



DEVELOPMENT AND PROPERTY COMMITTEE

Tuesday, May 14, 2024

A meeting of the Development and Property Committee was held on Tuesday, May 14, 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 Daniel Lynch
Councillor Mark MacKenzie
Councillor Gary Serviss
Councillor Keith Watt

Regrets: Councillor David Bennett

Staff Present: Craig Kelley, Chief Administrative Officer/Deputy Clerk
Jason Davis, Director of Development and Property
Andrea Patrick, Director of Community Services
Lee Perkins, Director of Public Works and Engineering
Daniel Burke, Manager of Finance/Treasurer
Bruce Howarth, Manager of Planning Services
Melissa Marquardt, Manager of Economic Development Services
Kevin Raddatz, Manager of Real Estate
Lacey Rose, County Forester
Gwen Dombroski, 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-24-05-59

Moved by Councillor Serviss

Seconded by Councillor Watt

THAT the minutes of the April 9, 2024, meeting be approved. CARRIED.

RESOLUTION NO. DP-C-23-05-60

Moved by Councillor Lynch

Seconded by Councillor MacKenzie

BE IT RESOLVED THAT Council move into a closed meeting pursuant to Section 239 (2) of the Municipal Act, 2001, as amended for the following reasons:

- (a) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization – Forest Biomass Program;
- (b) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Official Plan Amendment No. 40 – Storyland Pit; and,
- (c) the security of the property of the municipality or local board – The Old Grove, Arnprior.

Time: 9:33 a.m. CARRIED.

RESOLUTION NO. DP-C-24-05-64

Moved by Councillor Watt

Seconded by Councillor Lynch

THAT this meeting resume as an open meeting. Time: 11:20 a.m. CARRIED.

RESOLUTION NO. DP-C-24-05-65

Moved by Councillor Weir

Seconded by Councillor Serviss

THAT the Development and Property Committee directs staff to support and submit the applications for the Biofoam Projects from Suthey Holler Associates and D.F. Johnson & Associates, University of Toronto with Ben Hokum and Sons to the Ministry of Natural Resources and Forestry, Wood Biomass Program and FedDev Ontario. CARRIED.

Committee recessed at 11:21 a.m. and reconvened at 11:28 a.m., with same members present.

Development and Property

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

The CAO/Deputy Clerk advised that planning is underway for the County of Renfrew's day at Queen's Park on May 27, 2024 to advocate for identified strategic initiatives and concerns directly with the Province's Ministers and policy staff and following this day, staff should have a

clearer understanding of which projects to advocate at the Association of Municipalities of Ontario (AMO) Conference.

RESOLUTION NO. DP-C-24-05-66

Moved by Councillor Weir

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends that, after a review of the current state of Development and Property issues, staff submit delegation request(s) at the upcoming Association of Municipalities of Ontario (AMO) Conference that are consistent with the 2023-2026 County of Renfrew Strategic Plan, current initiatives that require further advocacy, and previous delegations that addressed funding shortfall(s). CARRIED.

Economic Development

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

Councillor Lynch advised that on May 25, 2024, the Arnprior Library Speaking Series will be hosting Mark Woermke, who will be discussing 19th Century German Immigration in Renfrew County.

RESOLUTION NO. DP-C-24-05-67

Moved by Warden Emon

Seconded by Councillor Watt

THAT the Development and Property Committee recommends to County Council that the new terms of reference for the Renfrew County Agriculture Economic Development Committee be approved as presented. CARRIED.

RESOLUTION NO. DP-C-24-05-68

Moved by Councillor Serviss

Seconded by Councillor MacKenzie

THAT the Development and Property Committee recommends that County Council pass a resolution requesting that the Federal Government reconsider their decisions to cap international student permits to Canada in 2024 and reinstate the programs, reconsider the cap on the total hours permitted to work per week by returning to the pandemic level of 40 hours per week, and confer with colleges and universities to ensure all students receive quality education experiences as follows:

WHEREAS the Federal Government recently moved to limit the number of international students entering Canada to study; and,

WHEREAS studies have demonstrated international students contribute over \$22.3 billion per year to the Canadian economy, which is greater than exports of auto parts, lumber or aircraft; and,

WHEREAS studies have also shown immigrants are 40% more likely than Canadian-born individuals to own businesses in knowledge- or technology-based industries; and,

WHEREAS 6 in 10 international students who were employed (with paid earnings) during their period of study or after graduation became landed immigrants within 10 years of receiving their first study permit, compared with less than 2 in 10 among those who did not work; and,

WHEREAS it has been shown that nearly half of all international student post-secondary graduates who completed their studies between 2010 and 2016 remained in their province of study for the first year after graduation - compared with 8 in 10 domestic students; and,

WHEREAS the Algonquin College Pembroke Campus has over 240 international students currently studying on campus in programs including Practical Nursing, Early Childhood Education, Personal Support Worker, Computer Programming, Environmental Management and Assessment, Social Service Worker, and Outdoor Adventure Tourism to name a few key programs; and,

WHEREAS these students can work anywhere from 20 – 40 hours per week within the community; and,

WHEREAS a former pharmacist from India, studying in Algonquin Colleges Regulatory Affairs program, is now a part-time pharmacy assistant in Pembroke and many of the Pembroke Campus students are filling entry-level positions at local businesses, which is essential for our local economy because these positions have few applicants and high turnover rates, and local taxi companies have noted a significant amount of their business involves trips for international students from their residences to Algonquin College and to their place of employment; and,

WHEREAS it has been shown international student graduates from Algonquin College have gone on to work locally in hospitals as nurses and IT professionals; and,

WHEREAS Algonquin College has been a responsible manager of their foreign student education program; and,

WHEREAS the Federal Government's decision to limit the number of students admitted to Canada for study purposes would have a significant negative impact on our local economy and community and on the rural Ontario economy;

NOW THEREFORE the Council of the County of Renfrew request that the Federal Government reconsider their decisions, reinstate the programs, reconsider the cap on the total hours permitted to work per week by returning to the pandemic level of 40 hours per week, and confer with the college and university representatives to ensure all students receive quality education experiences. 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.

Warden Emon vacated the meeting at 12:09 p.m.

RESOLUTION NO. DP-C-24-05-69

Moved by Councillor Lynch

Seconded by Councillor MacKenzie

THAT the Development and Property Committee recommends that County Council adopt a By-law to enter into a Transfer Payment Agreement (TPA) with the Province of Ontario for the financial and program support of Enterprise Renfrew County for the fiscal year April 1, 2024 to March 31, 2025. CARRIED.

Forestry

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

The County Forester presented on the history of the Renfrew County Forest, which is included in the Forestry Report as Appendix FOR-I.

Warden Emon reentered the meeting at 12:20 p.m.

RESOLUTION NO. DP-C-24-05-70

Moved by Councillor Watt

Seconded by Councillor Weir

THAT the Development and Property Committee recommends that County Council adopt a By-law to Prohibit Certain Activities on County of Renfrew-Owned Forests; AND THAT By-law 92-09 be repealed. CARRIED.

The County Forester advised that once the By-law is approved by County Council it will be circulated to the Minister of Justice for final approval.

Real Estate

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

The Manager of Real Estate advised that the final amount for 1030 Lea Street new build will be provided to Committee in June.

RESOLUTION NO. DP-C-24-05-71

Moved by Councillor Emon

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends that County Council approve an additional amount of \$140,000 to complete the renovations at the Eganville Paramedic Base in order to execute the rear structure renovations; AND THAT the additional amount be taken from the Building Capital Reserves. CARRIED.

RESOLUTION NO. DP-C-24-05-72

Moved by Councillor Serviss

Seconded by Councillor MacKenzie

THAT the Development and Property Committee recommends that County Council approve Contract RE-2024-06-RP as submitted by Irvcon Limited, Pembroke, Ontario for the replacement of four flat roofs at the County Administration Building, in the amount of \$159,861 plus applicable taxes; AND THAT County Council adopt a By-law to execute the Contract. CARRIED.

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-24-05-73

Moved by Warden Emon

Seconded by Councillor Lynch

THAT the Development and Property Committee recommends to County Council that a letter under the Warden's signature be sent to the Premier of Ontario and the Honourable Paul Calandra, Minister of Municipal Affairs and Housing recognizing the positive items introduced in Bill 185, Cutting Red Tape to Build More Homes Act, 2024, to simplify home construction and approvals. CARRIED.

RESOLUTION NO. DP-C-24-05-74

Moved by Councillor Watt

Seconded by Councillor MacKenzie

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

Written Reports

Councillor Lynch presented the Canadian Nuclear Laboratories (CNL) Environmental Stewardship Committee Report, which is attached as Appendix B.

Committee was advised that Councillor Serviss will present the Ottawa Valley Forest Local Citizen Committee and Algonquin Park Local Citizen Committee Reports in June.

New Business

Committee discussed if consideration should be given to start the Development and Property Committee meetings earlier. The Director of Development and Property advised that in the future he will ensure that delegations are kept to a minimum and that the reports will be concise.

RESOLUTION NO. DP-C-24-05-75

Moved by Councillor Serviss

Seconded by Councillor Weir

THAT this meeting adjourn and the next regular meeting be held on June 11, 2024. Time: 1:00 p.m. CARRIED.

COUNTY OF RENFREW**DEVELOPMENT AND PROPERTY DEPARTMENT REPORT**

TO: Development and Property Committee
FROM: Jason Davis, Director of Development and Property
DATE: May 14, 2024
SUBJECT: Department Report

INFORMATION**1. Treasurer's Report**

Attached as Appendix I is a copy of the Treasurer's Report for the Development and Property Department as of March 31, 2024.

2. Ribbon Cutting Ceremony – 1030 Lea Street, Pembroke

On May 3, 2024, we had the pleasure of hosting a ribbon-cutting ceremony at the Lea/Douglas Street development to officially acknowledge the Province's generous contribution of \$3.1 million to the project. Associate Minister of Municipal Affairs and Housing, Rob Flack, together with local MPP John Yakabuski, offered words of support and encouragement. They were joined by County of Renfrew Warden Peter Emon and City of Pembroke Mayor Ron Gervais who asserted the importance of continued affordable housing development in non-metropolitan Ontario. Following the ceremony, attendees were offered a tour of two units, providing a glimpse of this exciting new housing initiative. An Ontario media release, "[Ontario Building Supportive Housing in Pembroke](#)" was issued that afternoon.

3. Renfrew County Housing Summit

During the March meetings of Committees and County Council, Council members were introduced to an exciting plan; hosting the inaugural Renfrew County Housing Summit. Held on April 4, 2024, at the myFM Centre in Renfrew, the summit served as a crucial platform for addressing the County's Strategic Plan Objective of Attainable Housing and Infrastructure (Goal #5).

The Housing Summit was strategically planned in recognition of several ongoing initiatives aimed at achieving the County of Renfrew's strategic goals. Its broader aim

was to supplement and enrich the existing efforts by providing additional insights and fostering collaboration among stakeholders.

Various initiatives are currently in progress to achieve the County's goal of Attainable Housing and Infrastructure, and to contribute to the housing continuum.

Attached as Appendix II is the Housing Summit Report that also includes the following recommendations.

Key Recommendations from the Housing Summit:

The recommendations outlined in this report are solution-focused, with the understanding that solutions to the housing crisis in Renfrew County may include both financial and non-financial tools, including changes to legislation, regulations, and innovative approaches to policy. By being solution focused, the recommendations provide an opportunity to achieve positive outcomes for all levels of government.

- a) Explore the Development of a Community Improvement Plan (CIP): The County of Renfrew should consider establishing a Community Improvement Plan, enabling collaboration between municipal planners and economic developers to devise policies and financial incentives aimed at broad community improvement and development. This tool, authorized under Section 28 of the Planning Act, would provide a framework for stimulating private and non-profit sector investment in attainable housing to address community needs.
- b) Support the Development of a Real Estate Asset Investment Strategy: Endorse the efforts of Renfrew County Housing Corporation and the Development and Property Department in crafting a Real Estate Asset Investment Strategy, including initiatives such as the recently released Expression of Interest (EOI) to redevelop County-owned properties.
- c) Increase Funding and Revise Criteria for Housing Repair Programs: Advocate with Provincial and Federal Governments to augment funding and revise criteria for programs aimed at assisting landlords in repairing and adapting rental housing for seniors and other vulnerable populations.
- d) Promote and Support the Mesa Initiative: Continue to champion the Mesa project as an effective means of assisting the most vulnerable members of our community.
- e) Incentivize Private Sector Landlords to Offer Affordable Housing: Provide more incentives to private sector landlords to offer affordable housing options to marginalized community members, potentially through sustainable funding increases from the Provincial government for rent supplements, housing allowances, and other shelter benefits.

- f) Advocate for Additional Funding for Rent Supplement Programs: Lobby for additional funding to support private sector landlords, thereby expanding opportunities through rent supplement programs and the Rent-Geared-to-Income Program.
- g) Advocate for Skilled Labour: Advocate with both Federal and Provincial Governments to address the shortage of skilled labour in the housing sector.
- h) Secure Funding for Housing Repairs: Recognize the financial challenges faced by the Renfrew County Housing Corporation and the County's not-for-profit home providers in maintaining and repairing rental homes over the next decade. Advocate at all levels of government for funding to sustain the existing housing stock.
- i) Increase Funding and Revise Criteria for Housing Repair Programs: Advocate with Provincial and Federal Governments to augment funding and revise criteria for programs aimed at assisting landlords in repairing and adapting rental housing for seniors and other vulnerable populations.
- j) Address Interest Rate Challenges: Recognize and address the significant barriers posed by current interest rates to homeownership, as highlighted during the Summit discussions. The County of Renfrew administers the Affordable Homeownership Program, designed to aid low-to-moderate-income renter households in purchasing affordable homes through down payment assistance in the form of a forgivable loan. Despite its potential benefits, the program has experienced limited uptake in recent years. It is recommended that a comprehensive review of the eligibility criteria and program rules be conducted to assess if adjustments could expand accessibility, enabling more low-to-moderate-income households to realize the opportunity of affordable homeownership.
- k) The County of Renfrew is currently undergoing a thorough review of its Building Condition Assessments pertaining to its housing stock. This comprehensive assessment will culminate in a report containing a set of recommendations. It is important that staff and our elected officials give careful consideration to these recommendations, as they are expected to shed light on significant issues concerning the condition of housing owned and operated by the County of Renfrew.
- l) The Housing Summit underscored the critical importance of maintaining funding for key housing programs such as the Canada-Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI), and Canada-Ontario Housing Benefit (COHB) for the most vulnerable members of our community. Any cessation or reduction in funding would profoundly affect the programs delivered by the County of Renfrew Housing Corporation, potentially jeopardizing essential support services for those in need. It is imperative that County Council continue to advocate all levels of Government to commit to the continuation of funding under the CMHC-Ontario Bilateral agreement.

