture of collaboration, attracting people to the County while maintaining its unique culture and small-town feel.



County of Renfrew Economic Development Responsibilities

The County of Renfrew Economic Development Division is responsible for working with the 17 lower tier municipalities, City of Pembroke and other communities including the Algonquins of Pikwàkanagàn First Nation.

Additionally, the Economic Development Division is responsible for the management of Enterprise Renfrew County (ERC), a Ministry of Economic Development, Job Creation and Trade funded program and the Ottawa Valley Tourist Association (OVTA), a not-for-profit destination marketing organization. ERC and OVTA each have a mandate to develop and deliver programming that supports small business and entrepreneurship and tourism development, respectively.

The County of Renfrew Economic Development Division's key priorities are:

1. Business Investment, Retention and Attraction
2. Small Business and Entrepreneurship
3. Tourism

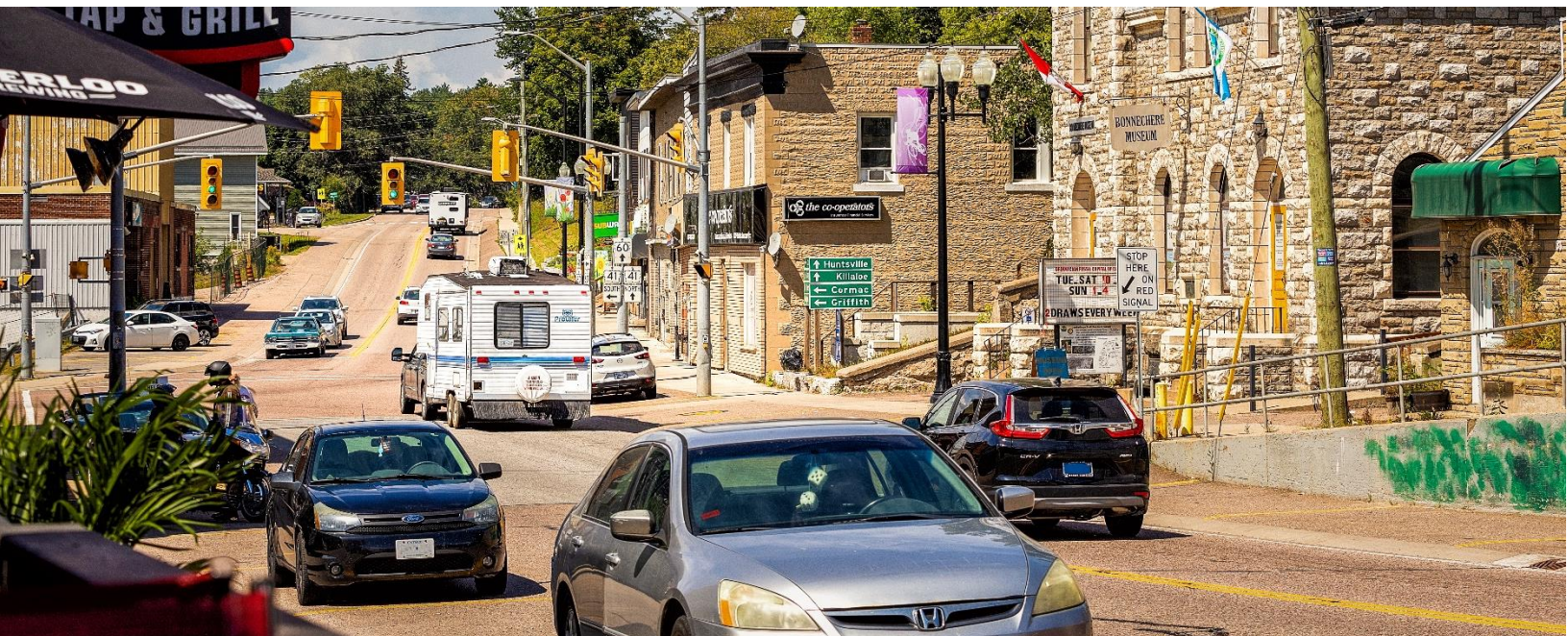


County of Renfrew Strategic Actions

Business Investment Retention and Attraction

Priority Actions:

1. Work towards enhancing a cohesive and collaborative region.
 - a) Continue building collaboration with Ottawa Valley Economic Development (OVED) municipal partners:
 - Develop a county-wide commercial/industrial land and building inventory of available lands and keep it up to date. Include infrastructure (i.e., water, sewer, hydro, gas, fibre) in the inventory.
 - Create a county-wide community profile targeting investors.
 - Complete a sector analysis review to identify internal and external priority sectors.
 - Provide training support on economic development and community development including a clear process and informational pieces that demonstrates what it means to be investment ready.
 - Map out the roles and responsibilities of who does what in the county to help municipalities and stakeholders better understand the groups and what they do.



2. Being Investment Ready.

- a) Communicate the role of the County of Renfrew Economic Development Division to elected officials, local staff and the public. Provide regular information sessions with County elected officials on economic development and community development.
- b) Improve the County's Geographic Information System (GIS) to make it more intuitive and easier to find community assets.
- c) Enhance the Invest Renfrew County website with up to date and comprehensive information for investors.
- d) Continue to deliver Diversity Equity and Inclusion (DEI) training within the Economic Development Division.
- e) Partner with OVED members to develop and implement a comprehensive and formal business visitation program to gain further knowledge about the business community across Renfrew County.



Small Business and Entrepreneurship

Priority Actions:

1. Market and communicate Enterprise Renfrew County's role, responsibilities and programs.
2. Work with the Algonquins of Pikwàkanagàn First Nation to support their economic development and entrepreneurship efforts.
3. Explore a sustainable funding model for Enterprise Renfrew County.

Tourism

Priority Actions:

1. Continue to explore and support opportunities to implement a Municipal Accommodation Tax (MAT).
2. Support succession planning with tourism operators.
3. Identify tourism investment and attraction opportunities and market them appropriately.



Process Followed

The process followed to develop the County of Renfrew Economic Development Strategic Plan began with a comprehensive understanding of the region through quantitative and qualitative research. See **Appendix A** for the detailed process.

Renfrew County Economic Development Strategic Plan Roadmap

Step 1: Discover Research the County.

- Undertake a document review.

Step 2: Define Consult with the Community.

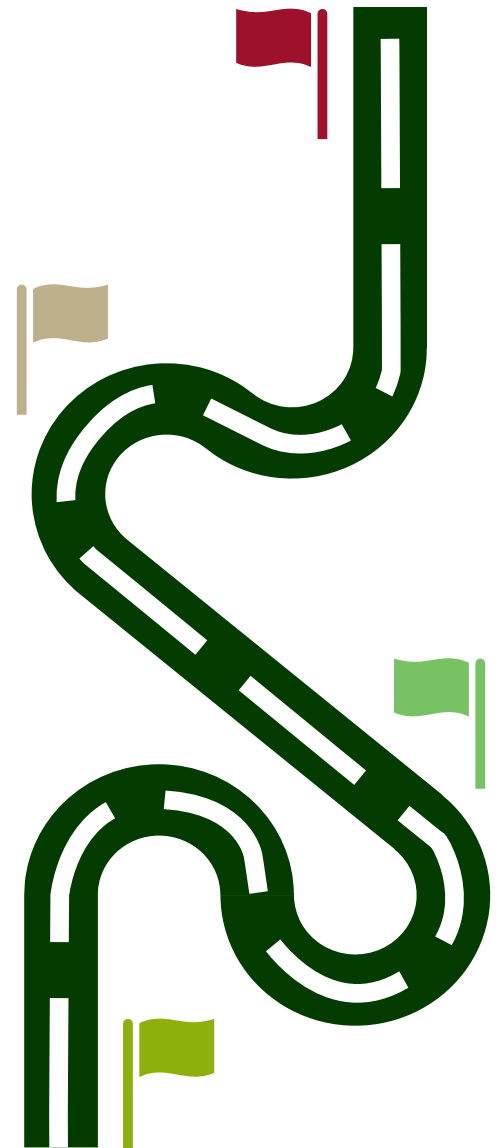
- One-on-one interviews.
- Online survey.
- Strategic input sessions.

Step 3: Develop Build the Strategic Plan.

- SCOAR®.
- Facilitate the Working Session.
- Develop the Actions.
- Create a Draft Strategic Plan.
- Complete a final Economic Development Strategic Plan.

Step 4: Deliver Present the Results.

- Present the Strategic Plan to County of Renfrew Council.
- Provide an Implementation Plan.



Appendix A: Detailed Strategic Plan Process

Step 1: Discover

Research the County.

As an entry point into understanding Renfrew County, a document review was completed as well as a very high level three-page Community Snapshot.

Community Snapshot

Municipal Partners	Population
Town of Amprington	9,629
Town of Deep River	4,175
Town of Laurentian Hills	2,885
Town of Patawawa	18,160
Town of Renfrew	8,190
Township of Adirastion/Bromley	2,995
Township of Bonnechere Valley	3,898
Township of Brudenell, Lindsay and Reglan	1,552
Township of Greater Madawaska	2,884
Township of Head, Clara and Maria	267
Township of Horton	3,182
Township of Killaloe, Hagarby, and Richards	2,410
Township of Laurentian Valley	9,450
Township of Madawaska Valley	3,927
Township of McNab/Braeside	7,591
North Algona Wilberforce Township	3,111
Township of Whitewater Region	7,225
City of Pembroke	14,364
Algonquins of Pikwakanagan First Nation	490

Renfrew County Community Snapshot

Year	Population
2001	95,138
2006	97,545
2011	101,326
2016	102,394
2021	106,365

Top 5 Sectors by Occupation*

- Sales & Service (24%)
- Trades, Transport & Equipment Operators (19%)
- Education, Law & Social, Community & Government Services (19%)
- Administration (13%)
- Health Occupations (9%)

Economic Areas of Focus

- Tourism
- Agriculture
- Wood Industry
- Manufacturing
- Science & Tech

Labour Market Data

Sectors	Average Wages
Forestry: 843 jobs	\$55,837
Manufacturing: 2,957 jobs	\$54,346
Agriculture: 997 jobs	\$38,680
Tourism: 4,709 jobs	\$20,658
Professional Services: 3,573 jobs	\$96,171

We're Here to Help!

12.3% of Renfrew County workers are self-employed.

We help businesses grow locally, from students to seasoned developers.

Community Futures Development Corporation

Two locations to serve you: City of Pembroke & Town of Renfrew

- Small Business Financing**
 - Since inception we have:
 - Helped create or maintain nearly 5,000 jobs!
 - Advanced loans of almost \$44 million.
- Community Economic Development**
 - Since inception we have:
 - Disbursed \$13.8 million in non-repayable cash contributions.
 - Invested \$635,700 leveraging over \$1 million in funding.
- Business Counselling & Support**
 - We support businesses through:
 - Providing \$4.8 million in COVID relief funding.
 - Granting \$120,000 in francophone wage subsidies.

Labour Force & Local Economy

Category	Value
Median Employment Income	\$40,000
Average Employment Income	\$49,080
Ontario Median	\$39,200
Ontario Average	\$53,800

Participation Rate

Category	Value
Ontario	62.8%
Renfrew	57.6%

Employment Rate

Category	Value
Ontario	55.1%
Renfrew	52.3%

Unemployment Rate

Category	Value
Ontario	12.2%
Renfrew	9.1%

Source: Labour Market Group, Renfrew/Lanark, and the County of Renfrew.

** Engagement rates are from 2022 and should be used with caution due to the influence of the pandemic.

Source: Community Futures Development Corporation.



Step 2: Define

Consult with the Community.

The Economic Development Strategic Plan is community-based. Input was gathered from representatives from across Renfrew County including County staff and elected officials, lower tier municipalities staff and elected officials, representatives from the business community across the County, post secondary institutions, regional business organizations, and residents. Consultation methods included an online survey, one-on-one interviews and strategic input sessions.

142

responses to the online survey.

24

participants in Strategic Input Sessions.

19

one-on-one interviews.



Step 3: Develop

Build the Plan.

SCOAR® Analysis

Once the background research and initial consultations were completed, the ‘developing’ process began with a summation of the findings of the initial consultations and data analysis, presented through a Strengths, Challenges, Opportunities, Aspirations and Results (SCOAR®) Analysis.

The **SCOAR®** for Renfrew County is the summary of the findings from the **quantitative research** (strategic document review) along with the **qualitative research** (stakeholder consultation including 19 interviews + 142 online survey responses + 24 participants in the input sessions) that was undertaken in the initial stages of the information gathering process.



The SCOAR® is a detailed analysis of the current situation involving statistical analysis of the local economy, regional competitive outlook, trends and forecasts, investment readiness assessment, strengths/weaknesses/opportunities review using the McSweeney exclusive SCOAR® analysis.

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis has a “50%” focus on “negative” aspects of analysis. A Strengths, Opportunities, Aspirations, and Results (SOAR) analysis emphasizes the positive, though it fails to address barriers or challenges to economic growth that every community faces. Our SCOAR® Analysis provides greater balance than either SWOT or SOAR analysis.

The results of Renfrew County SCOAR® analysis can be found in **Appendix B**.



Strategic Working Session

This Strategic Working Session provided an opportunity to develop a set of draft priority actions that would form the base of the Economic Development Strategic Plan.

From the SCOAR®, the two main themes that emerged were around the need for collaboration and attracting talent.

During the working session, validation of the economic development priorities that focus on the support, retention and attracton of business within and to the county.

Renfrew County economic development staff participated in the working session and were integral to the development of realistic and doable priority actions.

Step 4: Deliver

Present the Results.

The Economic Development Strategic Plan is presented to the County of Renfrew's Development & Property Committee for approval. Once approved, the plan is executed over three years under the direction of the Manager of Economic Development.



Appendix B: SCOAR[®] Analysis



Strengths.

- **Tight knit communities** with friendly people that are proud of Renfrew County and have strong community support, loyalty to local businesses, local products and their uniqueness.
- **Strong business community** with major employers in manufacturing (aerospace, military, nuclear sectors) that export internationally.
- **Unique ‘Ottawa Valley’ culture** and its’ long history with the Algonquins of Pikwakanagan.
- **Two significant economic drivers and major employers** specifically Garrison Petawawa and CNL.
- **Diverse natural environment** supporting **four-season outdoor recreation** experiences (i.e., downhill skiing, hiking trails, world class whitewater rafting, snowmobiling trails, water sports, fishing, hunting, camping and cycling).



- **Talented and professional workforce** supporting the nuclear, aerospace, manufacturing, post-secondary, health care, and government sectors.
- **Rich in natural resources to support local resource-based businesses** (i.e., agricultural land, pasture lands forests, aggregates, clean water, biodiversity).
- **Affordable land** (relative to urban areas and southern Ontario).
- **Great place to live due to its quality lifestyle** with many small towns and hamlets providing a small-town feel, amenities, access to rural landscape, and quieter lifestyle.
- Eastern Ontario location provides a **relatively close proximity to Ottawa, Montreal and Toronto**, and easy access to Quebec (Pontiac).
- **Access to Highway 17 (Trans-Canada Highway)** with four lanes from Ottawa to Arnprior and working towards expansion of four lanes to the Town of Renfrew, connecting to Ottawa and to northern Ontario.
- **Pembroke & Area Airport** is a certified airport supporting Garrison Petawawa, CNL, private businesses and air ambulance services for the region.
- **Algonquin College** in Pembroke.
- **Low turnover in employees** where employees are generally loyal, reliable and with good work ethics.



Challenges.