RESOLUTIONS

4. **Association of Municipalities Ontario Conference Delegation Request**

Recommendation: THAT the Development and Property Committee recommends that, after a review of the current state of Development and Property issues, staff submit delegation request(s) at the upcoming Association of Municipalities of Ontario (AMO) Conference that are consistent with the 2023-2026 County of Renfrew Strategic Plan, current initiatives that require further advocacy, and previous delegations that addressed funding shortfall(s).

Background

Staff is reviewing all options within the Development and Property Department's scope and may submit a request to have a delegation at the upcoming Association of Municipalities of Ontario (AMO) Conference including the following two potential requests:

- a) **Ministry of Natural Resources and Forestry/Ministry of Energy**
With no viable forest sector without a market for low-end material, local industry and the Provincial Government point to biomass as being the solution to the excess of pulpwood volume. Recently, three local mills were the recipients of funding to explore possibilities for local biomass facilities. Action and assistance is needed to get shovels in the ground on biomass projects, urgently, before the sector collapses.
- b) **Ministry of Economic Development, Job Creation and Trade**
The purpose is to discuss a more sustainable funding model for Enterprise Renfrew County (ERC) and the Small Business Enterprise Centre network, of which ERC is a member. Core funding from the Ministry of Economic Development, Job Creation and Trade (MEDJCT) has been flat lined for a number of years while operating costs, and salaries and benefits continue to rise, resulting in an annual shortfall.

5. **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.

6. **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.

7. **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.

8. **Forestry**

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

9. **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.

10. **Planning Division**

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

COUNTY OF RENFREW
TREASURER'S REPORT - Development & Property Committee
MARCH 2024

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>over / (under)</u> <u>VARIANCE</u>	<u>FULL YEAR</u> <u>BUDGET</u>
<u>PROPERTY - Pembroke Admin</u>	<u>64,248.70</u>	<u>72,249.00</u>	<u>(8,000.30)</u>	<u>96,977.00</u>
Salaries	46,334.72	49,028.00	(2,693.28)	182,105.00
Employee Benefits	12,623.02	16,013.00	(3,389.98)	59,479.00
Advertising	0.00	249.00	(249.00)	1,000.00
Capital - under threshold	0.00	0.00	0.00	0.00
Depreciation	105,866.94	105,501.00	365.94	422,000.00
Elevator Maintenance	1,756.49	1,986.00	(229.51)	7,949.00
Garbage Disposal	1,307.32	1,749.00	(441.68)	7,000.00
Groundskeeping	40.69	1,749.00	(1,708.31)	7,000.00
Insurance	50,604.20	57,812.00	(7,207.80)	57,812.00
Janitorial Contract	29,950.10	23,145.00	6,805.10	92,580.00
Legal	1,017.60	501.00	516.60	2,000.00
Lights,Heat & Power	29,445.09	32,463.00	(3,017.91)	129,857.00
Mechanical	0.00	5,499.00	(5,499.00)	22,000.00
Memberships/Subscriptions	468.00	126.00	342.00	500.00
Miscellaneous	1,296.21	750.00	546.21	3,000.00
Office Supplies	18,875.63	4,467.00	14,408.63	17,860.00
Professional Development	0.00	501.00	(501.00)	2,000.00
Purchased Services	0.00	0.00	0.00	0.00
Recoveries - County	(138,930.00)	(138,930.00)	0.00	(555,715.00)
Recoveries - Other	0.00	0.00	0.00	0.00
Recruitment	170.96	189.00	(18.04)	750.00
Repairs & Maintenance	7,298.40	11,250.00	(3,951.60)	45,000.00
Revenue - Provincial - One Time	0.00	0.00	0.00	0.00
Security & Monitoring	1,110.20	1,575.00	(464.80)	6,300.00
Special Projects	0.00	0.00	0.00	0.00
Surplus Adjustment - Capital	0.00	39,192.00	(39,192.00)	156,765.00
Surplus Adjustment - Depreciation	(105,866.94)	(105,501.00)	(365.94)	(422,000.00)
Surplus Adjustment - TRF from Reserves	0.00	(39,192.00)	39,192.00	(156,765.00)
Surplus Adjustment - TRF to Reserves	0.00	0.00	0.00	0.00
Telephone	448.09	750.00	(301.91)	3,000.00
Travel	274.38	501.00	(226.62)	2,000.00
Vehicle Expenses	157.60	876.00	(718.40)	3,500.00
<u>PROPERTY - Renfrew County Place</u>	<u>55,107.32</u>	<u>(27,722.00)</u>	<u>82,829.32</u>	<u>(194,983.00)</u>
Salaries	14,003.00	24,772.00	(10,769.00)	92,009.00
Salaries	4,177.85	0.00	4,177.85	0.00
Capital - Under Threshold	14,734.85	0.00	14,734.85	0.00
Depreciation	53,088.93	52,851.00	237.93	211,399.00
Elevator Maintenance	1,068.48	1,776.00	(707.52)	7,100.00
Garbage Removal	778.46	999.00	(220.54)	4,000.00
Groundskeeping	6,817.92	8,001.00	(1,183.08)	32,000.00
Insurance	25,697.78	25,674.00	23.78	25,674.00
Janitorial Contract	6,232.78	17,481.00	(11,248.22)	69,924.00
Lease Revenue- Outside	(60,582.47)	(52,602.00)	(7,980.47)	(210,403.00)
Lights,Heat & Power	15,331.42	25,074.00	(9,742.58)	100,296.00
Mechanical	2,304.86	4,875.00	(2,570.14)	19,500.00
Miscellaneous	457.41	1,275.00	(817.59)	5,100.00
Municipal Taxes	0.00	3,750.00	(3,750.00)	15,000.00
Office Supplies / Admin Costs	727.83	801.00	(73.17)	3,200.00
Recoveries - County	(102,747.00)	(102,747.00)	0.00	(410,983.00)
Recoveries - Outside	0.00	(3,750.00)	3,750.00	(15,000.00)
Repairs & Maintenance	12,708.99	10,374.00	2,334.99	41,500.00

COUNTY OF RENFREW
TREASURER'S REPORT - Development & Property Committee
MARCH 2024

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>VARIANCE</u>	<u>FULL YEAR BUDGET</u>
			over / (under)	
Revenue - Provincial - One Time	0.00	0.00	0.00	0.00
Security & Monitoring	3,115.48	1,524.00	1,591.48	6,100.00
Surplus Adjustment - Capital	110,279.68	114,585.00	(4,305.32)	458,341.00
Surplus Adjustment - Depreciation	(53,088.93)	(52,851.00)	(237.93)	(211,399.00)
Surplus Adjustment - TRF from Reserves	0.00	(114,585.00)	114,585.00	(458,341.00)
Surplus Adjustment - TRF to Reserves	0.00	5,001.00	(5,001.00)	20,000.00
<u>PROPERTY - Base Stations</u>	<u>39,319.50</u>	<u>12.00</u>	<u>39,307.50</u>	<u>0.00</u>
BLDG - Repairs & Maint	19,149.21	14,085.00	5,064.21	56,314.00
Capital Under Threshold	0.00	0.00	0.00	0.00
Depreciation	15,013.47	15,429.00	(415.53)	61,722.00
Groundskeeping	28,721.42	16,152.00	12,569.42	64,596.00
Internal Charges	0.00	3,870.00	(3,870.00)	15,500.00
Janitorial Contract	3,928.73	9,792.00	(5,863.27)	39,185.00
Lights, Heat & Power	15,176.06	12,795.00	2,381.06	51,160.00
Mechanical	5,082.91	1,560.00	3,522.91	6,250.00
Misc - Building Expenses	530.56	2,760.00	(2,229.44)	11,000.00
Recoveries - County	(130,815.00)	(130,815.00)	0.00	(523,262.00)
Recoveries - Outside	0.00	(3,000.00)	3,000.00	(12,000.00)
Surplus Adjustment - Capital	97,545.61	104,640.00	(7,094.39)	418,565.00
Surplus Adjustment - Depreciation	(15,013.47)	(15,429.00)	415.53	(61,722.00)
Surplus Adjustment - TRF from Reserves	0.00	(104,640.00)	104,640.00	(418,565.00)
Surplus Adjustment - TRF to Reserves	0.00	72,813.00	(72,813.00)	291,257.00
<u>PROPERTY - Arnprior Office</u>	<u>(10,332.29)</u>	<u>3,101.00</u>	<u>(13,433.29)</u>	<u>0.00</u>
Bldg - Repairs & Maintenance	3,411.95	375.00	3,036.95	1,500.00
Capital Under Threshold	0.00	0.00	0.00	0.00
Depreciation	8,865.36	9,609.00	(743.64)	38,440.00
Groundskeeping	4,499.83	1,200.00	3,299.83	4,804.00
Insurance	4,200.00	4,133.00	67.00	4,133.00
Janitorial Contract	5,177.68	7,500.00	(2,322.32)	30,000.00
Lights, Heat & Power	2,212.87	3,375.00	(1,162.13)	13,500.00
Mechanical	0.00	525.00	(525.00)	2,100.00
Misc Bldg Other	1,679.04	126.00	1,553.04	500.00
Recoverable County	(23,787.00)	(23,787.00)	0.00	(95,152.00)
Recoverable Outside	(7,726.66)	(11,589.00)	3,862.34	(46,360.00)
Revenue - Provincial - One Time	0.00	0.00	0.00	0.00
Security	0.00	399.00	(399.00)	1,600.00
Surplus Adjustment - Capital	0.00	45,234.00	(45,234.00)	180,941.00
Surplus Adjustment - Depreciation	(8,865.36)	(9,609.00)	743.64	(38,440.00)
Surplus Adjustment - TRF from Reserves	0.00	(45,234.00)	45,234.00	(180,941.00)
Surplus Adjustment - TRF to Reserves	0.00	20,844.00	(20,844.00)	83,375.00
<u>PROPERTY - Renfrew OPP</u>	<u>92,108.29</u>	<u>117,060.00</u>	<u>(24,951.71)</u>	<u>0.00</u>
Salaries / Benefits	9,898.93	12,564.00	(2,665.07)	46,665.00
Capital Under Threshold	0.00	0.00	0.00	0.00
Expenses Recoverable from Others	0.00	0.00	0.00	0.00
Garbage Removal	345.98	549.00	(203.02)	2,200.00
Groundskeeping	5,088.00	9,000.00	(3,912.00)	36,000.00
Insurance	23,308.51	22,939.00	369.51	22,939.00
Interest Expense	44,387.88	43,230.00	1,157.88	86,465.00
Internal Charges	4,074.00	201.00	3,873.00	800.00
Depreciation	29,018.67	28,941.00	77.67	115,758.00
Mechanical	5,755.19	0.00	5,755.19	0.00

COUNTY OF RENFREW
TREASURER'S REPORT - Development & Property Committee
MARCH 2024

			over / (under)	
	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>VARIANCE</u>	<u>FULL YEAR BUDGET</u>
Municipal Taxes	0.00	11,499.00	(11,499.00)	46,000.00
Office Expenses	508.66	750.00	(241.34)	3,000.00
Repairs & Maint	1,201.31	8,124.00	(6,922.69)	32,500.00
Revenue - Lease - Base Rent	(116,283.39)	(116,283.00)	(0.39)	(465,134.00)
Revenue - Lease - Expense Recoveries	(39,715.26)	(44,835.00)	5,119.74	(179,335.00)
Security/Monitoring	0.00	0.00	0.00	0.00
Surplus Adjustment - Capital	0.00	0.00	0.00	0.00
Surplus Adjustment - Depreciation	(29,018.67)	(28,941.00)	(77.67)	(115,758.00)
Surplus Adjustment - From Reserves	0.00	0.00	0.00	0.00
Surplus Adjustment - Debt Principal Payments	153,538.48	154,694.00	(1,155.52)	309,387.00
Surplus Adjustment - TRF To Reserves	0.00	14,628.00	(14,628.00)	58,513.00
<u>FORESTRY DEPT.</u>	<u>(131,280.79)</u>	<u>22,553.00</u>	<u>(153,833.79)</u>	<u>73,239.00</u>
Salaries	37,184.15	59,405.00	(22,220.85)	220,643.00
Benefits	10,700.08	0.00	10,700.08	0.00
Advertising	0.00	150.00	(150.00)	600.00
Conventions	425.78	462.00	(36.22)	1,850.00
COVID	0.00	0.00	0.00	0.00
Depreciation	4,194.66	4,194.00	0.66	16,772.00
Legal	0.00	624.00	(624.00)	2,500.00
Memberships/Subscriptions	0.00	2,349.00	(2,349.00)	9,396.00
Miscellaneous	0.00	426.00	(426.00)	1,700.00
Office Supplies	416.63	750.00	(333.37)	3,000.00
Professional Development	0.00	639.00	(639.00)	2,550.00
Recoveries - Other	(721.94)	(2,625.00)	1,903.06	(10,500.00)
Revenue - Provincial	0.00	0.00	0.00	0.00
Revenues - Timber Sales	(182,039.32)	(45,000.00)	(137,039.32)	(180,000.00)
Small Tools / Supplies & Maintenance	542.62	249.00	293.62	1,000.00
Special Project	0.00	624.00	(624.00)	2,500.00
Special Project - Well Remediation	0.00	900.00	(900.00)	3,600.00
Surplus Adjustment - Capital	0.00	0.00	0.00	0.00
Surplus Adjustment - Depreciation	(4,194.66)	(4,194.00)	(0.66)	(16,772.00)
Surplus Adjustment - TRF from Reserves	0.00	(22,524.00)	22,524.00	(90,100.00)
Surplus Adjustment - TRF to Reserves	0.00	15,000.00	(15,000.00)	60,000.00
Travel	367.68	1,500.00	(1,132.32)	6,000.00
Tree Marking	0.00	501.00	(501.00)	2,000.00
Tree Planting	228.20	6,624.00	(6,395.80)	26,500.00
Vehicle Expenses	1,615.33	2,499.00	(883.67)	10,000.00
<u>GIS</u>	<u>28,341.53</u>	<u>49,421.00</u>	<u>(21,079.47)</u>	<u>323,597.00</u>
Salaries	33,238.15	41,611.00	(8,372.85)	154,551.00
Benefits	8,252.82	12,312.00	(4,059.18)	49,246.00
Cell Telephone/Pagers	0.00	0.00	0.00	0.00
Computer Supply/Maintenance	29,231.06	28,668.00	563.06	114,670.00
Conventions	(163.83)	249.00	(412.83)	1,000.00
Depreciation	1,424.13	1,419.00	5.13	5,680.00
Membership	0.00	0.00	0.00	0.00
Office Supplies	0.00	501.00	(501.00)	2,000.00
Professional Development	0.00	249.00	(249.00)	1,000.00
Recoveries - internal	(6,183.00)	(6,183.00)	0.00	(24,735.00)
Recoverable Outside	(147.50)	(5,025.00)	4,877.50	(20,100.00)
Recoverable - Prov	(45,105.95)	(45,935.00)	829.05	(45,935.00)
Recoveries - Municipal	0.00	(2,325.00)	2,325.00	(9,300.00)
Special Projects - Flood Study	9,203.43	25,050.00	(15,846.57)	100,200.00
Surplus Adjustment - Capital	0.00	13,749.00	(13,749.00)	55,000.00

COUNTY OF RENFREW
TREASURER'S REPORT - Development & Property Committee
MARCH 2024

			over / (under)	
	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>VARIANCE</u>	<u>FULL YEAR BUDGET</u>
Surplus Adjustment - Depreciation	(1,424.13)	(1,419.00)	(5.13)	(5,680.00)
Surplus Adjustment - Transfer From Reserves	0.00	(13,749.00)	13,749.00	(55,000.00)
Travel	16.35	249.00	(232.65)	1,000.00
Weed Inspection	0.00	0.00	0.00	0.00
<u>ECONOMIC DEVELOPMENT</u>	<u>75,274.99</u>	<u>130,171.00</u>	<u>(54,896.01)</u>	<u>493,739.00</u>
Salaries	60,267.77	71,040.00	(10,772.23)	263,863.00
Benefits	17,753.59	23,170.00	(5,416.41)	86,056.00
Computer Maintenance	0.00	1,251.00	(1,251.00)	5,000.00
Conventions	0.00	525.00	(525.00)	2,100.00
Marketing Program	3,902.84	16,374.00	(12,471.16)	65,500.00
Memberships/Subscriptions	2,057.84	1,125.00	932.84	4,500.00
Office Expense	687.15	1,500.00	(812.85)	6,000.00
ON Winter Games expenses	0.00	0.00	0.00	0.00
ON Winter Games Recoveries - other	(525.45)	0.00	(525.45)	0.00
ON Winter Games Recoveries - Provincial	0.00	0.00	0.00	0.00
ON Winter Surplus Adjustment - Transfer From Reserves	0.00	0.00	0.00	0.00
Professional Development/Staff Training	0.00	189.00	(189.00)	750.00
Recoveries-Other	450.00	(9,999.00)	10,449.00	(40,000.00)
Recoveries-Provincial	(11,171.68)	(17,499.00)	6,327.32	(70,000.00)
Recruitment	0.00	0.00	0.00	0.00
Special Projects - other	0.00	7,494.00	(7,494.00)	29,970.00
Special Projects - Newcomer	0.00	3,750.00	(3,750.00)	15,000.00
Special Projects -AG Conference	1,037.96	5,001.00	(3,963.04)	20,000.00
Special Projects - RED Workforce	0.00	24,999.00	(24,999.00)	100,000.00
Travel	814.97	1,251.00	(436.03)	5,000.00
<u>ENTERPRISE CENTRE</u>	<u>7,013.75</u>	<u>10,814.00</u>	<u>(3,800.25)</u>	<u>28,055.00</u>
Salaries	32,835.44	39,036.00	(6,200.56)	144,993.00
Benefits	11,390.26	14,168.00	(2,777.74)	52,623.00
COVID	0.00	0.00	0.00	0.00
Marketing	95.02	1,500.00	(1,404.98)	6,000.00
Office Expenses	329.53	750.00	(420.47)	3,000.00
Professional Development	0.00	174.00	(174.00)	700.00
Purchased Service	1,689.00	1,689.00	0.00	6,754.00
Recoveries - Federal	0.00	0.00	0.00	0.00
Recoveries - Municipalities	(5,000.00)	(1,374.00)	(3,626.00)	(5,500.00)
Recoveries - Other	(118.65)	(2,499.00)	2,380.35	(10,000.00)
Recoveries - Provincial	(35,453.17)	(43,437.00)	7,983.83	(173,745.00)
Recoveries - Provincial - One Time	0.00	0.00	0.00	0.00
Recruitment	0.00	0.00	0.00	0.00
Special Projects	1,103.63	4,125.00	(3,021.37)	16,500.00
Special Projects - Summer Company	347.21	0.00	347.21	0.00
Starter Company - Provincial Revenue	(1,910.24)	(17,175.00)	15,264.76	(68,700.00)
Starter Company - Special Projects	2,089.34	17,175.00	(15,085.66)	68,700.00
Summer Company - Provincial Revenue	(335.96)	(4,125.00)	3,789.04	(16,500.00)
Telephone/Internet Access	183.16	558.00	(374.84)	2,230.00
Travel	(230.82)	249.00	(479.82)	1,000.00
<u>OTTAWA VALLEY TOURIST ASSOCIATION</u>	<u>66,819.86</u>	<u>79,849.00</u>	<u>(13,029.14)</u>	<u>298,984.00</u>
Salaries	44,187.10	53,388.00	(9,200.90)	198,296.00
Benefits	14,193.76	18,022.00	(3,828.24)	66,938.00
Direct Contribution to OVTA	8,439.00	8,439.00	0.00	33,750.00
Recoveries	0.00	0.00	0.00	0.00
<u>PLANNING DEPARTMENT</u>	<u>138,772.74</u>	<u>239,370.00</u>	<u>(100,597.26)</u>	<u>872,876.00</u>
Salaries	168,032.74	231,690.00	(63,657.26)	860,564.00

COUNTY OF RENFREW
TREASURER'S REPORT - Development & Property Committee
MARCH 2024

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>VARIANCE</u>	<u>FULL YEAR BUDGET</u>
Employee Benefits	48,938.76	64,404.00	(15,465.24)	239,218.00
Computer Supplies / Maintenance	633.61	3,000.00	(2,366.39)	12,000.00
Conventions	180.90	1,251.00	(1,070.10)	5,000.00
Purchased Service	0.00	6,249.00	(6,249.00)	25,000.00
Land Division Advertisement Costs	0.00	0.00	0.00	0.00
Legal Fees	0.00	249.00	(249.00)	1,000.00
Memberships	150.00	1,425.00	(1,275.00)	5,700.00
Office Expense	1,377.27	4,599.00	(3,221.73)	18,394.00
Professional Development	50.00	1,500.00	(1,450.00)	6,000.00
Recoveries - Provincial - One Time	0.00	0.00	0.00	0.00
Recruitment	152.64	1,500.00	(1,347.36)	6,000.00
Revenues - Municipal Severances/Projects	0.00	(9,999.00)	9,999.00	(40,000.00)
Revenues - Official Plan Fees	(2,750.00)	0.00	(2,750.00)	0.00
Revenues - Other	0.00	(501.00)	501.00	(2,000.00)
Revenues - Service Charges	(6,449.72)	(10,500.00)	4,050.28	(42,000.00)
Revenues - Severance Applications	(60,440.00)	(47,499.00)	(12,941.00)	(190,000.00)
Revenues - Subdivision Applications	(14,810.00)	(15,000.00)	190.00	(60,000.00)
Special Project & Official Plan	1,691.25	39,501.00	(37,809.75)	158,000.00
Surplus Adjustment - Capital	0.00	0.00	0.00	0.00
Surplus Adjustment - TRF from Reserves	0.00	(37,500.00)	37,500.00	(150,000.00)
Travel	2,015.29	5,001.00	(2,985.71)	20,000.00
Total Development & Property	425,393.60	696,878.00	(271,484.40)	1,992,484.00

County of Renfrew Affordable Housing Summit Report

May 2024



County of
Renfrew
Ontario Canada

Affordable Housing Summit

Background:

During the March meetings of Committees and County Council, Council members were introduced to an exciting plan; hosting the inaugural Renfrew County Housing Summit. Scheduled for April 4th at the myFM Centre in Renfrew, the summit aimed to serve as a crucial platform for addressing the County's Strategic Plan Objective of Attainable Housing and Infrastructure (Goal #5).

The Housing Summit was strategically planned in recognition of several ongoing initiatives aimed at achieving the County of Renfrew's strategic goals. Its broader aim was to supplement and enrich the existing efforts by providing additional insights and fostering collaboration among stakeholders.

Various initiatives are currently in progress to achieve the County's goal of Attainable Housing and Infrastructure, and to contribute to the housing continuum, including:

- The construction of eight affordable housing units and the redevelopment of one rent-geared-to-income unit within the City of Pembroke. Expected to be ready for occupancy by spring 2024, these developments will provide homes for ten households from the Renfrew County Housing Corporation's centralized waitlist.
- Approval from the Renfrew County Housing Corporation (RCHC) Board for the initiation of a 10-year strategic Housing and Homelessness Plan. This plan emphasizes key areas such as maintaining and revitalizing RCHC stock, supporting non-profit housing viability, and engaging community partners for effective homelessness prevention programs.
- Collaboration between the County of Renfrew and the Town of Deep River on a Memorandum of Understanding regarding the purchase of the former Keys Public School, aimed at addressing housing needs.
- Exploration of vacant properties and potential partnerships with housing providers for the creation of affordable housing on County of Renfrew, Renfrew County Housing Corporation owned lands and lands surplus to local municipalities.
- Implementation of the Mesa Initiative; a collaborative effort between internal service providers and partner organizations aimed at addressing homelessness, substance abuse, addictions, and mental health issues in the community.
- Launching the Housing First Program, an interdisciplinary collaborative effort to establish supportive transitional housing for individuals enduring chronic homelessness.
- Warming Centre

The development of the Housing Summit was seen as a crucial step in advancing these initiatives. By engaging local builders and developers, the Summit aimed to gather valuable insights and expertise to shape discussions and identify actionable strategies for promoting new home construction in Renfrew County. The premise underlying the Housing Summit was that insights from developers and builders would inform all levels of government on how to allocate resources effectively to incentivize housing development and address the housing affordability crisis.

Objective of the Day:

The objective of the Summit was to gather insights and ideas from attendees on enhancing the housing stock within Renfrew County. All perspectives were welcomed, fostering an environment conducive to open dialogue and innovative thinking. Throughout the day, frank conversations ensued after each presentation.

Additionally, the County sought to provide attendees with a summary of current and future government initiatives aimed at improving housing accessibility. A summary of these initiatives can be found in Appendix 1 – Environmental Scan.

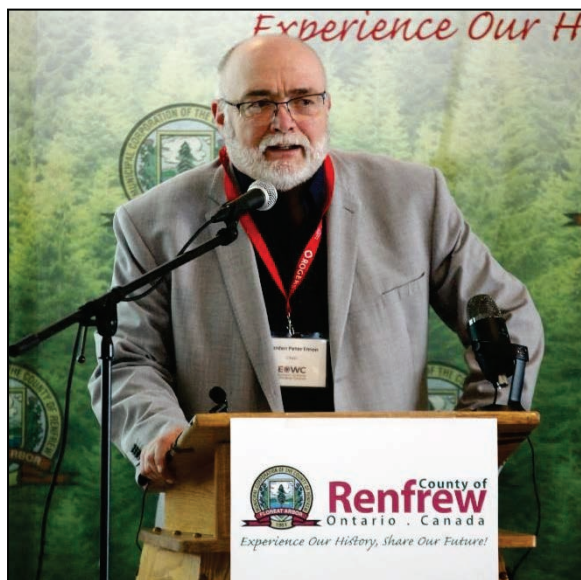
The Renfrew County Affordable Housing Summit was a full-day event that brought together industry experts and potential partners to explore opportunities for using vacant municipal land, innovating around existing properties, and fostering collaboration to address pressing housing needs. Developers, non-profit organizations, and companies interested in development opportunities were encouraged to attend.

Local builders and developers, the primary focus of the Summit, were urged to share their insights and expertise to shape discussions and identify actionable strategies for promoting new home construction in Renfrew County.

During the Summit, attendees explored opportunities for growth in the community, aiming to foster collaboration and explore innovative solutions. Various agencies were also present to discuss available programs and resources aimed at supporting housing initiatives. Please refer to the attached agenda in Appendix 2 for further details.

Attendance numbers: A total of 135 participants were registered for the event. Despite an unexpected snowstorm on the day of the event, approximately 110 participants still attended the Housing Summit.

Overview of Presenters and Topics Covered:



Welcome and Opening Remarks – We were honoured to have MPP John Yakabuski open the Housing Summit, setting the stage for our day by highlighting Provincial initiatives and offering insights into the soon-to-be-announced Bill 185. For a summary of the proposed changes stemming from Bill 185, please refer to Appendix 1 – Environmental Scan.