- **Major labour shortages.** Difficult to attract skilled and unskilled employees due to competition of human resources, lack of community amenities (i.e., doctors/health care providers, public transit, day care, housing diversity and availability)
- **Large geographic size and distance** makes it difficult to communicate a shared message and to easily achieve a cohesive County.
- **Limited support from the lower tier municipalities** on economic development due to their limited resources.
- **Public and political perceptions are hesitant toward change** to new ideas and new people. Not always open to newcomers and like things the way they are.
- **Population is aging, lacks cultural and ethnic diversity and younger families** (except in the Town of Petawawa).
- **Declining volunteerism** due to an aging demographic and
- **Difficult to attract skilled and unskilled employees.**
- **Lack of services for families** like doctors, health care providers, public transit, housing diversity and availability, etc.
- **Lack of investment in infrastructure** including shovel ready employment land, internet, cell coverage, natural gas, and 3 phase power/grid capacity
- **High cost of transportation** due to distance to travel, the carbon tax, cost of trucking, and no rail alternative.
- **Siloed ecosystem** between agriculture, forestry, construction, tourism, allows little opportunity for cross-pollination, coming together for problem solving and collaboration.
- **Over reliance on the use of personal vehicles** with no public transit or ride sharing alternatives.
- **Access to childcare** especially outside the standard business day.
- Perceived need for competition and **lack of collaboration and coordination between local communities and the County.**
- Resource based economy with **limited processing facilities in the County.**
- **Relatively isolated, and not on a major 400 series highway directly.**



Opportunities.

- **Improved collaboration between the County, lower tier municipalities** and Algonquins of Pikwakanagan at both the staff and elected officials to further the economic development agenda on a regional level.
- **Workforce attraction** through youth retention and attraction, newcomer attraction.
- Create a **welcoming culture to support and retain newcomers**.
- Continue educating on the **advantages around ethnic and cultural diversity**.
- **Improved access to community amenities** (i.e., internet and cell service; affordable, diverse housing; public transportation; doctors and healthcare workers)
- Revitalization of the towns and hamlets, develop waterfronts and invest in heritage and heritage buildings to **create vibrant urban communities**.
- **Support the agriculture sector** by enabling farmers to expand their agricultural businesses through on-farm diversification.
- **Work more closely with the not-for-profit organizations**.
- Support and **encourage volunteerism** across the County.
- **Expand the tourism experiences** to keep visitors in the County for a longer period of time, have consistent messaging and increase marketing.
- **Support local businesses** by providing training opportunities, assisting with accessing all available government financial programs, succession planning.
- **Encourage entrepreneurship and innovation**.
- Have an **inventory of available development lands** for ICI investment and development.
- **Grow the forest economy** especially in terms of demand for low-value forest products like pulp/biomass/fuelwood.



Aspirations.

Renfrew County will have:

- Economic development partners working collaboratively to support businesses and investment in the County.
- An increased number of diverse businesses that are complementary to the existing sectors and provide jobs for the residents.
- An open and welcoming regional community.
- More housing to support a diverse population.
- An increased and ethnically diverse population (i.e., young families, youth, and newcomers).
- Vibrant and walkable small towns.
- The reputation as a four-season tourism destination.
- Algonquin College with a stronger presence.
- Protection of farmland and other natural resources in order to be economically and environmentally sustainable.
- A way in which residents can travel through a public transportation system.

Results.

Renfrew County will:

- Be a **connected and collaborative** county with a well-known brand that defines the county.
- Be a **preferred destination of choice** to live, work, play and visit.
- Have a **growing and diversified population** that supports newcomers, is a great place to raise a family and has all the elements in place to support the local population.
- Have a **diversity of housing** that is affordable and available to all segments of the population.
- Have **vibrant main streets** with dynamic downtowns with distinct character and regional charm.
- Have maintained its **sense of place and unique cultural identity**.
- Have a **strong agricultural sector** that grows more food locally.



OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 13, 2024

INFORMATION

1. **Ottawa Valley Tourism Conference and Annual General Meeting (AGM)**

The Ottawa Valley Tourist Association's (OVTA) annual tourism conference and AGM is scheduled for April 16, 2024 during National Tourism Week. This full day event includes speakers and presentations about relevant tourism matters, annual general meeting and the presentation of the Ottawa Valley Tourism Awards. Location and registration information will launch in the coming weeks.

2. **2024 Ottawa Valley Road and Cycling Maps**

The 2024 Ottawa Valley road and cycling maps have now been distributed.

A total of 80,000 copies of the road map were printed, with 50,000 copies distributed via Canada Post to all households in Renfrew County, City of Pembroke and South Algonquin Township. The remaining 30,000 copies are distributed to members and local businesses, as well as local, regional, and provincial visitor information centres.

A total of 20,000 copies of the cycling map were printed and will be distributed over the next two years to members, cycle-friendly businesses and events, and visitor information centres.

3. **Free Membership with the Tourism Industry Association of Ontario (TIAO)**

The Tourism Industry Association of Ontario (TIAO) is extending complimentary membership to tourism operators in Ontario as long as the operator is a member of the local destination marketing organization (DMO) or sector association.

This means that any tourism operator in the Ottawa Valley who is an OVTA member is eligible for the complimentary membership with TIAO. Membership with the OVTA is complimentary for any tourism operator or business located within the geographic boundary of Renfrew County and the City of Pembroke. Membership fees apply to businesses located outside of the County/City catchment area.

4. **Canada Ranked Safest Country in the World for Travellers in 2024**

Canada has been named the safest country in the world for travellers in 2024, as per a report released by Destination Canada from Berkshire Hathaway Travel Protection.

[According to the report](#), Canada is recognized for its diversity, inclusivity, and low crime rate, including a low incidence of gun-related crime. Cold weather and low-density

population are the highest-ranking safety aspects. Wildfires are identified as a travel deterrent for individuals with respiratory conditions. In 2023, Canada ranked #6 on the list.

5. **Ontario Tourism Health Check**

Destination Ontario's Data and Insights team has released the [Ontario Health Check Report](#) as of November 30, 2023.

The key takeaway is that tourism in Ontario is in an overall upward recovery trend. Some Key Performance Indicators (KPI) have fully surpassed 2022 levels in all regions but are still below 2019 pre-pandemic levels. Other highlights include:

- Border crossings from all key international markets (except US) in October 2023 surpassed 2022 levels, but have not reach 2019 pre-pandemic levels by a 21.5% gap.
- Travel Price Index (TPI) in November 2023 decreased by 0.4% compared with November 2022 levels, following a 0.3% decrease in October.
- Short-term rental occupancy rates in November 2023 have underperformed compared with November 2022 levels by a 4.9% gap and November 2019 levels by a 10.3% gap on average for all regions.
- Hotel occupancy rates in October 2023 have surpassed October 2022 levels by 1.4% gap and have surpassed October 2019 levels by a 2% gap on average for all regions.

6. **Winter Carnival Season**

Despite the lack of snow and colder temperatures, winter carnival season is in full swing across the Ottawa Valley. Congratulations to the communities of Killaloe, Hagarty and Richards, Laurentian Valley, Arnprior, Deep River, Chalk River, Rankin, Braeside, Calabogie, and the City of Pembroke on the success of their events.

Upcoming winter carnivals include Petawawa's Cabin Fever, Renfrew's Frewfest and, new to the mix in 2024, the Great Canadian Kilt Skate, taking place on February 17, 2024 in Rankin.

7. **2024 Ottawa Valley Tourist Association Draft Budget**

The Ottawa Valley Tourist Association (OVTA), the City of Pembroke, and the County of Renfrew are partners in the delivery of tourism marketing and tourism business development for the City of Pembroke, Renfrew County, and the Ottawa Valley. This relationship and the financial support provided by the County of Renfrew and the City of Pembroke is guided by County Council By-law 46-23 which adopted an Agreement for a five-year term from 2023-2027 in 2023. In that Agreement, the annual budget approval is obtained first with approval by the OVTA Board of Directors, secondly by approval of City of Pembroke Council and thirdly, by approval of County of Renfrew Council. Staff will provide a recommendation at the next meeting, once the City of Pembroke has approved the OVTA Draft Budget.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

February 13, 2024

INFORMATION**1. Sponsorship Package**

Enterprise Renfrew County has developed a sponsorship package that offers community partners, municipalities, and stakeholders the opportunity to formally support entrepreneurs accessing programs, training, and events regionally. The package and various sponsorship opportunities are available on the [Enterprise Renfrew County website](#).

2. Summer Company 2024 and Starter Company Plus

Enterprise Renfrew County is now actively recruiting for the 2024 edition of the Summer Company and the spring intake session of the Starter Company Plus programs.

The Summer Company program, which is open to students aged 15-29 who plan to return to school in the fall, has five seats available. The program provides training and financial support of up to \$3,000 for youth entrepreneurs who successfully run their own business during the summer. More information, including how to apply before the May 15, 2024 deadline is available at <https://www.enterpriserenfrewcounty.com/summer-company>.

Starter Company Plus is a fast-tracked program that provides new or existing adult entrepreneurs, who have been in operation for less than five years, with training and support in establishing their business. Participants learn how to create a business plan, develop cash flow projections, understand insurance, legal and accounting requirements, and have the opportunity to compete for a grant up to \$4,000. Virtual information sessions for the spring intake of the Starter Company Plus program are scheduled for April 2 and 4, 2024, with an application deadline of April 12, 2024 at 12:00 p.m.

In order to receive a program application, interested applicants must participate in an information session. There is no cap on the number of program participants; however, financial grants are limited and not every participant will receive a grant. More information about the Starter Company Plus program, including how to register for an information session is available at <https://www.enterpriserenfrewcounty.com/starter-company-plus>.

3. **Workshops and Events**

Enterprise Renfrew County (ERC) hosted two workshops in January on tax preparation information for sole proprietors and a session using a model called Live-Life-SWIFT on balancing entrepreneurial work and life, with a total of 23 registrants.

ERC is supporting Renfrew County Community Futures Development Corporation in delivering the second annual Francophone Networking Breakfast on March 8, 2024 at Le Centre Culturel Francophone de Pembroke. The event also includes the presentation of the Francophone Entrepreneur Award, sponsored by ERC.

Individuals and organizations are encouraged to self-nominate or nominate a fellow entrepreneur for this deserving award. Nominations can be submitted online until February 19, 2024 by visiting <https://bit.ly/FrancophoneAward>.

FORESTRY REPORT

Prepared by: Lacey Rose, County Forester
Prepared for: Development and Property Committee
February 13, 2024

INFORMATION**1. Operations Update**

Harvesting and hauling are underway at Ruby, Budd Mills, and Killaloe Tracts. The mild winter conditions will likely result in a shortened harvest season for some areas. Two of these Tracts have timing restrictions in place for species at risk protection and it is possible that not all work will be completed this year, which could result in lower revenues. Ruby Tract is a two-year contract.

2. Eastern Wolf Federal Up-listing Update

As per Resolution No. DP-C-24-01-06 “THAT the Development and Property Committee recommends that staff prepare comments supporting local agriculture, forest and hunting/trapping industries on the reclassification of Eastern Wolf from Special Concern to Threatened on Schedule 1 (List of Wildlife Species at Risk) of the Species at Risk Act, and any future postings on Eastern Wolf,” comments were submitted on behalf of the County of Renfrew. The comments are included as Appendix FOR-I.

3. Update on the Protection of Black Ash and its Habitat under the Endangered Species Act, 2007

A decision has been reached and posted by the Ministry of the Environment, Conservation and Parks (MECP) on how the Endangered Species Act, 2007 protections apply to black ash and its habitat.

As of January 26, 2024, healthy black ash over 8cm at 1.37m diameter at breast height (DBH) are protected under the Endangered Species Act, 2007 (ESA) in the Town of Arnprior, and the Townships of Admaston/Bromley, Greater Madawaska, Horton, and McNab/Braeside.

Should any black ash in these areas greater than 8cm DBH require removal, it needs to be assessed by a “qualified professional”. If the tree is deemed “unhealthy”, a report can be submitted and it can be removed. If the tree is deemed “healthy”, it needs to be protected by a 30m radius reserve.

No decision has been made on the proposal for a new conditional exemption for forestry operations on private and municipal lands.

Forest operations on Crown land and in a forest management unit in accordance with the Crown Forest Sustainability Act (CFSA), are exempt from certain provisions of the ESA and will not be impacted. Further details are posted here: [Protecting Black Ash and its habitat under the Endangered Species Act, 2007 | Environmental Registry of Ontario](#).

Since 2021, comments have been submitted by County staff at all stages of consultation on this process. The comments submitted on the last stage of consultation are attached as Appendix FOR-II.

4. **Outreach**

a) Shaw Woods Outdoor Education Centre (SWOEC)

Chair Brose and the County Forester attended the SWOEC Board meeting on January 18, 2024. A new private donor has resulted in additional bus subsidy funding available to local school groups. The trails were well used by the public over the holiday season. SWOEC teachers were scheduled to visit Miramichi Lodge on January 31, 2024 for an outreach program. A small amount of funding was received to install a boot brush and educational signage to reduce the risk of introducing invasive plant species.

b) Webinar for Forestry Students and Recent Graduates

At the invitation of the University of New Brunswick Alumni Association, a [presentation](#) was delivered virtually on January 23, 2024, about the career journey and current role of the County Forester.

Department of Development &
Property



9 INTERNATIONAL DRIVE
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FAX: 613-735-2081
www.countyofrenfrew.on.ca

January 25, 2024

Paula Brand, Director
Species at Risk Act Policy Division
Canadian Wildlife Service
Environment and Climate Change Canada
351 Saint-Joseph Boulevard, 15th floor
Gatineau, Quebec J8Y 3Z5

Sent via email to: LEPreglementations-SARAreductions@ec.gc.ca

Re: Canada Gazette, Part I, Volume 157, Number 45: Order to amend Schedule 1 of the Species at Risk Act (SARA) for Eastern Wolves

Dear Paula Brand,

Thank you for the opportunity to provide input on Canada Gazette, Part 1, Volume 157, Number 45: Order to amend Schedule 1 of the Species at Risk Act (SARA) for Eastern Wolves. Given that much of the County of Renfrew is within the Eastern Wolf's range, we are concerned about potential implications and are not supportive of the rationale used to support the costs/benefits of up-listing Eastern Wolf under Schedule 1 of SARA and recommend that the Minister decide not to amend Schedule 1 of the Act.

The County of Renfrew has reviewed the Regulatory Impact Analysis Statement and proposed changes to regulatory text, and wishes to express the following comments:

1. Specific to the proposed amendments to Schedule 1 of the SARA, the County of Renfrew is opposed to up-listing the Eastern Wolf from Special Concern to Threatened under the SARA without assurance that the general prohibitions under the SARA for the Eastern Wolf would not be applied to provincial, private and municipal land in future.

We realize that as currently proposed, any protections or prohibitions would be focussed on federally-owned land. However, the Order does include a clause under "Potential impact on future SARA regulations" that states "If the Minister formed the opinion that critical habitat on non-federal land was not effectively protected or that there was an imminent threat to species, other regulatory action could be taken under SARA." **We ask that this provision be removed, in acknowledgement of the existing protection measures in place under the Endangered Species Act (2007) in Ontario.**

2. An updated assessment and more data is needed to ensure this decision is justified. The population estimate provided is not sourced and several scientific studies show that the Eastern Wolf population in and around Algonquin Park is at its carrying capacity. Anecdotal experience of many Renfrew County landowners, hunters, trappers, farmers and forest sector workers includes sightings and encounters

with wolves. Nearly a decade has passed since the COSEWIC assessment that proposed the up-listing of this species. **A re-assessment, in-depth consultation and socioeconomic impact assessment should occur** to ensure this recommendation is still warranted and would not cause undue societal harm for little benefit to the species.

3. The difficulty identifying Eastern Wolves versus coyotes should not be understated. Currently in Renfrew County, hunting, trapping or killing Eastern Wolves or coyotes in the townships surrounding Algonquin Park is prohibited. There were several significant local impacts and public opposition when this protection came into effect. Should these prohibitions be expanded geographically, so would be the impacts, especially for farmers and rural landowners in our area where coyotes (and also wolves) present significant risks to livestock and pets. The trapping industry would also be impacted by an expansion of prohibited area.

Even if the Order applies only to federal land, properties and communities near Petawawa Research Forest, Garrison Petawawa, Chalk River Laboratories and Reactor Site, and the Killaloe/Bonnechere Airport could be impacted by an increase in the population beyond its carrying capacity of Eastern Wolves or coyotes. Ejected members of packs or habituated individuals inevitably conflict with humans, livestock or domestic pets.

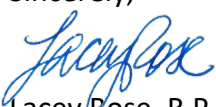
4. Going forward, we encourage you to review and reference the current protections and voluntary stewardship that already exist in Ontario's Crown forest management guides for the protection of Eastern Wolves. This balanced approach to protecting known features ensures important areas are retained while minimizing impact on the management of forests.