Following MPP Yakabuski, Warden Peter Emon extended greetings on behalf of County Council. Warden Emon challenged attendees to consider how existing programs could be made more flexible and accessible to rural communities. In his capacity as Chair of the Eastern Ontario Wardens' Caucus (EOWC), Warden Emon also discussed the EOWC's 7 in 7+ Regional Housing Project. For details on this initiative, please see Appendix 1 – Environmental

Scan.

Our first presenter of the day was Andrea Patrick, Director of Community Services. With over 25 years of experience across all levels of the Community Services Department, Ms. Patrick provided invaluable insights into the pressing housing crisis facing our community. Community Services, as one of three frontline departments addressing housing needs, plays a crucial role in responding to those most in need of housing support. Ms. Patrick's presentation effectively set the stage for our event by outlining the magnitude of the housing crisis and the urgent need for action.

Next, we had the opportunity to hear from members of the development community who shared their successes and shed light on the challenges developers encounter in today's environment. Representing this group were Adrian Schut and Bonnie Martell.

Mr. Schut brings a wealth of experience as an accomplished builder and developer, specializing in multi-residential structures and custom homes. With his background, he provided valuable insights into the intricacies of the industry. During his presentation Adrian spoke about his role with Cahdco, a non-profit real estate developer that is focused on increasing Canada's affordable housing by developing projects, consulting, knowledge sharing, and network-building.

Bonnie Martell, a Senior Manager of Development at Colonnade BridgePort, boasts over 15 years of project management experience. Her expertise lies in strategic project positioning and delivery, with a focus on multi-family, commercial, and industrial projects within CBP's extensive development pipeline exceeding \$1 billion. Notably, in her role as a board member for Habitat for Humanity, she has also been actively involved in advocating for the not-for-profit housing sector.

Both presenters brought a unique perspective to the summit, advocating for innovative solutions and collaboration across sectors to address the housing challenges faced by our community.

As part of the Summit, the County of Renfrew seized the opportunity to unveil its latest initiative. Jason Davis, the Director of Development and Property, spoke to the attendees about the County of Renfrew's Expression of Interest (EOI) initiative. This initiative marks a pivotal step in the County's commitment to addressing the critical need for affordable and attainable housing within our community. The EOI initiative focuses on promoting County-owned lands, inviting both developers and not-for-profit organizations to express their interest in collaborating to create housing solutions that are accessible and sustainable. Mr. Davis' presentation underscored the County of Renfrew's commitment to fostering partnerships that prioritize affordability and inclusivity, envisioning a future where residents have access to secure, comfortable, and affordable homes.

Throughout the day, our goal was also to inform the audience about available programs that could assist in expanding the housing supply in our community. Lance Arnold, the Senior Manager of Client Relationships and Operations at Canada Mortgage and Housing Corporation (CMHC), provided the group with an overview of programs currently offered by CMHC. Additionally, Marc Bru, a recent addition to the team at the Federation of Canadian Municipalities (FCM), provided an overview of programs supported by FCM.

CAO Craig Kelley provided our concluding presentation for the day that featured an overview of the Mesa program; a groundbreaking initiative aimed at addressing the root causes of homelessness, substance abuse, and mental health issues in the community. (For further details about Mesa, please refer to Appendix 1 – Environmental Scan).

Mr. Kelley reiterated the ongoing need for housing in the County of Renfrew and underscored the crucial role of innovation and collaboration in meeting this need. He emphasized that the goal of providing adequate housing for all residents can only be achieved through concerted efforts and by fostering strong relationships within our community. Mr. Kelley's presentation served as both a



Social Media:

Throughout the day, social media played a crucial role in keeping those unable to attend the Housing Summit engaged and informed. Updates on the conversations and information discussed were shared across various social media platforms, ensuring that a wider audience could follow along with the event's proceedings.

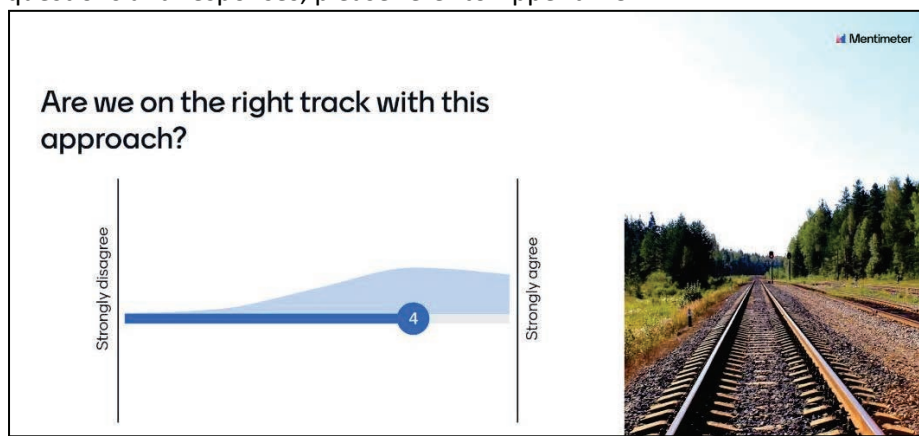
In addition to leveraging social media, we also employed the services of a videographer to capture key moments and highlights from the discussions taking place. The resulting video is truly impressive, effectively summarizing many of the thoughts and ideas presented throughout the day.

For those interested in experiencing the summit's highlights firsthand, the video can be accessed at the following link: [Video Link](#).

Mentimeter Questions and Responses:

Throughout the workshop, we utilized Mentimeter, an interactive presentation tool, to actively engage summit participants and collect their opinions on various topics. This innovative application allowed participants to use their smartphones to provide real-time responses to a series of questions following each presentation, while also enabling them to view the responses of others.

The data gathered through Mentimeter proved to be invaluable and will serve as the foundation for many of the recommendations provided to Council. For a comprehensive summary of the Mentimeter questions and responses, please refer to Appendix 3.



Follow-up Survey:

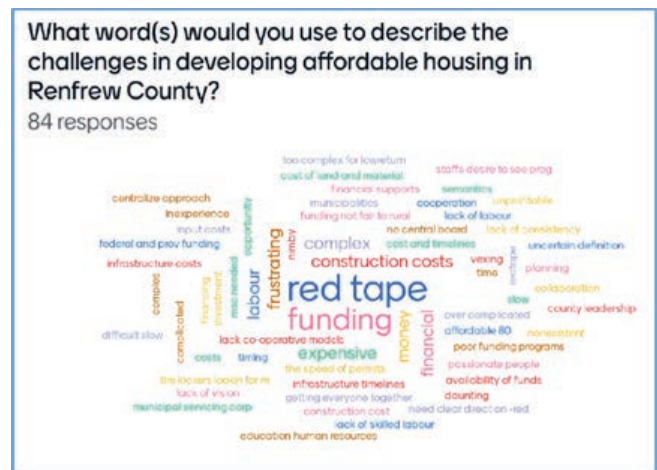
As a follow-up to the Renfrew County Housing Summit, a survey was sent to those concerned about the housing crisis in Renfrew County. The survey was designed to gauge critical issues pertaining to residential construction in the area. Key findings from the survey include:

1. **Housing Development Plans:** Out of twenty-three respondents, only nine indicated plans to build residential housing in Renfrew County within the next three years.
2. **Skilled Labour Shortage Impact:** Sixty percent of respondents noted that the shortage of skilled labour was adversely affecting the local housing supply.
3. **Short-Term Accommodation Impact:** Interestingly, a significant majority of respondents did not believe that short-term rentals were affecting housing availability in the County.
4. **Interest in Below-Market Rental Units:** Over 37% of respondents expressed a willingness to allocate a percentage of units for below-market rent if more supplements were available. However, there was little interest in managing tenants, a sentiment echoed throughout the summit.

For a detailed review of the survey results, please refer to the attached survey in its entirety in Appendix 5.

Participant Feedback and Perspectives:

The Mentimeter tool, the follow-up survey, and the numerous conversations held throughout the day led to the identification of several recurring themes. When participants were asked to articulate the biggest challenges in developing affordable housing, their responses were unequivocal. Red tape emerged as the primary hurdle, closely followed by the pressing need for increased funding. Members of the development community echoed these sentiments, expressing growing concerns about the mounting obstacles posed by bureaucratic processes.



Moreover, when participants were tasked with selecting the five most challenging aspects of developing housing in Renfrew County, the following concerns emerged:

1. Availability of Labour
2. Access to Essential Services (Water and Sewer)
3. Interest Rates
4. Supply Chain
5. Access to Electricity & Communications
6. Availability of Land

These key areas, as identified by summit participants, underscore the multifaceted challenges faced by developers and stakeholders in addressing housing needs within the County.

Key Recommendations from the Housing Summit:

The recommendations outlined in this report are solution-focused, with the understanding that solutions to the housing crisis in Renfrew County may include both financial and non-financial tools, including changes to legislation, regulations, and innovative approaches to policy. By being solution focused, the recommendations provide an opportunity to achieve positive outcomes for all levels of government.

1. **Explore the Development of a Community Improvement Plan (CIP):** The County of Renfrew should consider establishing a Community Improvement Plan, enabling collaboration between municipal planners and economic developers to devise policies and financial incentives aimed at broad community improvement and development. This tool, authorized under Section 28 of the Planning Act, would provide a framework for stimulating private and non-profit sector investment in attainable housing to address community needs.
2. **Support the Development of a Real Estate Asset Investment Strategy:** Endorse the efforts of Renfrew County Housing Corporation and the Development & Property Department in crafting a Real Estate Asset Investment Strategy, including initiatives such as the recently released Expression of Interest (EOI) to redevelop County-owned properties.
3. **Increase Funding and Revise Criteria for Housing Repair Programs:** Advocate with Provincial and Federal Governments to augment funding and revise criteria for programs aimed at assisting landlords in repairing and adapting rental housing for seniors and other vulnerable populations.
4. **Promote and Support the Mesa Initiative:** Continue to champion the Mesa project as an effective means of assisting the most vulnerable members of our community.
5. **Incentivize Private Sector Landlords to Offer Affordable Housing:** Provide more incentives to private sector landlords to offer affordable housing options to marginalized community members, potentially through sustainable funding increases from the Provincial Government for rent supplements, housing allowances, and other shelter benefits.
6. **Advocate for Additional Funding for Rent Supplement Programs:** Lobby for additional funding to support private sector landlords, thereby expanding opportunities through rent supplement programs and the Rent-Geared-to-Income Program.
7. **Advocate for Skilled Labour:** Advocate with both Federal and Provincial Governments to address the shortage of skilled labour in the housing sector.
8. **Secure Funding for Housing Repairs:** Recognize the financial challenges faced by the Renfrew County Housing Corporation and the County's not-for-profit home providers in maintaining and repairing rental homes over the next decade. Advocate at all levels of government for funding to sustain the existing housing stock.
9. **Increase Funding and Revise Criteria for Housing Repair Programs:** Advocate with Provincial and Federal Governments to augment funding and revise criteria for programs aimed at assisting landlords in repairing and adapting rental housing for seniors and other vulnerable populations.

10. Address Interest Rate Challenges: Recognize and address the significant barriers posed by current interest rates to homeownership, as highlighted during the Summit discussions. The County of Renfrew administers the Affordable Homeownership Program, designed to aid low-to-moderate-income renter households in purchasing affordable homes through down payment assistance in the form of a forgivable loan. Despite its potential benefits, the program has experienced limited uptake in recent years. It is recommended that a comprehensive review of the eligibility criteria and program rules be conducted to assess if adjustments could expand accessibility, enabling more low-to-moderate-income households to realize the opportunity of affordable homeownership.
11. The County of Renfrew is currently undergoing a thorough review of its Building Condition Assessments pertaining to its housing stock. This comprehensive assessment will culminate in a report containing a set of recommendations. It is important that staff and our elected officials give careful consideration to these recommendations, as they are expected to shed light on significant issues concerning the condition of housing owned and operated by the County of Renfrew.
12. The Housing Summit underscored the critical importance of maintaining funding for key housing programs such as the Canada-Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI), and Canada-Ontario Housing Benefit (COHB) for the most vulnerable members of our community. Any cessation or reduction in funding would profoundly affect the programs delivered by the Renfrew County Housing Corporation, potentially jeopardizing essential support services for those in need. It is imperative that County Council continue to advocate all levels of Government to commit to the continuation of funding under the CMHC-Ontario Bilateral agreement.

Conclusion:

In addressing the growing housing crisis in the County of Renfrew, the inaugural Housing Summit held on April 4, 2024 served as a pivotal moment for stakeholders to come together and confront the multifaceted challenges at hand. As we reflect on the discussions and insights shared during the summit, it becomes evident that the housing issue in Canada, Ontario, and our own County presents complex challenges that demand collaborative efforts from all levels of government and stakeholders.

While various initiatives have been set in motion to tackle issues of affordability, accessibility, and housing supply, it is clear that sustained investment and innovative solutions are essential to ensure that all individuals and families have access to safe, affordable, and suitable housing options. The Housing Summit was undeniably a resounding success, solidifying our understanding of the housing crisis in Renfrew County and setting us on a path toward meaningful solutions.

As we move forward, we recognize that change will not occur overnight. However, there is no better time than now to begin addressing these pressing issues. By fostering partnerships and promoting collaboration, we can work together to build a stronger and more resilient community for all residents of Renfrew County.

Appendix 1 – Environmental Scan

Environmental Scan: Housing Issue in Canada, Ontario, and the County of Renfrew

The housing issue in Canada, particularly in Ontario and the County of Renfrew, is a multifaceted challenge that affects individuals across various socio-economic strata. From low-income families struggling to afford stable housing to middle-income earners facing affordability crises and seniors encountering accessibility barriers, the housing crisis presents complex challenges for policymakers at all levels of government.

Current Issues:

1. Shortage of Housing for Low-Income Families:

- In Canada, the shortage of affordable housing has reached critical levels, with low-income families disproportionately affected. The demand for subsidized housing far exceeds the available supply, leading to long waitlists and precarious living situations.
- Ontario faces similar challenges, with cities like Toronto experiencing escalating housing costs that push low-income families to the outskirts or into homelessness.
- In the County of Renfrew, rural communities also grapple with limited affordable housing options, exacerbating the challenges faced by low-income families.

2. Affordability Crisis for Middle-Income Earners:

- Middle-income earners in urban centers across Canada, including Ontario, struggle to afford housing due to rapidly rising prices and stagnant wage growth. This has led to increased financial strain, as individuals allocate larger portions of their income towards housing costs.
- In Ontario, particularly in cities like Toronto and Ottawa, the gap between income levels and housing prices continues to widen, making homeownership increasingly unattainable for many middle-class families.
- The County of Renfrew experiences similar affordability challenges, with limited housing options that cater to the needs and budgets of middle-income earners.

3. Impact on Seniors:

- Seniors face unique housing challenges, including limited accessibility, affordability concerns, and a lack of suitable housing options that cater to their changing needs.
- Many seniors in Canada, Ontario, and the County of Renfrew struggle to downsize or find housing that is accessible and age-friendly, leading to housing insecurity and potential isolation.
- Affordable housing options for seniors are often insufficient, forcing many to remain in homes that may no longer meet their needs or face homelessness.

Government Responses:

1. Federal Government:

- The Federal Government has committed to investing in affordable housing initiatives through programs such as the National Housing Strategy. This includes funding for the construction of new affordable housing units and subsidies to support low-income families.
- Additionally, measures such as the First-Time Home Buyer Incentive aim to make homeownership more accessible for middle-income earners by providing shared equity loans.
- For seniors, the Federal Government has implemented programs like the Home Adaptations for Seniors' Independence (HASI) program, which provides financial assistance for home modifications to improve accessibility.

- On April 16, 2024, the Government of Canada released its 2024 Budget: [Fairness for Every Generation](#). The following is a summary of highlights related to the development of Housing.
 - The Federal Government has indicated that it will provide new funding to boost home construction, including \$15 billion for the Apartment Construction Loan Program to build a minimum of 30,000 new rental apartments; \$6 billion for water and wastewater infrastructure through a new Housing Infrastructure Fund; and a \$400 million top-up to the Housing Accelerator Fund for direct deals with municipalities to speed-up home construction. The budget indicates a total spend of \$4.4 billion, that hopes will result in the building of 750,000 new homes.
 - The Budget invests \$1.3 billion for Canada’s Homeless Strategy and \$1.5 billion to help non-profits acquire rental housing in an effort to maintain ultra-affordable apartments for those on low and fixed incomes.
 - For builders, the government is also increasing the capital cost allowance for purpose-built rentals from 4% to 10% to directly subsidize new construction. The Budget also expands the GST exemption to new student residences to alleviate new building costs in the face of a growing number of international students.
 - For prospective homebuyers, the government is launching a Home Buyer’s Bill of Rights and is amending the Canadian Mortgage Charter to allow for 30-year amortizations for first-time homebuyers in new builds. The Budget also increases the RRSP Home Buyers’ Plan to allow individuals to withdraw up to \$60,000 (up from \$35,000). Existing homeowners will also benefit from new \$40,000 low-interest loans to construct secondary suites on their properties and renewed \$40,000 interest-free loans under the Greener Homes Affordability Program to retrofit for energy efficiency.
 - Renters will benefit from a new Renters’ Bill of Rights, a \$15 million tenant protection fund which sends a strong signal about cracking down on illegal rent increases, and the government says it will work with banks and creditors to include rent payment history in credit scores.
 - The Federal Government has announced an ambitious plan to leverage publicly-owned land to speed up home-building. The government says the program will unlock 250,000 new homes by 2031, using Canada Post locations, federal office buildings and exploring development on National Defence properties such as unused armouries. This is not unlike what the County of Renfrew is proposing with the release of its most recent Expression of Interest.

2. Provincial Government (Ontario):

- The Ontario government has introduced various initiatives to address the housing crisis, including the More Homes, More Choice Act, which aims to increase housing supply by streamlining the development approval process.
- Programs such as the Ontario Renovates program provide financial assistance for home repairs and adaptations, benefiting low-income families and seniors.
- The Ontario Housing Benefit offers financial support to eligible low-income individuals and families to help with rental costs, addressing affordability concerns.
- On April 10, 2024, Ontario’s Provincial Government (the “**Province**”) introduced new legislation in its quest to “cut red tape”, speed up government processes, and meet its goal of building 1.5 million homes by 2031. Bill 185: the [Cutting Red Tape to Build More Homes Act](#) (“**Bill 185**”), introduces a number of changes to 15 statutes, including key land-use planning legislation. These legislative changes are largely in response to stakeholder feedback on issues preventing

or delaying the development of housing, including feedback on changes brought forward under Bill 23: the [More Homes Built Faster Act](#) (“Bill 23”).

- Bill 185 will focus on planning, housing and infrastructure-related, although it is notable that the Bill also addresses numerous other matters including changes to the Ontario Building Code Act and other legislation.
- Key themes raised by the Province in Bill 185 include:
 - Building homes faster and at lower cost.
 - Prioritizing infrastructure for ready-to-go housing projects with a new “use it or lose it” process to address stalled development.
 - Improving consultation and providing municipalities and builders with greater certainty to get homes built faster, including limiting third-party appeals to the Ontario Land Tribunal.
 - Building more types of homes for more people by streamlining approvals for student housing, supporting standardized designs to reduce delays and costs, including for modular homes, and supporting innovative construction methods such as mass timber.
- The Ontario government has also released an updated draft, [Provincial Planning Statement](#), (PPS) which is available on the [Environmental Registry of Ontario](#) for review and comment until May 10, 2024 (30 days). The updated Provincial Planning Statement focuses on changes to the following elements of the PPS:
 - Generating an appropriate housing supply;
 - Making land available for development;
 - Providing infrastructure to support development;
 - Balancing housing with resources; and
 - Implementation.
- For more information on the proposed changes resulting from Bill 185 and the PPS, please see the May 2024 Development and Property Committee Report.

3. Eastern Ontario Wardens’ Caucus: (EOWC):

- Housing affordability and attainability remains a key focus of the Caucus. Across the EOWC’s region, there are approximately 12,000 to 14,000 units on municipal community rental housing wait lists. People are waiting an average of almost 5 years and up to 10 years in some cases to access these community rental housing units. As part of the Ontario Government’s goal of building 1.5 million homes by 2031, the EOWC is looking to do our part in increasing housing supply through our bold ‘7 in 7+’ regional housing project.
- The EOWC’s ‘7 in 7+’ regional housing project proposes building at least 7,000 community rental units over seven years across the region to address the wait lists. Using a mixed-model approach, the ‘7 in 7+’ project has the added benefit to bring on nearly 21,000 additional market rate units. This would total 28,000 housing units. The EOWC is moving ahead with the ‘7 in 7+’ plan and is currently working with KWM Consulting Inc. to create a business case to move forward effectively and sustainably.
- The County of Renfrew approved a contribution of \$36,000 to support the deliverables of this project until March 31, 2024.
- The total cost of developing a business plan that would support the project, which will be shared equally among the 13 EOWC member municipalities, is \$468,000. Costs for implementation and ongoing maintenance of the project have yet to be determined.

- The plan would require partnering with the Federal and Provincial Governments, as well as the private and non-profit sector, and Indigenous partners. The EOWC is also calling on the Provincial and Federal Governments to develop a strong financial framework to support municipalities in order to better prepare, plan and implement housing and related support services.
- The Business Plan to support the project will be presented to the Caucus on April 26, 2024.

4. Municipal Government (County of Renfrew):

- At the municipal level, the County of Renfrew has implemented affordable housing strategies aimed at increasing the supply of affordable units and supporting vulnerable populations.
- Initiatives such as the Community Homelessness Prevention Initiative (CHPI) provide funding for local organizations to deliver housing support services and homelessness prevention programs.
- More recently the County of Renfrew has initiated the Mesa project. Mesa is an evidence-based “escalator model” designed to transition people out of harm and towards an equitable community landscape. The goal is to support everyone to move towards health, well-being and a safe place to call home.
- The County also collaborates with non-profit organizations and private developers to create affordable housing developments and explore innovative solutions to address housing needs
- The County is currently exploring a partnership with a local provider to bring a transitional housing initiative to Pembroke.

Conclusion: The housing issue in Canada, Ontario, and the County of Renfrew presents complex challenges that require collaborative efforts from all levels of government and stakeholders. While various initiatives have been implemented to address affordability, accessibility, and supply issues, there remains a pressing need for sustained investment and innovative solutions to ensure that all individuals and families have access to safe, affordable, and suitable housing options.

Appendix 2 – Housing Summit Agenda

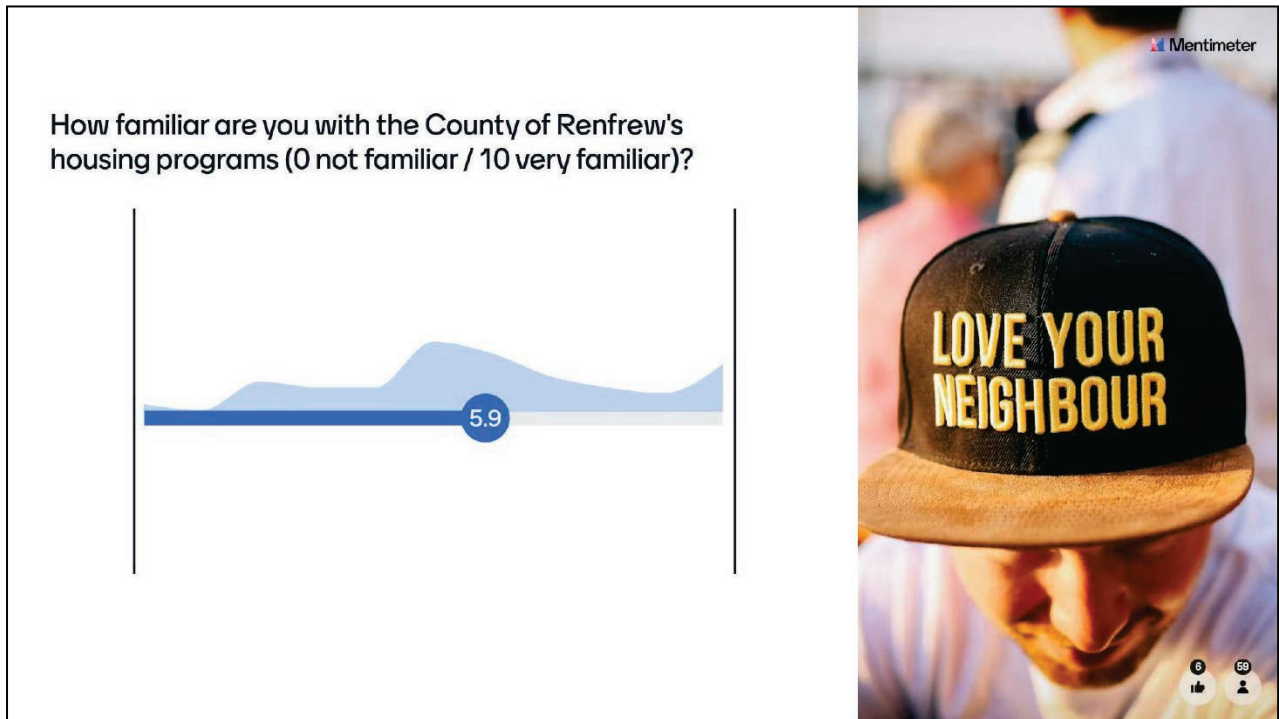


9:30 - 10 am	Registration and Networking
10 - 10:40 am	Welcome and Opening Remarks Paul Moreau, Facilitator; Warden Peter Emon, County of Renfrew; MPP John Yakabuski
10:40 - 10:55 am	Update from Community Services Andrea Patrick, Director of Community Services, County of Renfrew
10:55 - 11:30 am	Developer Experiences Adrian Schut, Director of Construction, CAHDCO Bonnie Martell, Habitat for Humanity
11:30 – 12 pm	County Properties Expression of Interest & Innovative Partnerships Jason Davis, Director of Development & Property, County of Renfrew
12 - 12:45 pm	<i>Lunch, Guided tour of myFM Centre & Networking</i> Lunch sponsored by Ontario Real Estate Association
12:45 – 1:15 pm	Canada Mortgage and Housing Corporation Lance Arnold, Senior Manager, Multi-Unit Client Solutions
1:15 – 1:45 pm	Federation of Canadian Municipalities Marc Bru, Assistant Outreach Officer, Sustainable Affordable Housing, Green Municipal Fund
1:45 – 2 pm	A Collaborative Approach to Community Care – ‘Mesa’ Craig Kelley, CAO, County of Renfrew
2 – 2:15 pm	A Vision for the Future Craig Kelley, CAO, County of Renfrew
2:30 – 2:45 pm	Closing Remarks Warden Peter Emon, County of Renfrew
2:45 – 3:15 pm	Networking

Thank You to our Event Sponsors



Appendix 3 – Mentimeter Questions and Responses



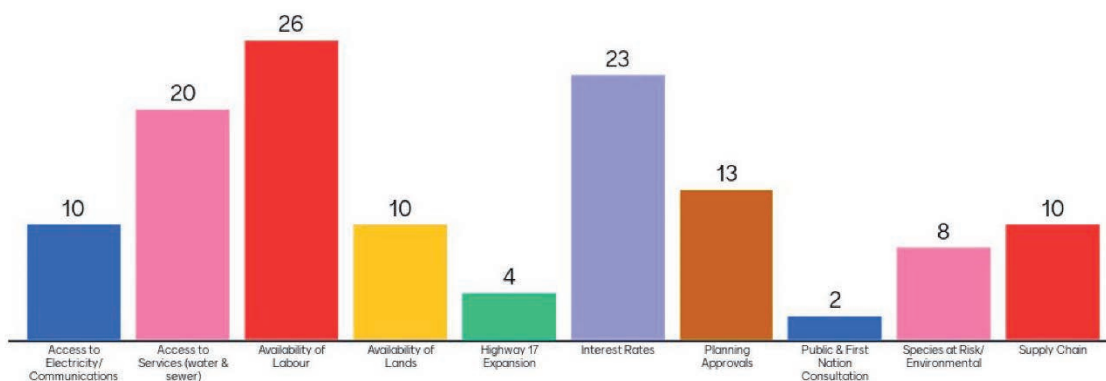
Have you encountered other building challenges not mentioned here today?