Should "critical habitat" areas be defined broadly and associated with geographic range or linked with habitat of prey species (e.g. white-tailed deer or moose), most of Renfrew County would be included. Protection and management considerations already exist at the landscape and stand level that provide suitable habitat for Eastern Wolves and their prey species. Any additional legislative requirements would add administrative burden for the forest sector and potentially reduce the area available for management, impacting our local mills.

In conclusion, we are not supportive of the rationale used to support the costs/benefits of up-listing Eastern Wolf under Schedule 1 of SARA and recommend that the Minister decide not to amend Schedule 1 of the Act. The proposed up-listing is not scientifically justified, and there is little recognition of the potential socio-economic impacts or existing regulatory and voluntary measures applied locally to support this species.

Please do not hesitate to contact us if you would like to discuss any of the information provided in this submission.

Sincerely,



Lacey Rose, R.P.F.
County Forester
County of Renfrew

Department of Development &
Property



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November 1, 2023

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 019-7378, Protecting Black Ash and its Habitat under the Endangered Species Act, 2007

To Whom it May Concern,

Thank you for the opportunity to provide input on [ERO listing 019-7378](#), Protecting Black Ash and its Habitat under the Endangered Species Act, 2007. The County of Renfrew has submitted comments on several previous stages of consultation on this topic and wishes to congratulate the Ministry of Environment, Conservation and Parks for reaching a balanced approach to the protection of this species.

We appreciate that the posting recognizes Emerald Ash Borer (EAB) as the primary threat to Black Ash in Ontario, and that Black Ash is currently abundant in the province. However, there are still some protection measures that will impact planning and development, forest management on private land and regular infrastructure maintenance activities in parts of the County of Renfrew. We ask you to consider the following points as you move forward in this process:

- 1) Further direction and consideration be provided for the definition, assessment process and threshold for what constitutes a “Healthy Black Ash” is required. In a rural environment, there is a capacity issue for those who could be considered a “qualified professional”, and there will be an associated cost for assessment and documentation of black ash when removal is necessary for road maintenance, public safety and in development of rural lands. The definition of “Healthy Black Ash” provided is reasonable for a professional to interpret, but unless a greater threshold or “how-to” is defined for what trees warrant assessment, it seems likely that MECP will be overwhelmed with supportive documentation. Some suggested points to improve clarity for the general public include:
 - How to identify black ash vs. other types of ash without having to seek the advice of a professional.
 - When protection and assessment by a professional is necessary – if all black ash trees are still living in an area within the mapped regulated area, do they need to be assessed and/or protected? Do dead or nearly dead trees need to be assessed?
 - Threshold for “appears to have survived exposure to EAB”. Within the five mapped lower-tier municipalities included in the Protected Area in the County of Renfrew, significant ash mortality has occurred along major roads and water bodies, but there are still vast areas where EAB has not

reached. Clarity on how someone who is not a “qualified professional” can assess exposure survival (e.g. a single or few black ash survived in an area clearly impacted by EAB vs. all live black ash in the mapped area where EAB has not reached yet) would benefit landowners, public works and MECP staff to avoid a flood of documentation.

- 2) We understand that the responsibility for complying with the Endangered Species Act lies with the property owner. According to the Provincial Policy Statement, planning authorities are prohibited from allowing development and site alteration in habitats of endangered and threatened species unless in line with provincial requirements. If areas within 30 meters of a healthy black ash tree are now considered habitat within the mapped area, what are the Ministry's expectations regarding affected municipalities when they assess planning applications, such as minor variances, site plans, zoning amendments, or the issuance of building permits? Mapping, surveying, and identifying which trees qualify as "protected habitat" will pose significant challenges for municipalities. It would be greatly appreciated if the Ministry could offer guidance to municipalities on their roles, responsibilities, and expectations for implementing this new regulation. Ideally, the responsibility for safeguarding the habitat of healthy Black Ash trees should not become an additional checkbox for municipalities to address when reviewing planning and building permit applications.
- 3) We are pleased to see the Proposal recognize that forest management may in fact mitigate the threat of EAB and forest operations are not considered a threat to the species, and applaud the recognition of the role of Registered Professional Foresters and forest management planning on mitigating impacts on black ash during operations – both on Crown and private land. We ask that you consider including Associate members of the Ontario Professional Foresters Association (working within their scope of practice) in this clause for private land, as well as lands managed under a Managed Forest Tax Incentive Plan and/or certified under a third-party forest certification program (e.g. CSA, FSC or SFI).
- 4) Can you provide information on how often the [Geographic Scope of Regulatory Approach for Black Ash map](#) will be updated? As a county that is dissected by the current mapped area, this would be helpful in the prioritization of staff training and internal work plans.

Please do not hesitate to contact us if you would like to discuss any of the information provided in this submission.

Sincerely,

Lacey Rose, RPF
County Forester, County of Renfrew
rose@countyofrenfrew.on.ca
613-602-1911

Bruce Howarth, MCIP, RPP
Manager of Planning Services
bhowarth@countyofrenfrew.on.ca
613-735-7288

REAL ESTATE DIVISION REPORT

Prepared by: Kevin Raddatz, Manager of Real Estate
Prepared for: Development and Property Committee
February 13, 2024

INFORMATION**1. Real Estate – 2024 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 2024 budget.

BY-LAWS**2. Lease Agreement – 450 O’Brien Street, Renfrew**

Recommendation: THAT the Development and Property Committee recommends that County Council adopt a By-law to enter into a lease agreement for a two-year period commencing March 1, 2024 with Paradise Childrens Programs Inc. for space at Renfrew County Place, 450 O’Brien Street, Renfrew, Ontario.

Background

In 2023 Paradise Childrens Programs Inc., operating as Child’s Paradise Day Care, expressed interest in entering into a new lease agreement with the County of Renfrew to continue business in the current space of 4,558 square feet at Renfrew County Place as the previous lease expired. After preliminary discussions and negotiations, Paradise Childrens Programs Inc. confirmed the lease agreement, attached as Appendix RE-II, to be satisfactory.

The lease agreement between the Corporation of the County of Renfrew and Paradise Childrens Programs Inc. is for a two-year period, with an option to extend, commencing March 1, 2024 and expiring February 28, 2026.

Real Estate - 2024 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building					
	B30 - Roofing	\$123,765.40			
	Generator Transfer Switch	\$33,000.00			2023 Carryover
Renfrew County Place					
	HVAC - Replacement/upgrade	\$220,000.00	\$90,603.00	Awarded to Irvcon (2023 Carryover)	Work to commence - Feb. 2024
	Flat Roof Replacement	\$341,000.00	\$238,621.00	Awarded to Irvcon (2023 Carryover)	Work to commence - April 2024
	Paramedic Parking Shelter	\$250,000.00			
	D5022 - Lighting Equipment	\$74,259.24			
	D5038 - Security Systems	\$74,081.66			
80 McGonigal					
	Garage Upgrade to Store Vehcile	\$30,000.00			
	Garage Oil/Water Seperator (floor drain)	\$50,000.00			
	D5038 - Security Systems	\$30,941.00			
	Generator	\$70,000.00			
Paramedic Bases					
	Eganville - Fit Up/Renovation	\$400,000.00		RFT RE-2024-01 (\$154,500)	
				Awarded to TS General Contracting	Fit-up work in progress
	D3034 - Packaged Air Conditioning Unit	\$18,564.81			

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO ENTER INTO A LEASE AGREEMENT WITH
PARADISE CHILDRENS PROGRAMS INC., 450 O'BRIEN ROAD, RENFREW, ONTARIO**

WHEREAS Sections 8, 9 and 11 of the Municipal Act, S.O. 2001, c. 25, as amended, authorizes Council to enter into agreements for the purpose of leasing;

WHEREAS the County of Renfrew deems it desirable to enter into a lease agreement with the Paradise Childrens Programs Inc. for office space at Renfrew County Place, 450 O'Brien Road, Renfrew, Ontario;

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

1. THAT the lease agreement marked as Schedule "I" attached to and made part of this By-law shall constitute an agreement between the Corporation of the County of Renfrew, Lessee and Paradise Childrens Programs Inc., Lessor for two years commencing March 1, 2024.
2. THAT the Warden and Clerk are hereby empowered to do and execute all things, papers, and documents necessary to the execution of this By-law.
3. THAT this By-law shall come into force and take effect upon the final passing thereof.

READ a first time this 28th day of February 2024.

READ a second time this 28th day of February 2024.

READ a third time and finally passed this 28th day of February 2024.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

THIS LEASE made as of the 1st day of March, 2024.

IN PURSUANCE OF THE *SHORT FORMS OF LEASES ACT*

B E T W E E N:

THE CORPORATION OF THE COUNTY OF RENFREW

(herein called the "Landlord")

- and -

PARADISE CHILDRENS PROGRAMS INC.

(herein called the "Tenant")

DEFINITIONS

In this Lease and in the schedules to this Lease, the following words or phrases have the following meanings:

"Annual Rent" means the rent payable by the Tenant to the Landlord pursuant to Article 3 of this Lease as the same may be increased pursuant to Section 3.1.

"Building" means the building having the municipal address of 450 O'Brien Road, Renfrew, Ontario, erected on the Lands, from and including the lowest floor or level of the Building to and including the roof of the Building, the Common Areas and Facilities, the Parking Areas and the areas and facilities exclusively serving the Building, which areas and facilities may include, without limitation, lobbies, foyers and vestibules, sidewalks, storage and mechanical areas, Mechanical and Electrical Services, janitor rooms, mail rooms, telephone rooms, rooms for the Mechanical and Electrical Services, stairways, truck and receiving areas, driveways, loading docks and corridors. Where the context requires, "Building" includes all buildings of the Landlord on the Lands.

"Business Day" means any day which is normally considered a regular day of business for the County of Renfrew.

"Commencement Date" means the date set out in Article 2 of this Lease for the beginning of the Term.

"Common Areas and Facilities" means those areas, facilities, utilities, improvements, equipment and installations in the Building which are not leased or intended to be leased to tenants of the Building, and which serve or are for the benefit of the Building and are located within the Building or on the Lands, including all areas, facilities, utilities, improvements, equipment and installations which are provided by the Landlord for the use or benefit of all the tenants, their employees, customers and other invitees in common with others entitled to the use and benefit thereof in the manner and for the purposes permitted by this Lease, further including, without limitation the Parking Areas.

“Lands” means those lands underneath or directly adjacent to the Building as more particularly described in Schedule “A” attached hereto.

“Landlord” means the Landlord and its duly authorized representatives.

“Lease” means this agreement and all the terms, covenants and conditions set out herein, as amended from time to time.

“Lease Year” means in respect of the first Lease Year, the period of time commencing on the Commencement Date and expiring on the last day of the month of January next following; thereafter, each Lease Year shall consist of consecutive periods of twelve (12) calendar months. However, the last Lease Year shall terminate upon the expiration of the Term or earlier termination of this Lease, as the case may be. Landlord may in its discretion change the Lease Year from time to time provided that such change will not increase Tenant's liability for any amounts payable pursuant to this Lease.

“Maintenance” includes, but is not limited to, ongoing repair and upkeep of all mechanical, electrical, drainage, lighting, ventilation, air-conditioning, heating, pumping, alarm, plumbing and other mechanical and electrical systems installed in or used in the operation of the Building and the Lands but not including capital replacement of same. This shall entail preventive maintenance and reactive maintenance as required to validate warranties, regulatory requirements and local laws.

“Normal Business Hours” means those hours and days considered by the County of Renfrew to be its normal business hours.

“Parking Areas” means the improvements constructed from time to time, in or as part of the Building and the Lands for use as parking facilities for the tenants of the Building and their employees, servants and invitees, and the areas and facilities that are appurtenant solely to those improvements, said parking shall be shared with other tenants of the Building in proportion to the square footage occupied by other Tenants of the Building or as otherwise determined by the Landlord. The Landlord shall designate the minimum number of the parking spaces comprising the Parking Areas prescribed by the relevant Authority for the sole and exclusive use of the disabled and the Landlord shall have the right to grant “exclusive use” or “reserved parking” to a tenant or tenants occupying the Building.

“Premises” means the premises containing a rentable area which, as of the Commencement Date, is approximately 4,558 square feet. The location of the Premises is outlined on the plan attached hereto as Schedule “B”.

“Proportionate Share” means that percentage which is equivalent to the proportionate share of the Common Areas and Facilities attributable to the Premises determined as the percentage that the certified Rentable Area of the Premises is of the certified Rentable Area of the Building;

“Rent” means the aggregate of Annual Rent and any additional sums payable by the Tenant to the Landlord pursuant to this Lease.

“Tenant” means the Paradise Childrens Programs Inc.

“Term” means the term of this Lease set out in Article 2 of this Lease.

“Utilities” means all gas, electricity, water, sewer, power, signal equipment and other utilities used in or for the Building or the Premises, as the case may be.

**ARTICLE 1
PREMISES**

**Section 1.1
Premises**

In consideration of the rents reserved and the covenants and agreements herein contained to be paid, observed and performed by the Tenant, the Landlord hereby leases to the Tenant the Premises for the Term, together with the non-exclusive right to use the Parking Areas together with all others entitled thereto.

ARTICLE 2 TERM

Section 2.1 Term

TO HAVE AND TO HOLD the Premises for and during the Term of two (2) years, commencing on March 1, 2024 (the “Commencement Date”) and ending on February 28, 2026, unless previously terminated pursuant to the terms of this Lease.

**ARTICLE 3
ANNUAL RENT**

**Section 3.1
Annual Rent**

The Tenant covenants to pay to the Landlord as Annual Rent, during the Term, the sum of One Hundred Thousand, Two Hundred and Seventy-Six Dollars (\$100,276.00) during the first year of the Term, payable in equal and consecutive monthly installments of Eight Thousand, Three Hundred and Fifty-Six Dollars and Thirty-Three Cents (\$8,356.33) plus HST on the first day of each and every month from and including March 1, 2024. This Annual Rent is calculated based on Twenty-Two Dollars (\$22.00) per square foot for the office space.

For each subsequent year during the Term, the annual Rent payable shall increase by three percent (3%).

In addition the Tenant covenants to pay the Landlord a Basic Rent for the Playground Area, during the Term, the sum of One Thousand Dollars (\$1,000.00) per annum, payable in equal and consecutive monthly installments of Eighty-Three Dollars and Thirty-Three Cents (\$83.33) plus HST on the first day of each and every month from and including March 1, 2024 through to and including February 28, 2026.

Section 3.2 The Tenant acknowledges and agrees that the payments of Annual Rent provided for in this Lease shall be made without any deduction or set off for any reason whatsoever unless expressly allowed by the terms of this Lease or agreed to by the Landlord in writing. Furthermore, no partial payment by the Tenant, which is accepted by the Landlord, shall be considered as other than a partial payment on account of Annual Rent owing and shall not prejudice the Landlord's right to recover any Annual Rent owing.

Section 3.3 Should the Landlord be required by law to collect Sales Taxes or similar value added taxes, or should the Tenant's use of the Premises or business carried on by the Tenant at the Premises attract any taxes presently not exigible in respect of the Tenant's use of the Premises or business carried on by the Tenant, the Tenant agrees that it shall pay such Sales Taxes and other exigible taxes in addition to the payment of the Annual Rent. Otherwise, the Tenant shall be responsible for only expenses and/or obligations in respect of, or attributable to, the Premises or the Building, as herein expressly provided.

**ARTICLE 4
TENANT'S
COVENANTS**

The Tenant covenants with the Landlord as follows:

**Section 4.1
Payment of Rent** To pay Rent in accordance with the provisions of this Lease.

**Section 4.2
Use of Premises** To use the Premises for the purposes of general office use for Paradise Childrens Programs Inc. and all other uses ancillary thereto only, in accordance with all laws, regulations, by-laws, policies or procedures of any Authority.

Section 4.3 The Tenant shall not do or permit to be done at the Premises anything which may:

- a) constitute a nuisance;
- b) cause damage to the Premises;
- c) cause injury or annoyance to the occupants of neighbouring premises;
- d) make void or voidable any insurance upon the Premises;
- e) constitute a breach of any by-law, statute order, or regulation of any municipal, provincial or other competent authority relating to the Premises.

**Section 4.4
Not to Affect** Not to do or omit, or permit to be done or omitted, upon the Premises or the Building or the Lands, by the Tenant or anyone permitted by the Tenant to be upon the Premises or the Building or the Lands, anything

Insurance

which shall cause the insurance to be cancelled or the insurance premiums for the Building to be increased, and if the insurance premiums for the Building shall be increased or if the insurance is cancelled or threatened to be cancelled by reason of anything done or omitted or permitted to be done or omitted by the Tenant or anyone permitted by the Tenant to be upon the Premises, the Building or the Lands, the Tenant shall, within Five (5) Business Days after receipt of notice from the Landlord setting out in reasonable detail the cause for such cancellation or increased premiums, as the case may be, pay to the Landlord the amount of such increase, or immediately discontinue such act or omission resulting in such cancellation or proposed cancellation.

**Section 4.5
Facilitate Cleaning**

To leave the Premises in a reasonably tidy state at the end of each Business Day to facilitate the Landlord's janitorial services.

**Section 4.6
Assign or Sublet**

Not to assign this Lease, sublet, part with or share possession of the Premises or any part thereof without the prior written consent of the Landlord, such consent not to be unreasonably withheld, delayed or conditioned.

Section 4.7 Repair

The Landlord shall at its costs maintain the Premises, (not including any Leasehold Improvements or tenant improvements) and the Building in tenantable condition during the Term and make good any defect or want of repair and/or replacement promptly upon notice thereof with a minimum of disruption to the Tenant's business. This shall be limited to capital repairs, normal wear and tear and Maintenance. Any repair and/or replacements to the Premises, Land or Building caused by Tenant or those for whom the Tenant is in law responsible for shall be charged back to the Tenant. The Tenant shall be responsible for payment of any such invoice within thirty (30) days of receipt thereof.

The Landlord shall be responsible for the maintenance of the yard and parking lot, including all lawn maintenance and snow and ice removal and waste removal at the expense of the Landlord.

The Tenant covenants that during the Term of this Lease and any renewal thereof that the Tenant shall keep in good condition the Premises including all alterations and additions made thereto and shall with or without notice make all needed repairs and all necessary replacements as would be a prudent owner to all leasehold improvements in the Premises whether installed by the Landlord or Tenant.

**Section 4.8
Expiry of Term**

Upon the expiry of the Term or other determination of this Lease, the Tenant agrees peacefully to surrender the Premises including any

alterations or additions made thereto to the Landlord in a state of good repair, reasonable wear and tear, damage by fire, lightening and storm only excepted.

**Section 4.9
Notice of Damage**

The Tenant shall immediately give written notice to the Landlord of any substantial damage that occurs to the Premises form any clause.

**ARTICLE 5
LANDLORD'S
COVENANTS**

The Landlord covenants with the Tenant as follows:

**Section 5.1
Quiet Enjoyment**

For quiet enjoyment.

**Section 5.2
Services and
Facilities**

To provide and operate the following services and facilities for the Premises as expressed below, during Normal Business Hours as well as such services and facilities as are necessary outside Normal Business Hours for security of the Building; and, unless otherwise herein excepted or qualified, at the Landlord's expense, and subject to the provisions of subsection (k) hereof, maintain at the Landlord's expense, such services and facilities in good repair (and, if necessary, replace same) during the Term and provide day-to-day operation and management of the Building:

a) Utility Systems

All utility systems and facilities including water, fuel and electricity, and including all charges for Utilities reasonably used or consumed within the Premises and for charges used or consumed in respect of the Common Areas and Facilities of the Building.

b) Electrical Systems/Lenses, Bulbs and Related Equipment

An electrical system including fixtures and outlets together with the initial installation and ongoing replacement of bulbs, fluorescent tubes and ballasts during the Term, and all maintenance and parts thereof, and maintenance of all lighting fixtures.

c) Thermal Conditions and Air Quality

A heating, ventilation and air-conditioning system which is reasonable and satisfactory for the Tenant's purposes.

d) Water System

A water system capable of supplying hot and cold water to the Premises and the washrooms serving the Premises.

e) Washrooms

Fully equipped washroom facilities for male and female employees and the public in accordance with the requirements established by the *Occupational Health and Safety Act*, R.S.O. 1990, c.0.1, as amended, and the regulations made thereunder, or any successor act, a handicapped accessible male and female washroom installed in accordance with the requirements of the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, *Ontarians with Disabilities Act, 2001*, S.O. 2001, c.32, as amended, and any other applicable Laws and requirements of any relevant Authority, and the provision of all washroom equipment and supplies reasonably necessary, for the use and operation of such washroom facilities, including, without limitation, a sink, vanity, toilet bowl, paper towel dispenser, garbage pail, soap dish, toilet paper dispenser.

f) Exterior, Common Areas

Maintenance of the exterior of the Building, the landscaped grounds of the Lands, the Parking Areas and walkways of the Building and the Common Areas and Facilities of the Building in good repair and first-class condition and the prompt removal of snow and ice from access and exiting routes, walkways and parking lots.

g) Life Safety

Provide a workable emergency evacuation plan, in consultation with the Tenant.

h) Glass Replacement

Prompt replacement at the Landlord's cost in case of breakage, of all plate glass and other glazing materials of the Building, including without limitation, that which demises the Premises, with material of the same kind and quality as that which may be damaged or broken, save where such damage or breakage has been occasioned by the Tenant, its employees, servants, agents, licensees, invitees and all persons for whom the Tenant is in law responsible for in which event the Landlord shall invoice the Tenant for the cost or repair and/or replacement which invoice shall be paid within thirty (30) days of delivery.

i) Building Security

The provision of base Building security in accordance with the Landlord's standard practice, as would a reasonably prudent landlord of a similar building. Any additional independent security systems, camera surveillance and/or access control to be installed at the Premises by the Tenant: (i) shall be supplied and installed at the Tenant's sole cost and expense, and (ii) shall be coordinated with the Landlord so as to ensure compatibility with the operation of the Building.

j) Housekeeping Services

The Landlord shall provide janitorial service on a daily basis Monday to Friday excluding Statutory holidays for the Premises as would a reasonably prudent owner of a similar building, including the provision of waste removal services and all cleaning materials and washroom supplies.

k) Damage by Tenant

In the event the conditions of defect, damage or disrepair to the services and facilities to be provided by the Landlord pursuant to Section 5.3 result from the acts or omissions of the Tenant, its employees, servants, agents, licensees, invitees and all persons for whom the Tenant is in law responsible, the Landlord shall carry out the required repair or replacement, as the case may be, and deliver an invoice to the Tenant for the cost of such repair or replacement, which invoice shall be payable by the Tenant within thirty (30) days of receipt thereof.

**Section 5.4
Parking**

In the event that all or part of the Parking Areas are available to the tenants of the Building as part of the Common Areas and Facilities then, the Tenant, its employees and invitees shall be entitled to use the Parking Areas, or any portion thereof, in common with the other tenants of the Building and others entitled to the use thereof.

**ARTICLE 6
PROVISOS**

**Section 6.1
Overholding**

If the Tenant remains in possession of the Premises after the date fixed for the expiration of the Term or any extension thereof without any further written agreement, the Tenant shall be deemed to be a tenant from month to month at the monthly rental rate payable by the Tenant during the last month of the Term of this Lease and on the terms and conditions contained in this Lease except as to the length of the Term.

**Section 6.2
Trade Fixtures
And Furniture**

- a) The Tenant may at any time during the Term, or any extension or early termination thereof, remove or replace any Trade Fixtures installed by or on its behalf in the Premises or install new Trade Fixtures therein.
- b) The Tenant will compensate the Landlord for any damage caused to the Premises by the removal of Trade Fixtures.

Section 6.3 Signs

- a) Subject to the prior written consent of the Landlord, which consent shall not be unreasonably withheld or delayed, the Tenant may erect such signs on the Premises and Lands in

accordance with the Building standard and in accordance with municipal laws, as it considers necessary for the proper conduct of its business.

- b) All such signs shall, at the Landlord's option, be removed by the Tenant and at the Tenant's costs from the Premises and/or the Lands at the end of the Term or any extension thereof.
- c) The Tenant shall compensate the Landlord for any damage caused to the Premises or Building, if applicable, by the removal of signs, save and except that caused by local weather and ambient conditions.

Section 6.4
Option to Renew

- a) The Tenant shall be entitled to extend this Lease for one additional one (1) year term. The extension shall be upon the same terms and conditions as this Lease except that there shall be no further right of extension and except for annual rent. The Annual Rent for the extension shall be determined by mutual agreement as of the date which is four months prior to the expiry of the Term.

If the parties are unable to agree upon the Annual Rent to be charged during the extension term provided for in this Lease, they shall submit the dispute to arbitration in accordance with the provisions of the *Arbitration Act*, S.O. 1991, c.17, as amended, or any successor act. Each party shall appoint an arbitrator and the appointed arbitrators shall jointly choose a third arbitrator to create a board of three arbitrators, the majority decision of which shall be binding upon the party appointing him, proceed to determine the annual rent as if he were a single arbitrator appointed by both parties. In such cases the single arbitrator shall receive and consider written or oral submissions from both parties. If two arbitrators are appointed and they fail, within ten (10) days of the appointment of the second of them, to agree upon the appointment of the third arbitrator, then upon the application of either party the third arbitrator shall be appointed by a Judge of the *Ontario Superior Court of Justice*. Each party shall pay the fees and expenses of the arbitrator appointed by it and on e-half of the fees and expenses of the third arbitrator.

- b) The Tenant shall give written notice to the Landlord of its extension of this Lease at least six (6) months prior to the end of the Term.

**ARTICLE 7
ALTERATIONS
AND DELETIONS**

**Section 7.1
Alterations and
Deletions**

- a) If the Tenant, during the Term of the Lease or any renewal of it, desires to make any substantial alteration or additions to the Premises, the Tenant may do so at its own expense, at any time and from time to time, if the following conditions are met:
 - i) before undertaking any substantial alterations or addition the Tenant shall submit to the Landlord a plan showing the proposed alterations or additions and the Tenant shall not proceed to make any alteration or addition unless the Landlord has approved the plan, and the Landlord shall not unreasonably or arbitrarily withhold its approval. Any items included in the plan which are regarded by the Tenant as trade fixtures shall be designated as such on the plan;
 - ii) any and all substantial alteration or additions to the Premises made by the Tenant must comply with all applicable building code standards and by-laws of the municipality in which the Premises are located.
- b) The Tenant shall be responsible for and pay the cost of any alterations, additions, installations or improvements that any governing authority, be it municipal, provincial or otherwise, may require to be made in or to the Premises;
- c) All alterations and additions to the Premises made by or on behalf of the Tenant, other than the Tenant's trade fixtures, shall immediately become the property of the Landlord without compensation to the Tenant;
- d) If the Tenant has complied with its obligations according to the provisions of this Lease, the Tenant may remove its trade fixtures at the end of the Term or other termination of this Lease;
- e) Other than was provided herein in the agreement, the Tenant shall not, during the Term of this Lease or any time thereafter, remove from the Premises any trade fixtures or other goods and chattels of the Tenant except in the following circumstances:

- i) the removal is in the ordinary course of business;
- ii) the trade fixtures have become unnecessary for the Tenant's business or is being replaced by a new or similar trade fixture;

but in any case, the Tenant shall make good any damage caused to the Premises by the installation or removal of any trade fixtures, equipment, partitions, furnishings and any other objects whatsoever brought onto the Premises by the Tenant.

- f) Without limiting the generality of the foregoing, the Tenant may elect to remove special equipment fixtures and furniture deemed essential to the operation of the Tenant at the Tenant's expense, upon termination of the Lease.

ARTICLE 8 INSURANCE

Section 8.1 Insurance

- a) During the Term of this Lease and any renewal thereof the Landlord shall maintain with respect to the Premises, insurance coverage insuring against:
 - i) loss or damage by fire, lightning, storm and other perils that may cause damage to the Premises or to the property of the Landlord in which the Premises are located as are commonly provided for as extended perils coverage or as may be reasonably required and obtained by the Landlord;
 - ii) liability for bodily injury or death or property damage sustained by third parties in the amount of One Million Dollars (\$1,000,000.00).
- b) The Tenant shall carry public liability and property damage insurance and the Tenant shall provide the Landlord with a copy of the policy.

ARTICLE 9 DAMAGES

Section 9.1

- a) If the Premises or the Building in which the Premises are located Damage to the are damaged or destroyed, in whole or in part, by fire or other peril, Premises then the following provisions shall apply:

- i) if the damage or destruction renders the Premises unfit for occupancy and impossible to repair or rebuild using reasonable diligence within one hundred and eighty (180) clear days from the happening of such damage or destruction, then the Term hereby granted shall cease from the date the damage or destruction occurred and the Tenant shall immediately surrender the remainder of the Term and give possession of the Premises to the Landlord and the rent from the time of the surrender shall abate;
 - ii) If the Premises can with reasonable diligence be repaired and rendered fit for occupancy within one hundred and eighty (180) days from the happening of the damage or destruction, but the damage renders the Premises wholly unfit for occupancy, then the rent hereby reserved shall not accrue after the day that such damage occurred or while the process of repair is going on, and the Landlord shall repair the Premises with all reasonable speed and the Tenant's obligation to pay rent shall resume immediately after the Landlord has completed the necessary repairs (not including any leasehold improvements installed by the Tenant).
 - iii) If the Premises can be repaired within one hundred and eighty (180) days as aforesaid, but the damage is such that the Premises are capable of being partially used, then until such damage has been repaired, the Tenant shall continue in possession and the rent shall abate proportionately. Occupancy for purposes of this section means that the Tenant shall not be required to occupy a portion of the Premises which is unreasonable with regards to its business.
- b) Any question as to the degree of damage or destruction or the period of time required to repair or rebuilding shall be determined by an architect retained by the Landlord.
 - c) Subject to the foregoing, there shall be no abatement or reduction of the rent due hereunder, nor shall the Tenant be entitled to damages, losses, costs, or disbursements from the Landlord during the Term, caused by or on account of fire (except as above), water, sprinkler systems, partial or temporary failure or stoppage of heat, light, elevator, live

steam or plumbing service in or to the said Premises or Building, whether due to acts of God, strikes, accidents, the making of alterations, repairs, renewals, improvements, structural changes to the said Premises or Building, or the equipment or systems supplying the said services, or from any cause whatsoever, provided that said failure or stoppage be remedied within a reasonable time.

- d) And it is further declared and agreed that the Landlord shall not be liable for any damage to any property at any time upon the Premises arising from gas, steam, water, rain or snow, which may leak into, issue or flow from any part of the said Building, or from any other place or quarter, or for any damage caused by or attributable to the condition or arrangement of an electric or other wires in the said Building, save and except for damages caused by the negligence of the Landlord. The Tenant agrees to be liable for any damage done by reason of water being left running from the taps in the Premises or from gas permitted by the Tenant to escape therein.

And the Landlord shall not be responsible for any personal injury which shall be sustained by the Tenant or any employee customer or any other person who may be upon the Premises save and except for damages caused by the negligence of the Landlord, all risks of such injury being assumed by the Tenant who shall hold the Landlord harmless and indemnified therefrom.

**ARTICLE 10
ACTS OF
DEFAULT**

**Section 10.1
Act of Default**

- a) An Act of Default has occurred when:
- i) The Tenant has failed to pay Rent for a period of 5 consecutive days, regardless of whether demand for payment has been made or not;
 - ii) The Tenant has breached its covenants or failed to perform any of its obligations under this lease and the Landlord has given notice specifying the nature of the default and the steps required to correct it; and the Tenant has failed to

correct the default as required by the notice within ten (10) days of the Landlord providing such notice.