Labour shortages	Funding and space	Legal challenges	Small municipal budgets,
% of barrier free affordable housing being built?	Labour shortages	Greedy landowners wanting too much for marginal lands	Utility hookups such as hydro and gas
Lack of local resources	Servicing	Rural land without municipal water	Location at the rural end of the county.
Zoning is a problem, we need to redefine zoning to allow for different types of development.	Infrastructure funding	Collaboration for design per client	Province and Feds not recognizing uniqueness of rural Ontario when funding
No	Additional servicing cost to upgrade municipal roadways and services.		

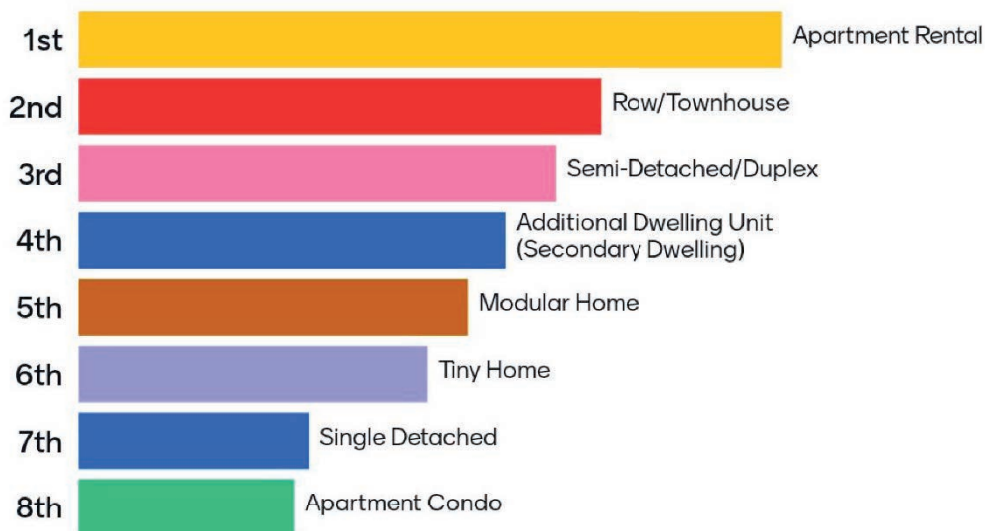
Select the Top 5 most challenging aspects of developing housing in Renfrew County.

- Availability of Labour – 26
- Interest Rates – 23
- Access to Services (water and sewer) – 20
- Planning Approvals – 13
- Access to Electricity/Communications – 10
- Availability of Lands – 10
- Supply Chain – 10
- Species at Risk/Environmental – 8
- Highway 17 Expansion – 4
- Public and First National Consultation – 2

5. Select the top 5 most challenging aspects of developing housing in Renfrew County?



Rank in order of priority the types of housing most needed in Renfrew County?



Appendix 4 – Expression of Interest – County of Renfrew Property Division

The Corporation of the County of Renfrew (the County) is inviting firms and individuals to submit Expressions of Interest (Expressions) for properties located within the County for the purpose of developing affordable housing.

The County of Renfrew’s Expression of Interest (EOI) initiative, will be a pivotal step in our mission to address the critical need for affordable and attainable housing within our community. This initiative focuses on promoting County-owned lands, inviting both developers and not-for-profit organizations to express their interest in collaborating with us to create housing solutions that are accessible and sustainable. The County of Renfrew is dedicated to fostering partnerships that prioritize affordability and inclusivity, envisioning a future where residents have access to secure, comfortable, and affordable homes. Through this EOI, we aim to spark innovative ideas and initiatives that align with our commitment to building a thriving and diverse community. We invite developers and not-for-profit organizations alike to join us in this endeavor, forging partnerships that will leave a lasting positive impact on the housing landscape of the County of Renfrew.

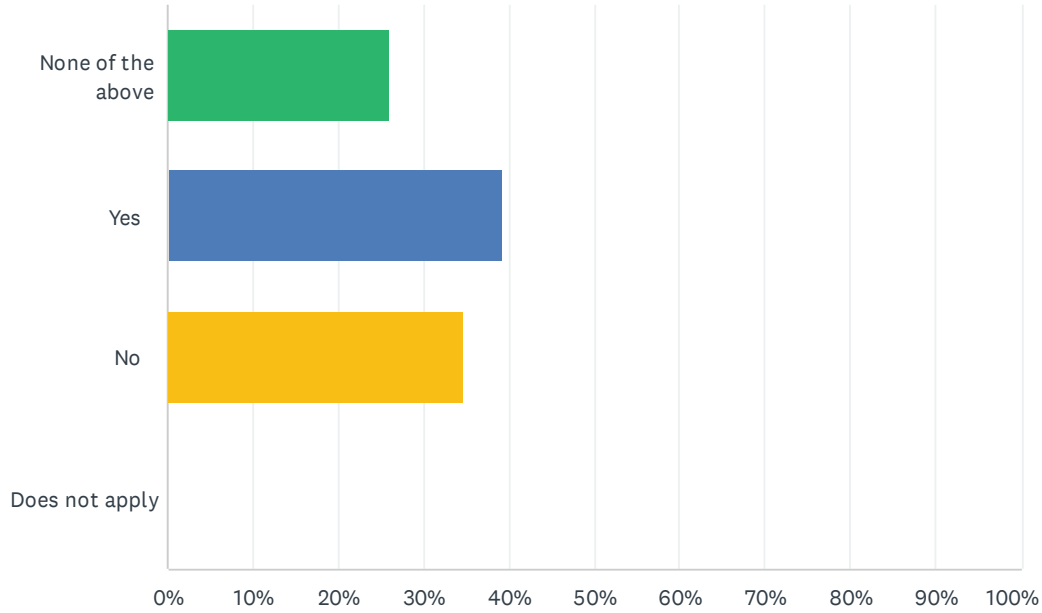
Those interested in receiving information for Expression of Interest EOI-2024-01 – County Properties for Affordable Housing must register through [Bids and Tenders - County of Renfrew](#).

Expressions of Interest will be received until **2:00 p.m., Friday, June 7, 2024, local time**.

Appendix 5 – Renfrew County Housing Summit Survey

Q1 Are you currently building residential housing in the County of Renfrew or plan to do so in the next three years?

Answered: 23 Skipped: 0

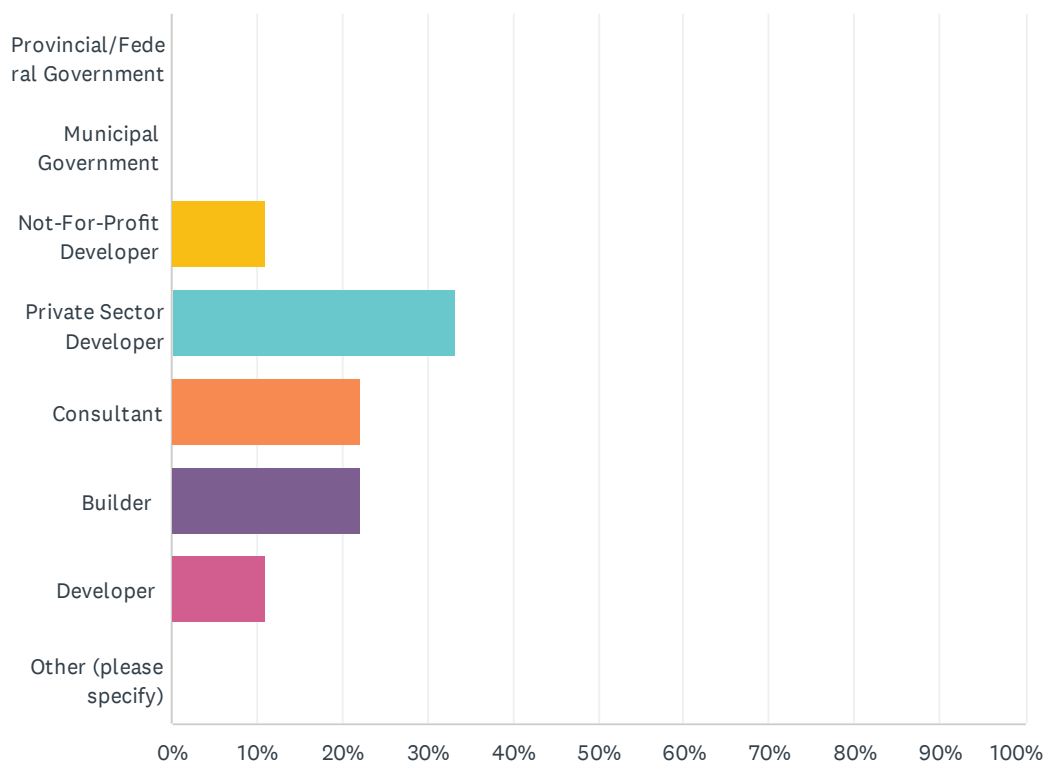


ANSWER CHOICES	RESPONSES
None of the above	26.09% 6
Yes	39.13% 9
No	34.78% 8
Does not apply	0.00% 0
TOTAL	23

#	DOES NOT APPLY	DATE
	There are no responses.	

Q2 If so, please identify what sector you represent.

Answered: 9 Skipped: 14



ANSWER CHOICES	RESPONSES
Provincial/Federal Government	0.00% 0
Municipal Government	0.00% 0
Not-For-Profit Developer	11.11% 1
Private Sector Developer	33.33% 3
Consultant	22.22% 2
Builder	22.22% 2
Developer	11.11% 1
Other (please specify)	0.00% 0
TOTAL	9

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 The shortage of skilled labour is having a significant impact on the housing supply in the County of Renfrew.

Answered: 20 Skipped: 3

3.7★
average rating



	NO IMPACT	(NO LABEL)	(NO LABEL)	(NO LABEL)	SIGNIFICANT IMPACT	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	10.00% 2	30.00% 6	40.00% 8	20.00% 4	20	3.70

Q4 What are your suggestions on how to incorporate affordable housing for low- and middle-income individuals and families into developments?

Answered: 15 Skipped: 8

#	RESPONSES	DATE
1	Connections need to be made between the non-for-profit sector agencies interested in building and operating more housing within the County and who may have capital and assets to leverage, with builders who have construction knowledge and access to skilled labour, and those who have knowledge about funding programs nuances of affordable housing development, tight budgets and complex program applications and reporting. These interdisciplinary teams seem to make the difference between projects that are brainstormed and those that make it through to completion. The Summit was great, and it would have been made better by having even more local housing providers at the table from the private and non-profit sectors.	4/29/2024 11:07 AM
2	Greater success on accessing government financing. Local municipalities taking more risks	4/23/2024 11:52 AM
3	- expedited approvals for projects that include affordable units - waived development charges for affordable units - waived planning application fees for affordable units - waived building permit fees for affordable units - municipal funding for affordable units (i.e., \$XX per affordable unit) - all of the above need to be in exchange for a guarantee that the units stay affordable for a certain duration of time	4/23/2024 10:51 AM
4	Working with Municipalities to implement zoning that will allow home owners to run a home-based business and generate revenue out of their home. This revenue source will now make housing more attainable for families. Work with organizations to help low/middle families to set up home-based businesses. Builders and developers to integrate built forms that include primary and secondary units (SDUs) and ancillary dwelling units (ADUs) to help the new homeowner to generate revenue from their rental units to supplement their mortgage payments and thus become more attainable. Work with organizations to teach new landlords (homeowners) the ins & outs of managing properties and the ins & outs of being a landlord. Incorporate land lease options in developments to reduce the cost of buying a home. Province to work with lending institutions to implement mortgage solutions for land lease housing options.	4/22/2024 8:14 PM
5	Just need front end grants to adj Cap rates. Easy.	4/22/2024 3:41 PM
6	As material cost continue to escalate along with labor cost, it will be difficult to control the majority of the projects. There has to be a buy in from the various level of government to provide incentives to all areas of the build . The project needs to be designed with in its entirety to be an affordable unit.	4/22/2024 8:56 AM
7	Grants/incentives/DC discounts to builders to entice them.	4/22/2024 8:16 AM
8	1. County financial support to municipalities for infrastructure upgrades pertinent to not-for-profit projects (as in, water and sewage expansion, roads and sidewalks) 2. encouraging builders to include a small percentage of every build to be deemed RGI and allowing Renfrew County Housing to manage those units 3. encourage Renfrew County Housing to review their roster of clients to determine who is over-housed or is earning beyond the qualifying income levels. Transitions of these natures take place all the time in the rental market- seniors downsize, people upgrade according to their financial needs. Treating Housing clients with respect does not absolve the County from treating those on the waiting list with justice. Even an 8% shift in housing will make a difference to people waiting for units.	4/22/2024 12:51 AM
9	Seek partnerships and support partners in dealing with government red tape.	4/20/2024 3:37 PM
10	Partnerships between housing service providers, developers/builders and municipal government.	4/20/2024 3:37 PM
11	In areas with servicing, support "natural" affordable options - allow for smaller buildings on smaller lots, flexible zoning (i.e. reduced yard setbacks, pocket neighbourhoods) and reduced parking. Consider design of entire communities - enable services and shops within existing and new developments to reduce transportation costs/need to drive everywhere. Work with local	4/20/2024 10:06 AM

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engineering firms to help identify ways to support infrastructure to accommodate infill in existing towns and villages (i.e. smaller wastewater treatment options and governance models for communal servicing). Work with municipalities to revitalize/promote growth and affordable housing in their villages via special tax classes, and reduced planning and building fees. Encourage partnerships and build capacity of existing (and perhaps new) non-profit housing organizations. Think beyond County-owned land and County-owned/managed housing. Provide training to these groups on pro-formas, housing/asset management. Explore community-based financing options. Reach out to Tapestry Capital and explore opportunities for community-bonds and community-owned housing.