- iii) The Tenant has:
 - 1) become bankrupt or insolvent or made an assignment for the benefit of creditors;
 - 2) had its property seized or attached in satisfaction of a judgment;
 - 3) had a receiver appointed;
 - 4) committed any act or neglected to do anything with the result that a construction lien or other encumbrance is registered against the Lands;
 - 5) without the consent of the Landlord, made or entered into an agreement to make a sale of substantially all of its assets, or removed substantially all of the chattels contained in the Premises;
 - 6) taken action with a view to winding up, dissolution, or liquidation;
 - iv) Any insurance policy is cancelled or not renewed by reason of the use or occupation of the Premises, on in the case of insurance to be maintained by the Tenant, by reason of non-payment of premiums;
 - v) The Premises are used by any other person or persons, or for any other purposes than as provided for in this lease without the written consent of the Landlord.
- b) When an Act of Default on the part of the Tenant has occurred:
- i) The current month's Rent, together with the next three months' rent shall become due and payable immediately; and
 - ii) The Landlord shall have the right to terminate this lease or to re-enter the Premises and deal with them as it may choose.
- c) If, because an Act of Default has occurred, the Landlord exercises its right to terminate this Lease or re-enter the Premises prior to the end of the Term, the Tenant shall nevertheless be liable for payment of Rent and all other amounts payable by the Tenant in accordance with the provisions of this Lease until the Landlord has re-let the Premises or otherwise dealt with the Premises in such manner that the cessation of payments by the Tenant will not result in loss to the Landlord and the Tenant agrees to be liable to the

Landlord, until the end of the Term of this Lease, for payment of any difference between the amount of Rent hereby agreed to be paid for the Term hereby granted and the Rent any new tenant pays to the Landlord.

- d) The Tenant covenants that notwithstanding any present or future Act of the Legislature of the Province of Ontario, the personal property of the Tenant during the term of this lease shall not be exempt from levy by distress for Rent in arrears:
 - i) And the Tenant acknowledges that it is upon the express understanding that there should be no such exemption that this Lease is entered into, and by executing this Lease, the Tenant waives the benefit of any such legislative provisions which might otherwise be available to the Tenant in the absence of this agreement, and the Tenant agrees that the Landlord may plead this covenant as an estoppel against the Tenant if an action is brought to test the Landlord's right to levy distress against the Tenant's property.
- e) If, when an Act of Default has occurred, the Landlord chooses not to terminate the Lease or re-enter the Premises, the Landlord shall have the right to take any and all necessary steps to rectify any or all Act of Default of the Tenant and to charge the costs of such rectification to the Tenant and to recover the costs as Rent.
- f) If, when an Act of Default has occurred, the Landlord chooses to waive its right to exercise the remedies available to it under this Lease or at law the waiver shall not constitute condonation of the Act of Default, nor shall the waiver be pleaded as an estoppel against the Landlord to prevent it exercising its remedies with respect to a subsequent Act of Default. No covenant, term, or condition of this Lease shall be deemed to have been waived by the Landlord unless the waiver is in writing and signed by the Landlord.

ARTICLE 11
EARLY
TERMINATION
RIGHTS

**11.1 Tenant's
Early Termination
Right**

Notwithstanding anything in this Lease to the contrary and provided the Tenant is not in default hereunder, the Tenant shall have the right to terminate this Lease prior to the end of the Term by providing prior written notice (the "**Tenant Termination Notice**") to the Landlord, which Tenant Termination Notice shall state a termination date to be

not less than twelve (12) months after the date of delivery of the Tenant Termination Notice and which date must be effective as of the end of a calendar month (the **“Tenant Early Termination Date”**). From the date of delivery of the Tenant Termination Notice to the Tenant Early Termination Date, the rights and obligations of the parties shall continue to be applicable. Furthermore and without limiting the generality of the foregoing, all rights and obligations applicable to the parties on the last day of the Term shall be applicable on the Tenant Early Termination Date.

**11.2 Landlord’s
Early Termination
Right**

Notwithstanding in this Lease to the contrary, the Landlord shall have the right to terminate this Lease prior to the end of the Term by providing prior written notice (the **“Landlord Termination Notice”**) to the Tenant, which Landlord Termination Notice shall state a termination date not less than twelve (12) months after the date of delivery of the Landlord Termination Notice which date must be effective as of the end of a calendar month (the **“Landlord Early Termination Date”**). From the date of delivery of the Landlord Termination Notice to the Landlord Early Termination Date, the rights and obligations of the parties shall continue to be applicable. Furthermore and without limiting the generality of the foregoing, all rights and obligations applicable to the parties on the last day of the Term shall be applicable on the Landlord Early Termination Date.

**ARTICLE 12
NOTICES**

Any notice required or contemplated by any provision of this Lease shall be given in writing enclosed in a sealed envelope addressed in the case of notice to the Landlord to:

County of Renfrew
9 International Drive
Pembroke, Ontario
K8A 6W5
Attention: Manager of Real Estate

and in the case of notice to the Tenant to

Paradise Childrens Programs Inc.
Renfrew County Place
450 O’Brien Road
Renfrew Ontario K7V 3Z2
Attention:

and delivered personally or by registered mail and postage prepaid. The time of giving of notice by either registered or signature mail shall be conclusively deemed to be the third Business Day after the day of such mailing. Such notice, if personally delivered, shall be conclusively deemed to have been given and received at the time of such delivery.

IN WITNESS WHEREOF the parties hereto have executed this Lease.

SIGNED, SEALED & DELIVERED) THE CORPORATION OF THE COUNTY OF
RENFREW

)

) Per: _____

) Name: Craig Kelley
Title: Chief Administrative Officer/Clerk

)

Authorized Signing Officer

) Per: _____

) Name: Peter Emon
Title: Warden

)

Authorized Signing Officer

)

PARADISE CHILDRENS PROGRAMS INC.

Name:

) Title:

) Authorized Signing Officer

Per: _____

)

Name:
Title

)

) Authorized Signing Officer

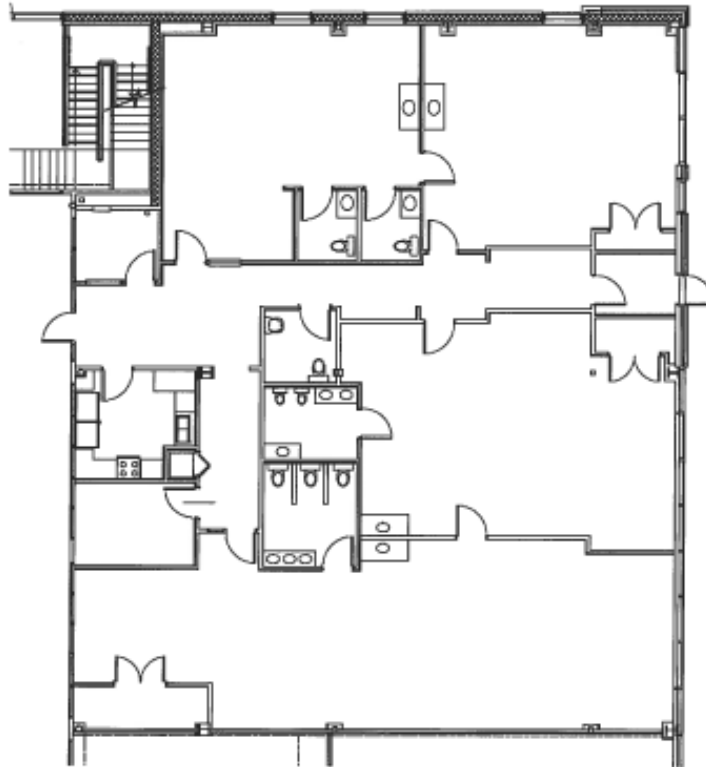
SCHEDULE "A"

LEGAL DESCRIPTION OF THE LANDS

Part of Lot 10, Concession 2, Horton, as in R167983, except R243660; S/T R167983, S/T R142311, R47903, R53737, Town of Renfrew [PIN 57288-0057]

SCHEDULE "B"

Floor Plan



PLANNING DIVISION REPORT

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

Prepared for: Development and Property Committee

February 13, 2024

INFORMATION

1. Subdivision Activity Update

47T-23002 – Draft approval was issued for the Morison Townhouses development in Deep River for 12 units. The developer will have up to 3-years to clear the conditions and attain final approval.

47T-24001 – The first subdivision application of 2024 was received and deemed complete. The subdivision is being called “River Lane Estates” and is located in the Township of Greater Madawaska on the south side of the Madawaska River and adjacent to the Township of McNab/Braeside. The subdivision proposes to create 26 waterfront lots. The proposal includes a plan of condominium 47CD-24002 for the creation of a private road to be used for access to the proposed waterfront lots. Attached, as Appendix PLAN-I is the initial staff review memorandum. All of the information has been posted on the County of Renfrew [Zencity](#) engagement platform for public review.



QR Code

2. Short-Term Rental Accommodation

The Township of Laurentian Valley has arranged and invited the municipalities of Renfrew County to a meeting to discuss the short-term accommodation issue which will be held at the County of Renfrew Administration Building on February 21, 2024. The meeting is an opportunity to share thoughts, concerns, and approaches related to short-term accommodation, particularly the approaches to regulation and by-law enforcement. A number of area municipalities have been engaging in discussions at the staff level to collaboratively share templates and information; however, it is felt this forum may provide for a broader opportunity for discussion and perspective.

3. Flood Hazard Information Mapping Program (FHIMP)

The first phase of the FHIMP is entering the final stages, with a finish date of March 1, 2024. This project will allow the County of Renfrew to identify shortfalls in current mapping, identify and prioritize areas for acquiring new mapping, plan strategies for acquiring the data required, and prepare work plans for future budgeting exercises. This will also position the County of Renfrew to respond quickly, efficiently, and effectively when new funding opportunities arise. The deliverables from this project will prepare

the County of Renfrew for future "shovel ready" flood plain mapping projects and build knowledge capacity within the region. Planning and GIS Staff have been meeting and providing regular updates to representatives from both Natural Resources Canada (NRCAN) and the Ministry of Natural Resources and Forestry (MNRF). The final report for this first phase is to set priorities and establish the future scope of work to complete field investigations and flood hazard mapping.

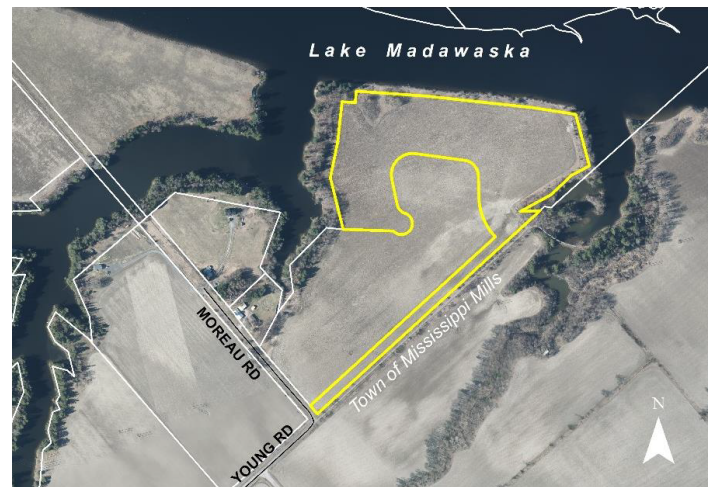
BY-LAWS

4. Official Plan Amendment No. 43 – Township of McNab/Braeside

Recommendation: THAT the Development and Property Committee recommends that County Council adopt a By-law to approve Official Plan Amendment No. 43 to change the designation of the lands from Agriculture to Rural.

Background

Attached as Appendix PLAN-II is the proposed Official Plan Amendment and a detailed staff report. Official Plan Amendment No. 43 is submitted by Jp2g Consultants on behalf of 1332712 Ontario Inc. The application to amend the County of Renfrew Official Plan proposes to redesignate a vacant 9.0 hectare waterfront property along the Madawaska River (Lake Madawaska above the Arnprior Generating Station) from Agriculture to Rural. The property was previously severed from a larger farm and includes direct access to Moreau Road.



The application submission includes a Planning Justification Study, prepared by Jp2g Consultants Inc., dated November 2, 2023. The study includes a 2005 Planning Justification Report prepared by Jp2g Consultants and an Agricultural Soils Assessment, prepared by AgPlan Limited, in December 2004. In accordance with the requirements of the Planning Act, a public meeting was held at the Township of McNab/Braeside municipal office on January 16, 2024.

A significant amount of public feedback was received through written submissions and attendance at the public meeting. Correspondence included submissions from the Renfrew County Federation of Agriculture, the Arnprior Regional Federation of Agriculture, and a petition that included 85 signatures. The comments can be generally summarized as opposition to the application and a concern for the preservation of agriculture lands. A complete list of the submissions and details regarding the concerns are included in the detailed staff report.

Planning staff reviewed the application and support the approval of the requested Official Plan Amendment. This property has a long-history of previous planning approvals/review. The lands were formally designated by the Official Plan as rural, and are currently zoned for rural residential uses. When the Official Plan was modified by the Province through the comprehensive update, the designation was changed to Agriculture. We assume the Province was unaware of the history of this site and that the principle of development had been previously established through proper planning approvals. Staff view this application as a technical amendment to reinstate the Rural designation.

REVIEW MEMORANDUM

File No.:	47T24001 River Lane Estates Subdivision
Applicant:	1000501983 Ontario Limited (Agent: Jp2g Consultants Inc.)
File No.:	47TCD24002 River Lane Estates Condominium Common Elements
Applicant:	1000501983 Ontario Limited (Agent: Nelligan, O'Brien, Payne LLP)
Municipality:	Township of Greater Madawaska
Date Applications Rec'd:	January 19, 2024
Target Date:	120 days (May 18, 2024)
Location:	Part of Lots 16 and 17, Concession 1 and Part of Lot 17, Concession 2 (Bagot)
Date of Public Meeting:	not applicable
Municipal Water:	n
Sanitary Sewers:	n
Storm Sewers:	n

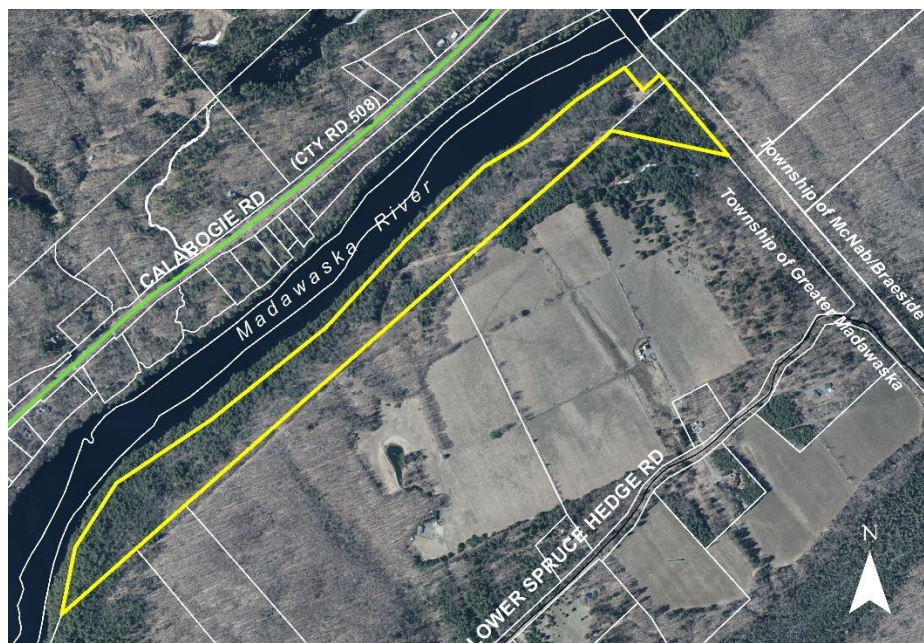
SUBMISSION REVIEW:

The submission can be considered complete and the application may be circulated for review and comment by the required agencies, and peer review.

SUBJECT SITE AND SURROUNDING LAND USES:

The development proposal is located on lands in Part of Lots 16 and 17, Concessions 1 and 2, geographic Township of Bagot, owned by 1000501983 Ontario Limited. The property is located approximately 1.4 kilometres southwest of the hamlet of Burnstown.