12	Make use of vacant county and municipal land. Use HAF grant funds to provide incentives to developers.	4/20/2024 6:53 AM
13	Mandate a percentage of the units. Apply all possible funding envelopes CMHC etc. Work only with developers who will as	4/19/2024 10:16 PM
14	Incorporating all levels of income into every development will provide the labour that we need to care for each other in our community.	4/19/2024 4:39 PM
15	Offer Highschool or College Credits for Students to assist in housing construction, repair and additions or second unit conversion to community houses. Use federal drawings and could be mandatory to get diploma or degree. Tax Reductions provided to owners or developers for 5 to 10 years. Could be in the form of tax receipts for inkind values.	4/19/2024 4:34 PM

Q5 The short-term accommodation sector is having an impact on the availability of long-term rentals in the County of Renfrew.

Answered: 17 Skipped: 6

2.8★
average rating



	STRONGLY DISAGREE	DISAGREE	NEITHER AGREE OR DISAGREE	AGREE	STRONGLY AGREE	N/A	TOTAL	WEIGHTED AVERAGE
☆	17.65% 3	11.76% 2	52.94% 9	11.76% 2	5.88% 1	0.00% 0	17	2.76

Q6 What are the top three obstacles to building low- to middle-income rental units?

Answered: 16 Skipped: 7

ANSWER CHOICES	RESPONSES	
# 1	100.00%	16
# 2	100.00%	16
# 3	93.75%	15

#	# 1	DATE
1	Complex program requirements and reporting at the provincial and federal levels deter builders	4/29/2024 11:10 AM
2	Lack of investment funding	4/23/2024 2:23 PM
3	Lack of municipal action	4/23/2024 11:53 AM
4	lack of funding from all levels of government	4/23/2024 10:53 AM
5	land costs	4/22/2024 8:18 PM
6	Being able to make the payments using the low rent rolls	4/22/2024 3:42 PM
7	infrastructure	4/22/2024 8:58 AM
8	Cost of construction labor and materials	4/22/2024 8:18 AM
9	provincial and federal funding for the initial builds-tax breaks are not sufficient	4/22/2024 12:56 AM
10	Money	4/20/2024 3:38 PM
11	Construction Costs	4/20/2024 3:38 PM
12	Lack of non-profit/co-op housing organizations	4/20/2024 10:08 AM
13	Profit margins to low	4/20/2024 6:55 AM
14	Finances	4/19/2024 10:16 PM
15	Securing easily accessible properties	4/19/2024 4:45 PM
16	Cost	4/19/2024 4:34 PM
#	# 2	DATE
1	Connecting non-profit leaders with the capacity to build more with teams to assist with the build (program consultants, builders etc.)	4/29/2024 11:10 AM
2	Shortage of skilled trades	4/23/2024 2:23 PM
3	Lack of government financing for our area	4/23/2024 11:53 AM
4	cost of construction	4/23/2024 10:53 AM
5	infrastructure upgrade costs	4/22/2024 8:18 PM
6	Need front loaded capital	4/22/2024 3:42 PM
7	labor and material cost high	4/22/2024 8:58 AM
8	Very low profit if any	4/22/2024 8:18 AM
9	defn of "low income housing"-80% market value vs RGI...developers favour the former	4/22/2024 12:56 AM

Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario

10	Red tape	4/20/2024 3:38 PM
11	Financial Feasibility	4/20/2024 3:38 PM
12	Lack of building sector knowledge/capacity regarding multi-unit building	4/20/2024 10:08 AM
13	Lack of government funding	4/20/2024 6:55 AM
14	Services	4/19/2024 10:16 PM
15	Slow processing of plans and approvals	4/19/2024 4:45 PM
16	Available Land	4/19/2024 4:34 PM
#	# 3	DATE
1	Having all the layers or pots of funding available at the same time, and favourable interest rates to make very tight budgets viable	4/29/2024 11:10 AM
2	Inflationary pressure	4/23/2024 2:23 PM
3	Inflationary costs of materials	4/23/2024 11:53 AM
4	lack of interest from developers in being landlords	4/23/2024 10:53 AM
5	carrying costs while going through approvals	4/22/2024 8:18 PM
6	Less red tape.	4/22/2024 3:42 PM
7	proper zoning need to be expedited.	4/22/2024 8:58 AM
8	Finding property managers/landlords	4/22/2024 8:18 AM
9	need to tear down existing "water view" units leaves current Housing clients homeless until new facilities can be completed. Location of these new facilities not determined	4/22/2024 12:56 AM
10	Skilled labour	4/20/2024 3:38 PM
11	Absence of Government Subsidy	4/20/2024 3:38 PM
12	Neighbourhood opposition	4/20/2024 10:08 AM
13	Land	4/19/2024 10:16 PM
14	Educated and skilled personnel to bring it all together	4/19/2024 4:45 PM
15	Buildings/Developers interest - busy making \$\$ in this market - need to make it worth their while	4/19/2024 4:34 PM

Q7 What are the top three challenges in managing rental units?

Answered: 15 Skipped: 8

ANSWER CHOICES	RESPONSES	
# 1	100.00%	15
# 2	80.00%	12
# 3	60.00%	9

#	# 1	DATE
1	Maintaining aging stock	4/29/2024 11:11 AM
2	Mental health supports for tenants	4/23/2024 2:25 PM
3	Maintaining staff	4/23/2024 11:56 AM
4	turnover	4/23/2024 10:54 AM
5	Finding good quality tenants	4/22/2024 8:20 PM
6	Getting paid	4/22/2024 3:43 PM
7	Maintaining retention with the clients	4/22/2024 9:33 AM
8	na	4/22/2024 8:18 AM
9	Housing Workers focused on policing residents instead of creating community and trust	4/22/2024 1:00 AM
10	Money	4/20/2024 3:41 PM
11	Costs	4/20/2024 3:38 PM
12	Lack of manpower	4/20/2024 6:55 AM
13	Behaviour of tenants	4/19/2024 10:18 PM
14	Maintenance and care	4/19/2024 4:49 PM
15	cost / rental supports	4/19/2024 4:35 PM

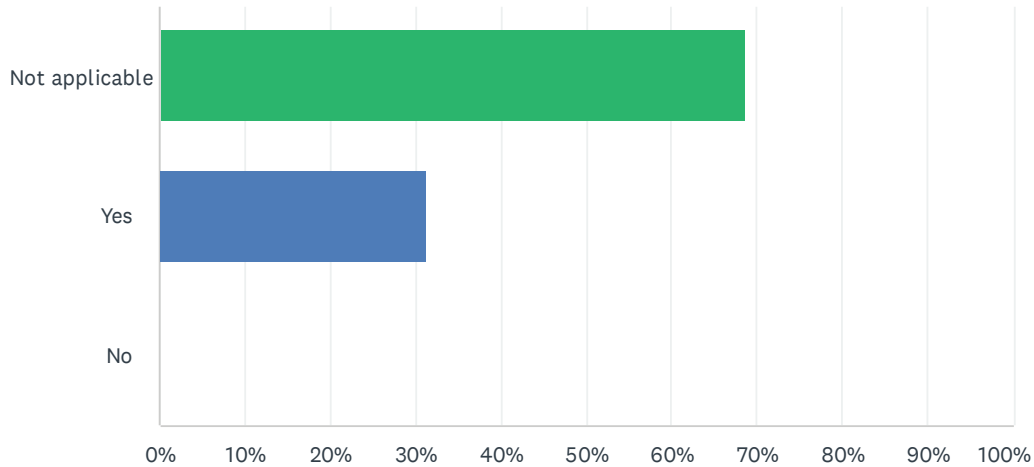
#	# 2	DATE
1	Hoarding	4/23/2024 2:25 PM
2	LTB weighted in favor of the tenant	4/23/2024 11:56 AM
3	risk of problem tenants	4/23/2024 10:54 AM
4	Keeping good tenants	4/22/2024 8:20 PM
5	dealing with low rent residents	4/22/2024 3:43 PM
6	aligning like minded demographics	4/22/2024 9:33 AM
7	na	4/22/2024 8:18 AM
8	no funds for improving existing stock	4/22/2024 1:00 AM
9	Sense of ownership	4/20/2024 6:55 AM
10	Cost vs. Revenue	4/19/2024 10:18 PM
11	Health and hygiene habits of tenants	4/19/2024 4:49 PM
12	landlord tribunal backlog	4/19/2024 4:35 PM

Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario

#	# 3	DATE
1	Shortage of property management staff	4/23/2024 2:25 PM
2	day to day management (i.e., property maintenance)	4/23/2024 10:54 AM
3	Not being able to replace tenants due to tenants rights	4/22/2024 8:20 PM
4	Getting paid	4/22/2024 3:43 PM
5	right price	4/22/2024 9:33 AM
6	na	4/22/2024 8:18 AM
7	insufficient staff to provide wrap around services for those in need- problems develop that could/should be nipped in the bud	4/22/2024 1:00 AM
8	Safe passage ways inside and outside the residence	4/19/2024 4:49 PM
9	long waiting list for tenants	4/19/2024 4:35 PM

Q8 Would you be willing to rent below-market units if there were more supports in place?

Answered: 16 Skipped: 7



ANSWER CHOICES	RESPONSES	
Not applicable	68.75%	11
Yes	31.25%	5
No	0.00%	0
TOTAL		16

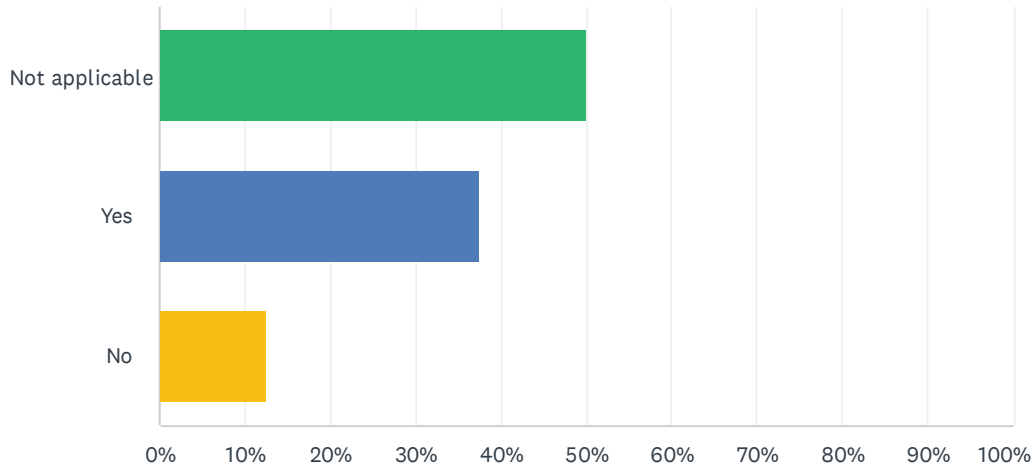
Q9 What supports do you need to rent below-market units?

Answered: 11 Skipped: 12

#	RESPONSES	DATE
1	N/A	4/29/2024 11:11 AM
2	Up from funding or low interest loans	4/23/2024 2:26 PM
3	Renfrew county to agree to allow us to construct new housing in exchange for old, existing housing.	4/23/2024 11:57 AM
4	- Someone else (i.e., County housing) to manage the units - guaranteed rent (i.e., County head lease with County responsible for finding and managing tenants)	4/23/2024 10:55 AM
5	Subsidizing - if there is only \$400 stipend for housing, that is not enough to cover our high mortgage, insurance, maintenance and property tax costs.	4/22/2024 8:21 PM
6	I was pretty clear at the meetings. Need a template with front load grants to lower rents. If the county could take a lease on complete building for 25 years and manage/collect rents it would be easy.	4/22/2024 3:45 PM
7	financial support from the various levels of governments	4/22/2024 9:34 AM
8	NA	4/22/2024 8:18 AM
9	addictions and mental health workers on site access to Crisis Interventions that are responsive 24/7 before situations escalate to calling 911 for police intervention	4/22/2024 1:01 AM
10	Subsidies, Housing allowances, municipal partnerships.	4/20/2024 3:39 PM
11	I'm financially independent as long as I can work and live in the same location and rent controls are in effect. Below market can mean many things. The supports that our currently in place appeared to be working for those who need them.	4/19/2024 4:51 PM

Q10 Would you be willing to allocate a percentage of units for below-market rent if there were more supplements available?

Answered: 16 Skipped: 7



ANSWER CHOICES	RESPONSES
Not applicable	50.00% 8
Yes	37.50% 6
No	12.50% 2
TOTAL	16

Q11 During the Housing Summit we heard that red tape was the biggest challenge related to building and development. If you agree, please specify what those red tape challenges are.

Answered: 13 Skipped: 10

#	RESPONSES	DATE
1	Uncertainly around the pre-development review process (recently due to changing provincial legislation outside of the area municipality's control), slow review processes due to small staff. I've also heard from builders that the energy efficiency requirements for most of the NHS programs slow things down and deter builders as well.	4/29/2024 11:14 AM
2	Criteria for funding and grants is time consuming and restrictive and some timelines are difficult to achieve.	4/23/2024 2:28 PM
3	Lack of resources and support for the planning department at the townships. I've been waiting for 2 years for Arnprior to create a definition for a private road allowance for a development site. A town is only as good as its planners.	4/23/2024 12:00 PM
4	I do not agree. Red tape is not the obstacle to building and development and particularly affordable housing. Affordable housing only makes financial sense if there are financial incentives to construct it or if there is a big enough gap between market rates and affordable rates (in other words, in a project that includes both market and affordable units, it is a combination of financial incentives and the market units themselves that subsidize the affordable units. On the whole, you need to have a big enough project to absorb the loss attributed to the affordable units.	4/23/2024 10:59 AM
5	As a municipal planner, I see the primary barriers being infrastructure and the capacity of our builder/developer community.	4/23/2024 10:23 AM
6	Very long list of studies and reports required for application, High costs and timelines to get these reports and studies done, The applying for the zoning, site plan application and waiting months to receive a response The city planners changing their minds and multiple rounds of comments Costs for making all these changes and submitting again NIMBYs and community associations appealing decisions	4/22/2024 8:25 PM
7	For low income rentals the ability to pay the building off is the problem. Red tape is a problem and will always be. The province needs a one size fits all for units under 24 that can be completed and project started in less than 4 -6 months. I have 2 projects in the pipe now that are almost 20 months and now the first studies are no good because they say they are too old !!	4/22/2024 3:48 PM
8	with Modular building we experience, too long of a wait time Re the permit process. Lots of conversations RE ADU but NO immediate action from the various levels of governments. minimal sq ft issues.	4/22/2024 9:43 AM
9	Hasn't been a factor for us, yet.	4/22/2024 8:19 AM
10	not applicable	4/22/2024 1:02 AM
11	Access to funding, timing in application and completion.	4/20/2024 3:42 PM
12	Nimby politics and the politicization of housing policies preventing opportunities and solutions.	4/20/2024 3:40 PM
13	Sometimes the largest challenge is trying to get the committee who will make the decisions to meet. Tighter deadlines, and online meetings should reduce this part of the construction timeframe. These committees are often staffed by volunteers and they may not always be available when you need them.	4/19/2024 4:57 PM

Q12 Provide your contact information below if you would like to schedule a meeting with Jason Davis, Director of Development and Property, County of Renfrew, to discuss the Expression of Interest that seeks partnership and innovation regarding municipal assets for the development of affordable housing.