The property is 19.85 hectares in area and has frontage on the south side of the Madawaska River and proposes private road access out to Lower Spruce Hedge Road. The lands have rolling topography with a significant slope to the Madawaska River. They are mostly tree-covered except for an existing roadway that generally runs along the south lot line. There is an existing dwelling in the northeast corner. The east end of the property abuts an unopened road allowance between the Township of Greater Madawaska and the Township of McNab/Braeside.



The surrounding lands can generally be described as consisting mostly of large rural properties with a mix of farm fields and natural bush. There are some rural residential lots located along Lower Spruce Hedge Road. There

are many, long-existing waterfront residential lots along the north shore of the Madawaska River.

SUBDIVISION AND CONDOMINIUM PROPOSALS:

Application 47T24001 has been submitted for a new residential development consisting of 26 waterfront residential lots, each with 45 metres of frontage on the Madawaska River. Lot frontages on the proposed internal road range from 20.0 to 179.5 metres and lot areas range from 0.291 to 4.003 hectares. A new internal road is proposed for Block 27 and greenspace is proposed for Block 28. Condominium ownership of Blocks 27 and 28 as common elements is proposed under concurrent application for condominium exemption 47T24002.

Application 47T24002 has been submitted, with a detailed explanation of the application, prepared by Nelligan, O'Brien, Payne LLP, December, 2023. The application is for exemption for draft approval (condominium) to create a common elements condominium corporation for the purposes of ownership and long term maintenance, including related costs, of the proposed internal subdivision road and greenspace blocks, subject to the requirements of the Condominium Act. After approval and upon registration, a Renfrew Common Element Condominium Corporation No. would be assigned. The subdivision lots as POTLs (parcels of tie lands) will have right of access over the Condominium lands (internal road) from the lots to the municipal road allowance to the east, and visa-versa.

The municipal road allowance is a public road shared between the Township of Greater Madawaska and the Township of McNab/Braeside. The existing road over the road allowance is subject to a long-existing agreement under which the owner constructed, maintains and repairs the road. The road will be required to be further improved and it is the intent that the Condominium will be the successor of the existing agreement, and will have the benefit of, and be bound by, the terms of that agreement, and any supplemental agreements related to the road and/or Common Elements (i.e. condominium agreement). The applicant is proposing that the Township of Greater Madawaska and the Township of McNab/Braeside enter into a Joint Use and Maintenance Agreement (JUMA) under the Municipal Act. Under the agreement, the Township of Greater Madawaska would take responsibility to maintain, repair and replace the whole width of the road. The JUMA would allow Greater Madawaska to assign the obligation for those responsibilities to a private owner serviced by the road (the Applicant) or another contractor. The agreement would indemnify the Township of McNab/Braeside from any loss or damage from the lack of repair of the road. The road allowance would remain a public road. The application submission recommends a number of conditions that the County could impose through its approval of the application to be included in the condominium Declaration for the common elements condominium.

Together, the condominium common element road within the development, and the public road, under private/condominium maintenance, would provide the proposed subdivision lots access out to Lower Spruce Hedge Road, a municipal road maintained year-round. The applicant's agent for the condominium application, provides a legal opinion that the proposed road access complies with the Official Plan road access requirements, because the road over the public road allowance will be maintained year-round, albeit privately. The year-round maintenance will be secured by the existing agreement, and a future Condominium agreement through the statutory obligations imposed on the Condominium Corporation, thereby having the same effect as year-round maintenance by a public road authority.

PROVINCIAL POLICY STATEMENT 2020

The following are the key policies applicable to this development:

1.1.1 Healthy, liveable and safe communities

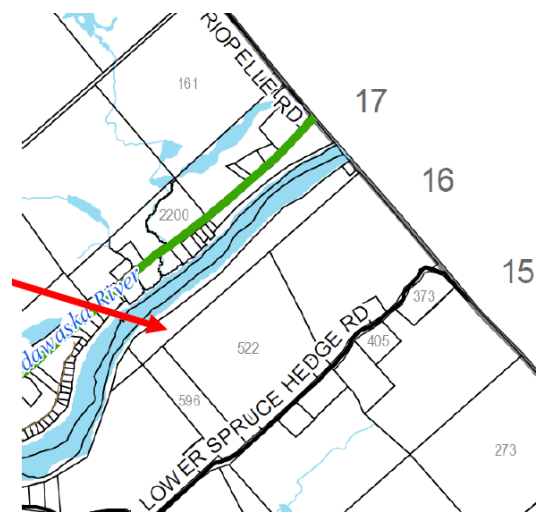
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market and affordable housing needs for current and future residents
- 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:
c) residential development, including lot creation, that is locally appropriate;
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.6.6.4 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services* and *individual on-site water services* may be used for infilling and minor rounding out of existing development.
- 1.6.6.7 Stormwater management is to be integrated with planning for sewage and water services to ensure systems are optimized, feasible and financially viable over the long term by:
minimizing/preventing contaminant loads; minimizing erosion and changes in water balance, mitigating risks to human health, safety, property and the environment; maximizing extent and function of vegetative and impervious surfaces; and promoting stormwater best management practices
- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
- 2.1.5 *Development* and *site alteration* shall not be permitted in:
d) *significant wildlife habitat*;
- unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
- 2.1.6 *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
- 2.1.7 *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
- 2.1.8 *Development* and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

- 2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
- e) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas;
 - i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
 - c) *hazardous sites*.
- 3.1.2 *Development and site alteration* shall not be permitted within:
- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
 - d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
- 3.1.8 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

OFFICIAL PLAN DESIGNATION: Rural

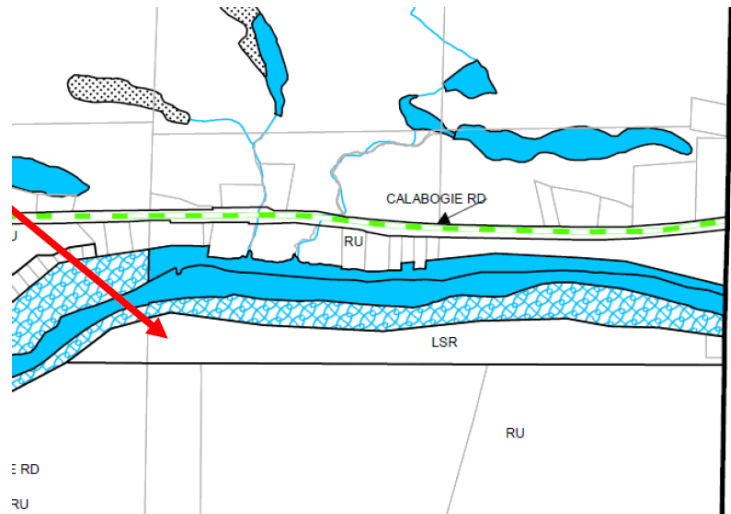
- 5.3(1) uses permitted in the Rural designation
- 5.3(4) policies for waterfront residential development in the Rural designation
- 5.3(8) Madawaska River floodplain
- 2.2(6)(5) archaeology
- 2.2(8)(a) habitat of endangered and threatened species
- 2.2(8)(c) significant wildlife habitat
- 2.2(8)(d) fish habitat
- 2.2(9)(d) wildland fire risk
- 2.2(9)(e)(2) general floodplain policies
- 2.2(11) water setback and shoreline integrity
- 2.2(12)(a)(iii) private services
- 2.2(20) unopened road allowances
- 2.2(23) Environmental Impact Study
- 2.2(27) infrastructure planning



- 2.2(29) parkland dedication
- 2.2(30) stormwater management
- 13.3(3) local municipal roads
- 14.4 requirements for plans of subdivision

ZONING BY-LAW:

- 7.1 and 7.2 permitted uses and lot development requirements in the LSR Zone
- 3.15 lots to front on streets
- 3.28(e) minimum water setback
- 3.31 Madawaska River floodplain



SUBMITTED STUDIES:

The following studies have been submitted with the subdivision application. These studies have been prepared by experts of various disciplines that involves work that can include but is not limited to historical and desktop research, review of various databases and information sources, site visits, on-site data/sample collection and/or monitoring, laboratory testing, computer modelling, etc., while following Provincial legislative and regulatory requirements, and industry standards.

The findings of each study are summarized below:

Planning Justification Report and Servicing Options, Jp2g Consultants Inc., January 15, 2024

- Provides an overview of the proposal and provides a detailed evaluation of the proposal against the relevant policies of both the Provincial Policy Statement (PPS), County of Renfrew Official Plan, the provisions of the Township's Zoning By-law, and the findings of supporting studies. It also provides a detailed evaluation of servicing options for the site.
- The proposed residential development is permitted in the Rural designation and has been located and designed in accordance with the site suitability and residential waterfront policies of the Rural designation.
- The submitted Preliminary Stormwater Management Report details the overall strategy for managing stormwater. It will be implemented through detailed lot grading, drainage, and stormwater management plans required as a condition of draft approval for the subdivision.
- The submitted Environmental Impact Study evaluates the potential impacts of the proposed development on significant habitat of endangered and threatened species, significant wildlife habitat, and fish habitat located on and/or adjacent to the subject lands, and includes recommendations for mitigation measures that should be implemented to protect these natural heritage features.
- The submitted Stage 1 & 2 Archaeological Assessment report was completed for the proposed development lands and recommends no further archaeological assessment is required. It has been submitted to the Ministry of Citizenship and Multiculturalism (MCM) for review and registration into the Ontario Public Register of

Archaeological Reports. MCM confirmation letter is pending.

- Potential hazards include slope stability and erosion, flooding hazards and wildland fire hazard. The submitted Geotechnical Investigation and Slope Stability Assessment identifies a hazard limit for development and provides various recommendations to maintain slope stability. It also confirms there is no floodplain at the site, and no development will occur within 30 metres of the high-water mark. Wildland fire risk was evaluated as being low to moderate. Additional mitigation to reduce risk can be implemented through choice of building materials.
- Minimum Distance Separation I (Type B) calculations for nearby livestock facilities have been prepared and are favourable.
- Proposed zoning for the development is explained, and a draft amending by-law and schedule is provided. A portion of the new internal road allowance is required to be widened to accommodate grading for the road design, thereby reducing the lot area for four of the lots. There are also four lots that will have a reduced road frontage. The Limited Service Residential (LSR) Zone requires a minimum 4047 square metre lot area, minimum 45 metre road frontage and minimum 45 metre water frontage for each lot. Limited Service Exception (LSR-X) zones are proposed for the undersized lots. The hydrogeological study supports the reduced lot sizes for servicing and includes a preliminary development plan in Appendix B of that study. The lands between the limit of hazard (slope stability) and the Madawaska River are proposed to be placed in an Open Space-Exception Zone. The exception would allow for a single dwelling supported by a site-specific geotechnical investigation and an individual lot site plan, both approved by the municipality.
- To address servicing options, the Provincial servicing hierarchy (full municipal services; communal services; individual on-site private services) is reviewed as it relates to how the site can be serviced for water and sewage disposal. Provincial regulation requires a servicing options report and hydrogeological report for plans of subdivision of over 5 lots/units with proposed individual well and septic services.
- The preferred option of municipal services cannot be achieved as there are no municipal sewer and water services available in proximity to the subject lands (13 km away in the Town of Renfrew).
- Communal service is not feasible based on the number of proposed lots, land area to accommodate a communal system, economies of scale and the need for a municipal responsibility agreement.
- As required to support individual well septic services on each lot, a Hydrogeological Evaluation Report, including a nitrate impact assessment and terrain analysis, has been submitted. It examines groundwater quality, quantity, and suitability of the site for septic systems. The study confirms that for the proposed lots are suitable for development on private well and septic systems over the long-term.
- The Planning Justification Report concludes that the proposed development conforms to the PPS and Official Plan, and Section 51(24) of the Planning Act, and is compatible with the surrounding area.

Stages 1 and 2 Archaeological Assessment, Woodland Heritage Northwest, January 31, 2023

Stage 1 Assessment:

- Purpose - to review the property's history, geography, site condition and previous archaeological field work to evaluate the property's archaeological potential. Stage 2 assessment strategy is recommended, if necessary.
- Field work completed in October 2022. Various features were considered to determine archaeological potential. Based on the site being adjacent to the Madawaska River and almost 100% of the site being undeveloped, it was determined that there is potential for unknown archaeological resources.

- Portions of the site that were previously disturbed (dwelling and existing road) or with slopes greater than 20° were not tested. The remainder of the site was recommended for Stage 2 assessment.

Stage 2 Assessment:

- Determines all archaeological resources on site and determine if archaeological resources require further assessment.
- Field work confirmed that 77% of the lands could not be tested due to the steeply sloped terrain and wetlands, and may be omitted from Stage 2 archaeological assessment. The remaining 23% exhibited archaeological potential and is suitable for testing by conventional means.
- In all 8.7 ha of the development site and approximately 30% of the additional lands (open space block) were tested.
- Shovel testing was completed along the river shore, near the water, and 1 metre from any built structure on the property
- No unknown archaeological materials were observed nor was any evidence of past human use of the landscape observed within the boundaries of study area in the areas exhibiting archaeological potential.

Findings

- No further archaeological assessment is required.
- Should there be any alteration to the plans of this development, additional archaeological assessment may be required based on the presence of archaeological potential as outlined in the *2011 Standards and Guidelines Section 1.3.1*.

Notes

- The applicant advises that the report has been submitted to the Ministry of Citizenship and Multiculturalism (MCM) for review and registration into the Ontario Public Register of Archaeological Reports. An expedited review of the Stage 1 and 2 Archaeological Assessment, and MCM review and comment, no later than May 26, 2024, has been requested.
- Should the MCM review not be completed at the time that the County renders a decision on the subdivision application, the requirement to have the archaeological assessment entered into the register can be implemented as a condition to final approval of the subdivision.

Environmental Impact Study, Jp2g Consultants Inc., Muncaster Environmental Planning Inc., December 15, 2023

- Site visits completed on May 25th, June 2nd, 16th, 22nd 23rd and 28th, 2021 and on May 11th and July 6th, 2023, to delineate vegetation communities and carry out various wildlife surveys, and a butternut survey.
- Site consists primarily of vacant woodlands, with a road running along the southeastern boundary swinging north, halfway through the lot. A dwelling is located at the northeast end of the property. There are several channels, wet and dry, that cross the lands from the southeast and run to the Madawaska River. The shoreline along the Madawaska River is rocky and very steep in locations. The overall property is rolling, with steep valleys on the western half, and generally slopes down to the river.
- Various vegetation and wetland communities were mapped and documented for the site.
- No natural heritage features or areas are identified in the County of Renfrew Official Plan for the property.
- MNRF information identified occurrences of bobolink, Blanding's Turtle, midland painted turtle and a restricted species. There is potential for other species at risk, based on a review of the property.
- Site not considered to have high potential for bat maternity roost habitat; it may be used for a travel corridor or foraging. There will be some loss of foraging habitat due to development, but adjacent lands can provide sufficient foraging habitat.
- No suitable field habitat on site for bobolink, but nearby fields are suitable. No negative impacts anticipated provided recommended mitigation measures are implemented.
- Breeding Bird Surveys identified a number of birds (listed in study) on or in proximity to the property. No

- negative impacts anticipated provided recommended mitigation measures are implemented.
- Butternut surveys did not identify any butternut trees on the property or on adjacent lands.
 - Eastern Whip-poor-will surveys did not record any utilization of the property or adjacent lands by this species.
 - DFO mapping tool identified aquatic species at risk that potentially use the Madawaska River for habitat. No negative impacts anticipated provided recommended mitigation measures are implemented.
 - NHIC confirmed the restricted species. It was not observed on-site but adjacent lands contain limited habitat for the species. No negative impacts anticipated provided recommended mitigation measures are implemented.
 - The proposed waterfront lots are within Blanding's Turtle habitat but development on the lots will occur outside the Category 2 habitat. Development of dwellings within the Category 3 habitat is not anticipated to affect turtle movements as a large amount of undisturbed land will be retained, allowing Category 2 and 3 habitat functions to be maintained. No adverse impacts to Blanding's Turtle or any other turtle species will occur if the recommended mitigation measures are implemented.
 - No PSWs located on or within 120 metres of the property. One small wetland is mapped in the County of Renfrew Official Plan but site visits confirm it is an upland coniferous forest.
 - No ANSIs are located on site or within 120 metres.
 - The lands are located in EcoRegion 5E. There are no significant valleylands or significant woodlands.
 - Various significant wildlife habitats were reviewed to determine potential presence on site. Potential habitats for various species were identified but will not be negatively impacted, as these are either typically located within 30 metres of the shoreline where no development will occur. As well, much of the site will remain untouched and potential adverse impacts can be managed through recommended mitigation measures.
 - Water features on or near the site include multiple channels, seeps and springs that drain to the river. Based on their nature, slopes and intermittent and/or shallow water flow or underground flow, and presence of woody debris and large rocks, these channels do not support fish habitat.
 - Section 5.7.1 details the plans for maintaining and/or relocating existing channels, and constructing one new outlet channel. Culverts will be required with road construction, to access the lots. To minimize impact on the downstream water quality and fish habitat, 15 metre wide vegetated buffers are proposed for the existing and relocated channels. A 6 metre wide vegetated buffer is proposed for the new outlet channel. DFO review will be required for the proposed work on the channels. The springs and seeps will remain intact.
 - Fish habitat of the Madawaska River is proposed to be protected with a minimum 30 metre maintained vegetated setback from the high water mark, with the exception of a meandering, permeable path to the shoreline for each lot.
 - Site visit documentation and air photo interpretation of forest composition on the property indicate a low to moderate wildland fire risk. A wildland fire risk assessment form based on anticipated building materials results in a moderate risk that can be further reduced through choice of building materials.
 - Section 6.0 of report sets out comprehensive recommendations to be implemented through the subdivision agreement to protect potential species at risk habitat, fish habitat and significant wildlife habitat located on or adjacent to the subject lands, from potential adverse impacts related to the proposed development.
 - Concludes that the development on the overall site will be consistent with Natural Heritage policies of the PPS and County Official Plan provided recommendations/mitigation measures are properly implemented

Geotechnical Investigation and Slope Stability Assessment, Morey Associates Ltd., May 11, 2023

- The site is mapped as Precambrian granite with surficial geology consisting of shallow glacial till and rock ridges.
- Site work was completed in October-November 2022.
- 4 boreholes, 11 test pits and 4 auger holes were completed across the full site to determine underlying soil conditions. Soil samples were submitted for laboratory testing for soil and chemical characteristics.
- Groundwater conditions were observed in the some of the test pits and auger holes, standpipes were

- installed and groundwater level was monitored.
- Subsurface conditions:
 - Topsoil thickness 0.1 to 0.6 metres;
 - Below top soil was found silty sand material (loose compact state of packing)
 - Glacial till consisted of silty sand with a trace of gravel, cobbles and boulders with a trace of clay (loose to dense state of packing but mostly a dense state)
 - Bedrock was encountered 0.91 to 7.6 metres below ground surface
 - All of the test pits and auger holes were dry at time of measurements, except two with water levels measured at 2.6 and 2.7 m bgs
 - At the time of measurement, four of the standpipes were dry, and four of the standpipes measured ground water levels ranging from 2.1 and 2 m bgs
 - Seismic site response based on limited investigation is classified as Site Class D, except where foundations are founded on relatively sound bedrock, a Site Class C may be used
 - Based on seismic conditions, soil types and depth of bedrock, no major damage to dwellings should occur due to liquefaction
 - Chemical testing of a soil sample found a 0.01% sulphate which is considered to have negligible potential for sulphate attack on buried concrete
 - Ohm resistivity and pH levels were tested and are considered to have a slightly aggressive corrosion rate on buried bare steel
 - Site services (i.e. buried utilities, stormwater pipes) can be installed through the top soil or in bedrock. The latter may require excavations, hoe ramming or blasting. The latter is to be supervised by a vibration/blasting specialist engineer. Pre-construction surveys of nearby structures, utilities should be done prior to these operations.
 - Design considerations for local road pavement installation is provided
 - Slope assessment found the majority of the site is comprised of a slope that is generally 30 – 50 metres high and inclined 12 to 40 degrees to the horizontal. There are some areas of localized relatively flat tableland adjacent to the existing roadway. There is no relatively flat area between the toe of the slope and the watercourse.
 - Some evidence of active and previous erosion was noted at the toe of the slope that undercuts the toe of the slope causing trees to lean out towards the river. There was no evidence of major slope instability for the riverbank slope at the site.
 - Computer software was used for slope analysis for both static and seismic conditions, at four cross-sections (AA, BB, CC and DD), across the site. Accordingly the site was divided into Zones A, B, C and D. The stable slope allowance is not uniform across the site. The limit of hazard lands equals the stable slope allowance, plus the 5 metre toe erosion allowance plus the 6 metre erosion access allowance. A line representing the limit of hazard lands is shown on Figure 3 of the report.
 - The study includes detailed recommendations related to:
 - Footings for dwellings and road subgrade based on location on soils and/or bedrock
 - Recommended professional geotechnical engineer on-site inspections, approval of fill
 - Protection of native soils from construction equipment
 - Prohibition of buildings structures, sewage system leaching beds, decks, pool, accessory buildings, and landscape grade raises in the limit of hazard lands
 - Erosion protection for existing and proposed culverts and for watercourses draining to the river
 - Surface water drainage down the face of the slope

Hydrogeological Investigation and Terrain Analysis, Jp2g Consultants Inc., December 15, 2023

- Site is generally rolling topography with some steep slopes. Elevations on site ranges from 150 metres asl at

- the Madawaska River to 190 metres asl at the southern boundary of the property.
- Geology of site consists of Precambrian bedrock overlain by overburden of sands and silt on top of glacial till consisting of gravel, cobbles and boulders
 - Groundwater was found 2.3 to 2.7 m bgs in boreholes and test pits across the site
 - Hydrogeology used 20 well records within 650 metres and 4 on-site test wells – all completed in bedrock, 0.2 to 18.9 m deep; anticipated well yields of 7.5 to 68 Lpm.
 - Groundwater impact assessment used the nitrate dilution model option under D-5-4 Guidelines, based on 1000 l/day sewage effluent with 40 mg/L nitrate and 0.36 mg/L assumed nitrate background concentration. Nitrate concentration at property boundary was calculated to be 9.28 mg/L. Overall septic density for combined sites was calculated and allows one system per 0.55 hectares. Development of 26 lots is acceptable.
 - Section 4.0 provides specific sewage system design criteria based on the limited building envelopes. Systems may include, conventional Class 4 septic systems, filter media systems, or alternative treatment systems if the latter are acceptable by the local building authority.
 - Impacts on nearby surface water features are considered (Madawaska River and channels) – minimum 30 metre and 15 metre setbacks, are recommended, respectively. The lot sizes can accommodate the required 18 metre separation between a watercourse and nearest distribution pipe.
 - Phosphorous impact on the water quality of the Madawaska River was calculated which was below the Provincial Water Quality Objective. The proposed development is not anticipated to have an impact on the receiving water body.
 - Groundwater quantity and quality was determined using 3 test wells drilled on site in 2021 and 2023, plus the existing well, drilled in 2003, for the dwelling on the property. Well depths ranged from 49-91 metres; Wells pumped at rates from 11.4 to 18.9 Lpm (6 to 6.5 hrs). Calculated transmissivities, resultant drawdowns during pumping and measured recovery rates, and interference effects support an adequate groundwater supply available for the proposed development. Well interference was measured during pump tests. The underlying Precambrian aquifer's long-term safe yield will not likely be exceeded by the proposed development. The proposal of one well on average per 0.49 Ha will not result in unacceptable lot-to-lot well interference. Groundwater source heat pumps were not considered; additional water consumption testing would be required to determine impacts on water quality and quantity.
 - Water quality samples from the 4 test wells on site were collected and analyzed as per Guideline D-5-5. Water quality testing overall revealed water that met all health-related parameters and bacteriological requirements. Elevated aesthetic parameters were identified for hardness and iron, and slightly scale forming but are at treatable levels with conventional water treatment units (i.e. water softeners; greensand filters).
 - Any wells for this development will be required to be drilled and completed in the underlying bedrock aquifer.
 - Testing confirms a potable water supply and adequate supply for domestic purposes.
 - Section 10.0 provides recommendations conditions for approval.

Servicing Options Report and Conceptual Stormwater Management Report, Jp2g Consultants Inc., January 2024

- This study references studies submitted with the application including the Geotechnical Investigation and Slope Stability Analysis, the Environmental Impact Study, Hydrogeological Investigation and Terrain Analysis, and Roadway Pavement Design Addendum.
- Servicing is proposed by private wells and wastewater systems, as established in the Hydrogeological Investigation and Terrain Analysis.
- Pre-consultation occurred with the Township's peer review agent Engage Engineering to establish stormwater management criteria for stormwater quality and quantity control, and erosion and sediment control.

- Stormwater from the site drains overland or via existing drainage channels outletting to the river.
- The site is located at the downstream end of a 90 ha drainage area. Stormwater from these lands flows over the road on site, or through existing culverts, and existing drainage channels to the river.
- The existing grade and drainage system of the site is to be left intact, except for grading for the roadway and proposed building sites. Proposed roadside ditches will collect and direct upland flow to culverts and downstream channels outletting to the river. Stormwater from lands north of the roadway will continue to flow, as it currently does.
- Upstream stormwater will be collected in a proposed roadside ditch along the road. Thirteen existing culverts under the road will be evaluated, sized and replaced as necessary to manage the increased stormwater flows. The outlet channels may require permanent erosion control measures to mitigate adverse impacts. Consultation with a geotechnical engineer will take place at detailed design stage. Resulting stormwater quantity is not an issue, as the stormwater is received by the river.
- Stormwater quality control is to be provided with best management practices. Maintaining the majority of the natural landscape will promote infiltration, minimize erosion, and filter sediment. Lot grading will reduce travel time, and provide storage and infiltration. Roof eavestroughing will be directed to grassed areas to promote infiltration.
- A set of temporary and permanent erosion and control measures are provided to be implemented prior to and during construction, and after development is complete.

Design Brief – Preliminary Road Design, Novatech Engineers, Planners & Landscape Architects, January 2024

- Both the internal subdivision road and the concession road, within the shared road allowance, are proposed without asphaltic concrete surfacing, and will be based on the Township of Greater Madawaska's private road standards.
- Advice was provided by Morey and Associates Ltd. October 3, 2023, regarding recommended road base/subbase requirements, based on soil conditions to accommodate for heavier construction vehicles. Their May 11, 2023, Geotechnical Investigation and Slope Stability Assessment, Morey Associates Ltd., is to be referenced regarding guidelines for preparing the road base.
- Both roads are proposed with a 6 metre wide gravel driving platform and roadside ditches.
- The existing drainage patterns along, and the existing culverts under, the concession road will be maintained.
- The upland drainage from south of the subdivision lands will be managed by road side ditching and culverts under the subdivision road to drain water to the Madawaska River.
- The intersection at the concession road and Lower Spruce Hedge Road is proposed to be realigned to improve the turning radius for vehicles traveling east and turning onto the concession road.
- Preliminary designs for road cross-sections and profiles, based on site conditions, significant grade changes and a 40 km/hr design speed are provided for both proposed roads.
- Detailed design will require ground truthed surveys and consultation with abutting property owners.

ONE WINDOW SCREENING:

Main issues identified for this proposal are wildland fire risk, habitat of threatened and endangered species, stormwater management, slope stability, and private road and municipal road requirements.

The aforementioned studies/reports have been prepared to ensure the development conforms to the PPS and County of Renfrew Official Plan.

The applicant pre-consulted with Cambium (County peer reviewer) for the geotechnical and slope stability, and environmental impact studies and hydrogeological studies, and with Engage Engineering (Township peer

reviewer) for the road design and stormwater management report, prior to submission. Jp2g confirms in the Planning Justification Report that all of the peer review pre-consultation comments have been addressed in the submitted studies.

AGENCY CONSULTATION:

Township of Greater Madawaska, Township of McNab/Braeside, School Boards (RCDSB, RCCDSB, CECCE, CEPEO), Enbridge, Hydro One Networks Inc., Ontario Power Generation, Bell, Telus, Rogers, Canada Post, GIS/9-1-1, Cambium Inc. (County Peer Review agent)

As this is a preliminary review, additional concerns may be raised through agency comments or further review. Circulation of this application does not imply endorsement of the proposal.

RECOMMENDATION:

- The application and draft plan can be deemed complete and is ready to be circulated, in accordance with the Planning Act, for consultation.
- Full copies of both application submissions will be provided to the Township of Greater Madawaska and the Township of McNab/Braeside
- Peer review by the County's agent Cambium Inc. is recommended for the Geotechnical and Slope Stability, Environmental Impact, and Hydrogeological Studies.
- Peer review of any other studies will be co-ordinated with the Township of Greater Madawaska

County Planner: 

Date: January 31 / 2024

Manager of Planning Services: 

Date: Jan 31 / 24

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO ADOPT AMENDMENT NO. 43
TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW**

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

1. THAT Amendment No. 43 to the Official Plan of the County of Renfrew, consisting of the text attached as Schedule "I" is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 28th day of February 2024.

READ a second time this 28th day of February 2024.

READ a third time this 28th day of February 2024.

PETER EMON, WARDEN

CRAIG KELLEY, CLERK

Schedule I

AMENDMENT NO. 43

TO THE

OFFICIAL PLAN

FOR THE

COUNTY OF RENFREW

DRAFT

AMENDMENT NO. 43 TO THE OFFICIAL
PLAN FOR THE COUNTY OF RENFREW

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THE CONSTITUTIONAL STATEMENT

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

PART B - THE AMENDMENT consisting of the following text and Schedule "A" constitutes Amendment No. 43 to the Official Plan for the County of Renfrew.

PART A - THE PREAMBLE

Purpose

To amend Schedule A of the County of Renfrew Official Plan to redesignate an existing property of approximately 9.0 hectares in area from Agriculture to Rural to permit a future residential plan of subdivision.

Location

The lands affected by this amendment are described as part of Lot 1, Concession 11, in the geographic Township of McNab, in the Township of McNab/Braeside, located on Young and Moreau Road.

Basis

The Official Plan for the County of Renfrew was adopted by the Council of the County of Renfrew on March 27, 2002, and approved by the Minister of Municipal Affairs and Housing on June 2003. The Official Plan was recently updated by Official Plan No. 31, under Section 26 of the Planning Act, and approved by the County of Renfrew on August 19, 2021. This amendment represents the 43rd amendment to the Official Plan.

Proposal

The subject property is a vacant 9.0 hectare waterfront property that is designated in the Official Plan as Agriculture. The Agriculture designation does not permit residential lot creation. The owner has applied to redesignate the entire 9.0 hectare property from Agriculture to Rural to permit a future residential plan of subdivision.

These lands were previously designated Rural, had been severed and a plan of subdivision was proposed to create waterfront lots. The principle of development had been established to permit residential lots on this property. When the County of Renfrew Official Plan was updated in 2019, these lots were modified by the Province to a Rural designation. The Province was unlikely aware of the previous work already done to support residential development on these lands which led to the change to agriculture. This is a technical amendment to re-instate the Rural designation as it was adopted by the County before modification by the Province.

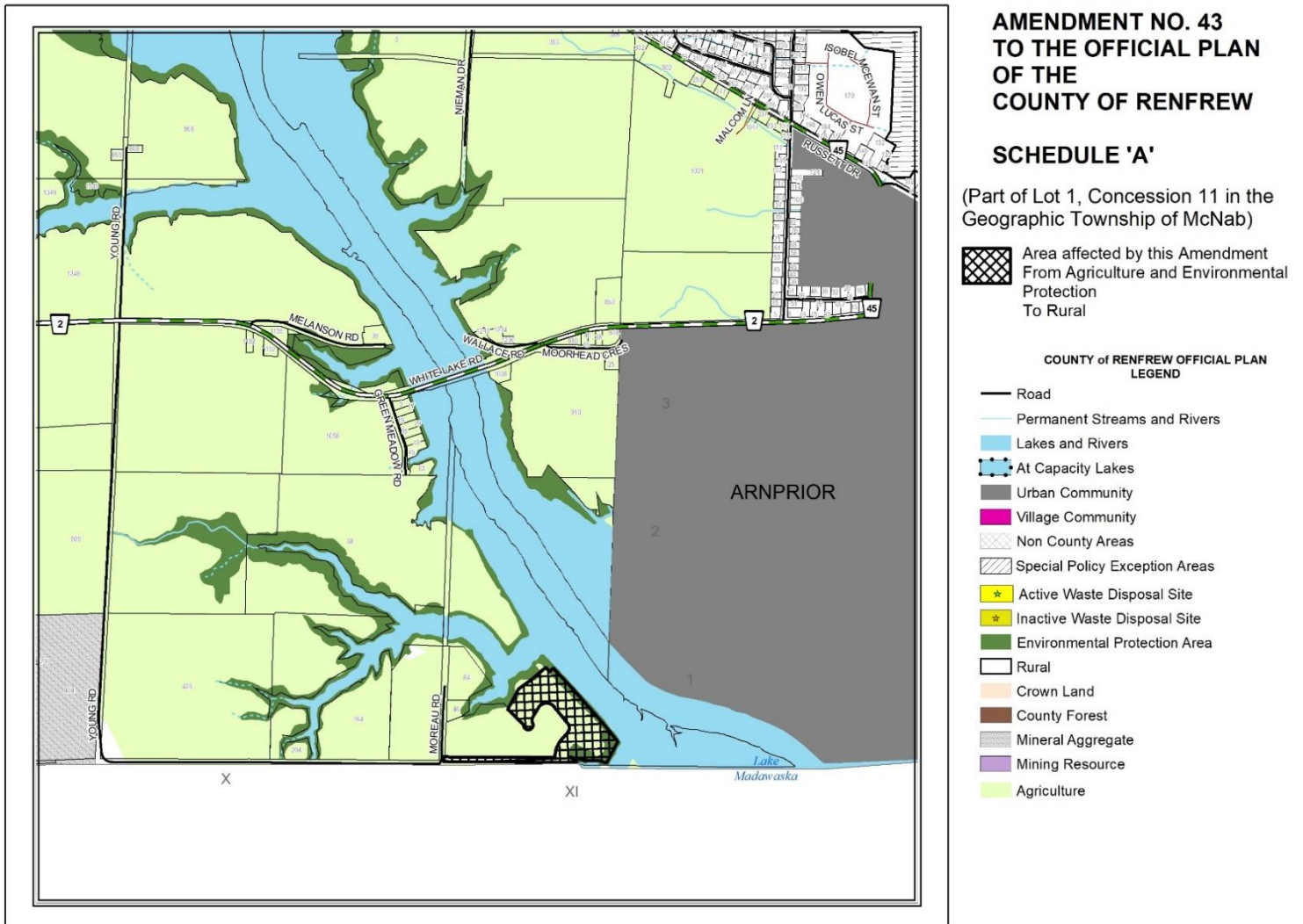
PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule "A" constitutes Amendment No. 43 to the Official Plan for the County of Renfrew.

Details of the Amendment

The Official Plan is amended as follows:

- (a) Schedule "A" of the Official Plan is hereby amended by redesignating those lands described as Part of Lot 1, Concession 11, in the geographic Township of McNab, in the Township of McNab/Braeside, from "Agriculture" to "Rural", as shown on the attached Schedule "A".



Note: This schedule forms part of Amendment No. 43 to the Official Plan of the County of Renfrew and must be read in conjunction with the written text.

Implementation and Interpretation

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

OFFICIAL PLAN AMENDMENT PLANNING REPORT

1. **FILE NO.:** OPA No.43
2. **APPLICANT:** Jp2g Consultants Inc. (Agent)
1332712 Ontario Inc. (Owner)
3. **MUNICIPALITY:** Township of McNab/Braeside
(Geographic Township of Admaston)
4. **LOCATION:** Part of Lot 1, Concession 11
Young Road and Moreau Road
5. **APPLICATIONS:** Official Plan Amendment

SUBJECT LANDS

6. **COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s)** Agriculture
Environmental Protection
7. **TOWNSHIP OF
MCNAB/BRAESIDE
ZONING BY-LAW
Zone Category(s):** Rural Residential-Exception Eleven-holding
(RR-E11-h)

8. DETAILS OF OFFICIAL PLAN AMENDMENT REQUEST:

The application to amend the County of Renfrew Official Plan proposes to redesignate a vacant 9.0 hectare waterfront property from Agriculture to Rural.

The application submission includes a Planning Justification Study, prepared by Jp2g Consultants Inc., November 2, 2023. The study and includes an Appendix being a 2005 Planning Justification Report prepared by Jp2g Consultants and an Agricultural Soils Assessment, prepared by AgPlan Limited, December 2004.

9. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject property, outlined in yellow in the figure below, is 9.0 hectares in area with 406 metres of water frontage on Lake Madawaska. It includes a narrow strip of land that provides direct frontage on and access to the intersection of Young Road and Moreau Road. The property consists of farm fields. There are no buildings or structures.

The subject lands are located in a predominantly agricultural area that includes land in the adjacent Town of Mississippi Mills, in Lanark County to the south. The Town of Arnprior is located on the north side of Lake Madawaska, consisting of future residential development lands, and the Arnprior Municipal Airport. Within McNab/Braeside, there are very limited rural residential lots in the area.



10. PROVINCIAL POLICY STATEMENT (PPS):

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

Section 1.1.1 states that healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

Section 2.3.1 states that prime agricultural areas shall be protected for the long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

Section 2.3.2 states that planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.

Section 2.3.3.3 identifies that new land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

Section 2.3.4 contains policies on lot creation and lot adjustments in prime agricultural areas.

Section 2.3.4.1 states lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

Section 2.3.4.3 states that the creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

11. OFFICIAL PLAN:

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

The lands impacted by this application are designated Agriculture. An Official Plan amendment has been requested to redesignate the property from Agriculture to Rural in order to permit the development of the lands with a future residential plan of subdivision.



Section 5.3(1) of the Rural designation permits a range of rural uses including agriculture, forestry, commercial, industrial, institutional, as well as limited low density residential.

Section 5.3(3) identifies criteria for determining site suitability for plans of subdivision. This criteria includes subdivisions associated with resource based recreational uses which includes water frontage and being located in areas having natural amenities. Section 5.3(4) sets out additional criteria for waterfront developments including minimum lot sizes, water access and ensuring no negative environmental impacts.

Section 6.3(1) of the Agriculture designation states that the predominant use of the land will be for primary agricultural uses, as well as agricultural-related uses and on-farm diversified uses.

Section 6.6(6) states that consents will not be allowed which have the effect of creating either severed or retained lots which are not directly related to agriculture unless otherwise provided for under Section 6.0.

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

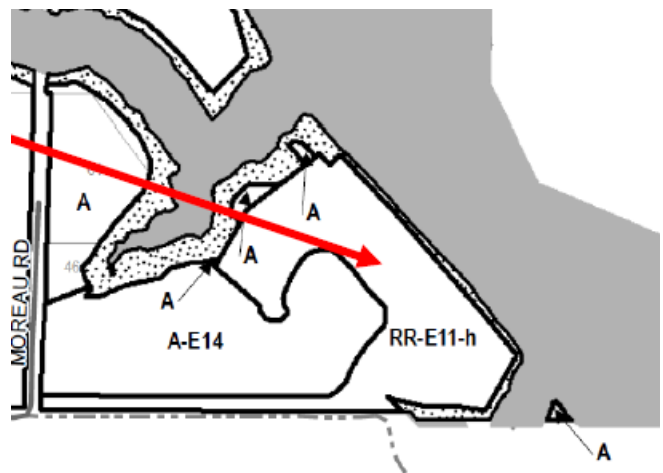
General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending on the type and scale of development, the location of the site and nearby features on the landscape. These address a variety of matters including, but not limited to: 2.2(2) Minimum Distance Separation from livestock facilities, 2.2(8) Natural Heritage Features, and 2.2(12) Servicing. Many of these policies contain requirements for studies and reports to address issues and provide recommendations for mitigation measures.

12. ZONING BY-LAW:

The subject lands are zoned Rural Residential-Exception Eleven-holding (RR-E11-h) in the Township of McNab/Braeside Zoning By-law.

Section 6.1(a) of the Rural Residential (RR) Zone permits a single detached, semi-detached and duplex dwelling types.

Section 6.2 sets out the various lot development requirements including lot sizes and frontages, and building setback and height requirements.



Section 6.3(k) provides for site specific requirements for land in the Rural Residential-Exception Eleven (RR-E11) Zone. For these lands a reduced minimum lot frontage of 20 metres along the road is permitted.

Section 6.4 Holding Zones sets out requirements for site-specific lands that are placed in holding zones. Section 6.4(b) Rural Residential Eleven-holding (RR-E11-h) applies to the subject lands. Prior to the holding (-h) symbol being removed, only existing uses in existing locations, agricultural uses with no buildings, open space and passive recreation with no buildings are permitted. To remove the holding (-h) symbol the following studies are required to support a plan of subdivision: planning justification report, site servicing options report, hydrogeological study with nitrate impact study, storm water management report, archaeological assessment (land and water), geotechnical and slope stability assessment, environmental impact study, favourable Minimum Distance Separation (Type B) calculations, and a draft approved plan of subdivision.

Section 3.22(c) of the General Provisions requires that no dwelling is to be erected within the required Minimum Distance Separation (MDS1) from a livestock facility.

Section 3.23(b) requires development abutting a County road to meet the road authority's requirements.

13. SUMMARY OF STUDIES:

In support of the application, the following study was submitted by the applicant and is summarized below:

Planning Justification Report, Jp2g Consultants Inc., November 2, 2023

The purpose of this report is provide justification for the proposed Official Plan amendment and references a historical official plan amendment process that included supporting studies and resulted in the lands being redesignated to Rural in 2005. This current amendment would re-instate what was previously approved.

The previous Official Plan amendment to the, then, local Township of McNab/Braeside Official Plan was approved by the County of Renfrew. Subsequently in 2019, the Township transitioned to the County of Renfrew Official Plan, and when the County Official Plan was updated and approved with modifications by the Ministry of Municipal Affairs and Housing in 2020, the Ministry modified the lands from Rural back to Agriculture. Based on the previous approvals, the intent in the County Official Plan update was that the Rural designation would continue. The study identifies the current Official Plan amendment as a technical correction.

Appendix B to the report is a copy of the 2005 Planning Report submitted for the previous Official Plan amendment. Embedded as Appendix A in the 2005 Report is an Agricultural Soils Assessment, prepared by AgPlan Limited, dated December

2004. The original proposal covered more land and proposed 25 residential lots. Additional information was requested to support the proposal. As a result, the soils assessment was completed and based on its findings, the proposal was downsized in land area and reduced to 10 residential lots. These were the lands identified in the soils assessment as having lower agricultural capabilities. The 2005 Planning Report also assessed matters such as potential impact of the development on surrounding agricultural uses.

The report discusses the relevant sections of the Provincial Policy Statement and the County of Renfrew Official Plan. The report recognizes the importance placed on prime agricultural lands in these documents. The 2005 soils assessment identified the lands to be redesignated as not capable for specialty crops and at 0.53 on the productivity index, which is less than the Class 3 index of 0.64. Only 36% of the area of the site is Class 3 lands. The study also found that the proposed use will have minimal agricultural impact. There has been no change in circumstances in the intervening years. The report confirms that the proposed official plan amendment is consistent with both the 2005 and 2020 Provincial Policy Statements.

Lastly, the report confirms that the site is still zoned Rural Residential-Exception 11 (RR-E11) with a holding (-h), that establishes the principal of development, subject to all the conditions of holding being satisfied before development can proceed.

The report concludes that the proposed Official Plan amendment would reinstate what was previously approved and is a technical amendment that represents good land use planning

14. CONSULTATION:

This formal Official Plan Amendment application was circulated in accordance with the *Planning Act*, and an in-person public meeting was held on January 16, 2024. Agency and public comments are summarized in the following sections.

15. AGENCY COMMENTS:

Twp. of McNab/Braeside	January 8, 2024 Recommend approval
Centre des Ecoles Publiques Centre-Est D'Ontario	December 15, 2023 No concerns
Enbridge	December 18, 2023 No objection to application but reserve right to amend its development conditions.

16. PUBLIC COMMENTS

The following is a list of the persons that provided written and/or oral comments including at the public meeting, held January 16, 2024:

Beth Nanne John Nanne	Written submission letter with 85 signatures, January 16, 2016; Oral comments at meeting
	Written submission, January 24, 2024
Bruce Hudson, President Arnprior Regional Federation of Agriculture (ARFA)	Written submission, January 12, 2024
Keanan Stone, President Renfrew County Federation of Agriculture	Written submission January 16, 2024
Bruce Graham	Oral submission, January 16, 2024
Mark MacGowan	Oral submission, January 16, 2024
Annette Cousens	Oral submission, January 16, 2024

The public comments provided can be summarized, as follows:

- Oppose the application as it is not consistent with the Provincial Policy Statement and the preservation of agricultural lands, in particular Classes 1, 2 and 3 lands.
- Ontario is losing prime agricultural lands at an unsustainable rate and they are required for a strong, viable and sustainable supply of food products grown, harvested and processed at home to ensure food security.
- Fragmentation of farmland in rural areas is counterproductive to the agricultural business structure in Ontario.
- Recommend the County take a holistic, systematic approach that prioritizes the protection of agricultural lands and identifies the most appropriate areas for growth with justifiable criteria and comprehensive analysis.
- This will set a precedent for more farmland along the waterfront to be

converted for residential development.

- Farmers may experience complaints from new residents who may not be familiar with common farm practices (i.e. equipment working around the clock, use of fertilizers and herbicides, manure spreading odours, large, slow moving farm vehicles on local roads.
- Makes more sense to upgrade seasonally maintained portion of Young Road to serve the new development, than build a new road beside Young Road. This would preserve more agricultural land, as well.

17. ANALYSIS:

The applicant is requesting a redesignation of the subject lands from Agriculture to Rural. The purpose is to “reinstate” the Rural designation for the exact same lands that was previously processed under the Planning Act, adopted by the Township of McNab/Braeside, and approved by the County of Renfrew, in 2005.

Subsequent to the 2005 OPA approval, the lands were severed in 2017, as a separate lot. As a condition to the approval of the severance, the lands were required to be re-zoned.

A zoning amendment application was submitted in 2018 and approved by the Township of McNab/Braeside to rezone the lands to a Rural Residential-Exception-Eleven-holding (RR-E11-h) zone that includes a list of supporting studies and documents required to support future residential development of the lands. The retained lands were zoned to Agriculture-Exception Fourteen (A-E14). The exception established a minimum lot size equal to the retained farm land, to ensure they will not be further fragmented. The RR-E11 and A-E14 zones are still in effect.

In response to concerns raised by members of the public and local agricultural federations, this property has been through three separate Planning Act applications and approvals, and was designated Rural for 15 years, prior to the Ministry reversal of the designation back to Agriculture. Since the original Official Plan amendment, the Provincial Policy Statement has been updated several times and continually strengthens the position of protecting not just prime agricultural lands but now the agricultural system as a whole. The County of Renfrew recognizes the importance of preserving prime agricultural lands. However, this amendment will rightfully return a designation that had been properly obtained. There are no other agricultural lands in the County of Renfrew with the same planning history. This application will not set a precedent for more waterfront agricultural lands to be re-designated for residential development.

Regarding the comment about the proposed road access and other questions raised at the public meeting regarding potable water quality/quantity on site, these types of development details will be addressed at the plan of subdivision

application stage.

It is assumed, that the Ministry of Municipal Affairs and Housing staff were unaware of the land use planning history of the site, and that the principle of development had been established through proper Planning applications when it modified the lands to Agriculture in the comprehensive update to the Official Plan in 2022.

Given the planning history of the subject lands, and that the principle of development was previously established, it is staff's opinion that the amendment requested is technical in nature and that this application be approved.

18. RECOMMENDATIONS:

That Official Plan Amendment 43 be approved to change the designation of the lands from Agriculture to the Rural designation on the subject lands.

Date: January 31, 2024

Prepared by: Anne McVean
County Planner

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

APPENDIX A

Planning Justification Report, Jp2g Consultants Inc., November 2, 2023