Answered: 4 Skipped: 19

ANSWER CHOICES	RESPONSES	
Name	100.00%	4
Company	75.00%	3
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	4
Phone Number	100.00%	4

#	NAME	DATE
1	Rebecca McEvoy	4/29/2024 11:15 AM

2	Adam Babineau	4/23/2024 12:00 PM
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3	Tom Orr	4/22/2024 3:49 PM
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4	Pierre Dufresne	4/20/2024 3:41 PM
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#	COMPANY	DATE
1	Tim Welch Consulting	4/29/2024 11:15 AM

2	Orr Developments	4/22/2024 3:49 PM
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3	Cavanagh Communities	4/20/2024 3:41 PM
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#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

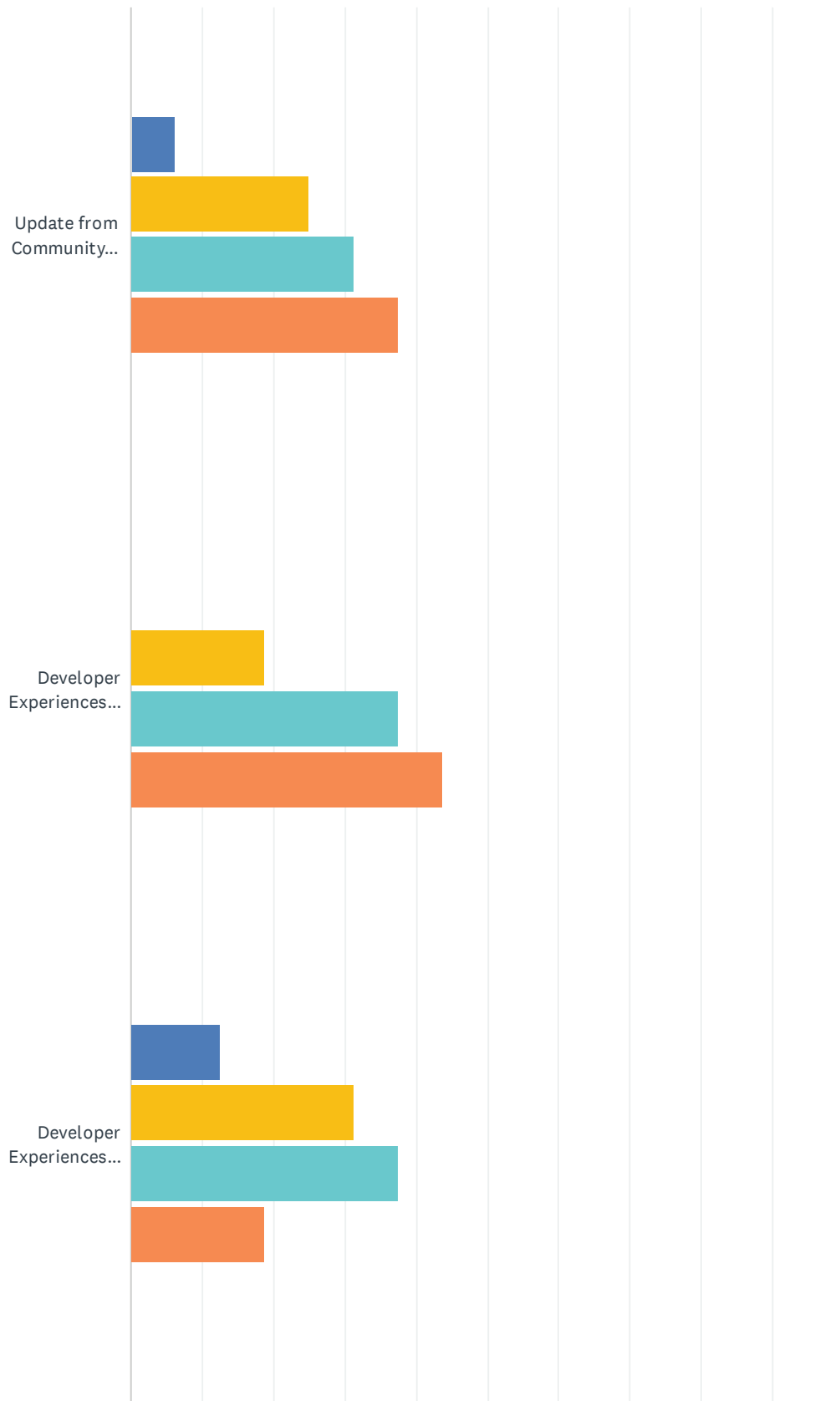
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Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario

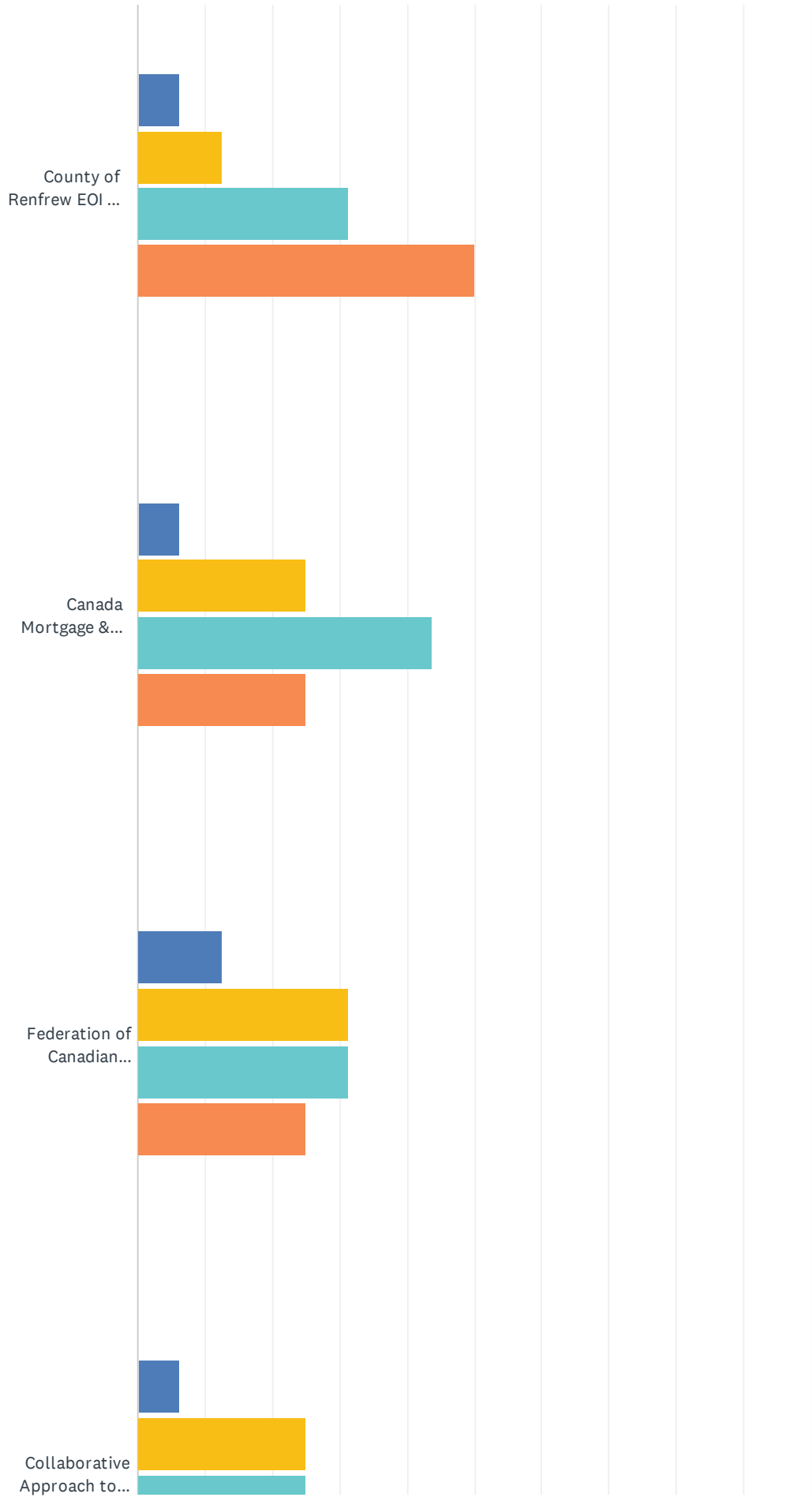
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	rmcevoy@twcinc.ca	4/29/2024 11:15 AM
2	adam@ottawarealestate.com	4/23/2024 12:00 PM
3	torr604@gmail.com	4/22/2024 3:49 PM
4	pdufresne@thomascavanagh.ca	4/20/2024 3:41 PM
#	PHONE NUMBER	DATE
1	613-612-0177	4/29/2024 11:15 AM
2	6136970689	4/23/2024 12:00 PM
3	6138801487	4/22/2024 3:49 PM
4	6132775222	4/20/2024 3:41 PM

Q13 How would you rate the presentations and speakers?

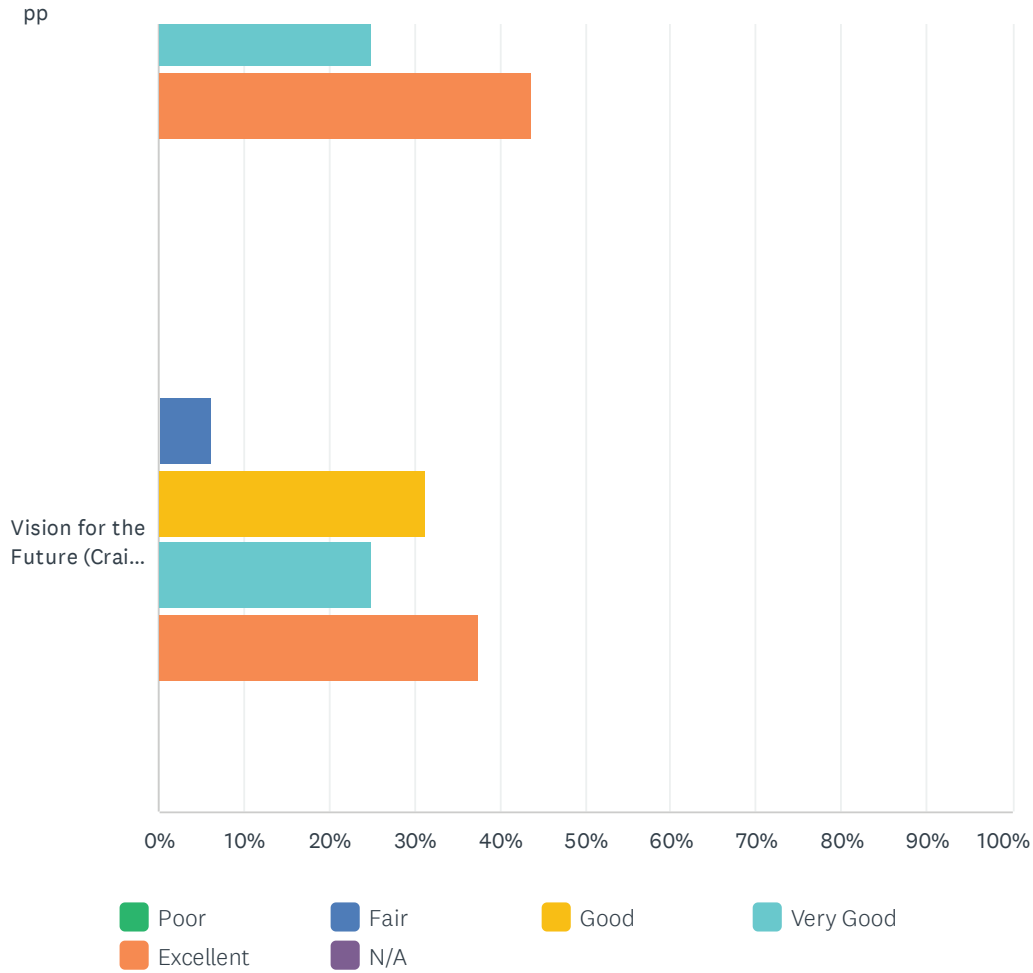
Answered: 16 Skipped: 7



Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario



Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	N/A	TOTAL	WEIGHTED AVERAGE
Update from Community Services (Andrea Patrick)	0.00% 0	6.25% 1	25.00% 4	31.25% 5	37.50% 6	0.00% 0	16	4.00
Developer Experiences (Adrian Shut)	0.00% 0	0.00% 0	18.75% 3	37.50% 6	43.75% 7	0.00% 0	16	4.25
Developer Experiences (Bonnie Martell)	0.00% 0	12.50% 2	31.25% 5	37.50% 6	18.75% 3	0.00% 0	16	3.63
County of Renfrew EOI & Innovative Partnerships (Jason Davis)	0.00% 0	6.25% 1	12.50% 2	31.25% 5	50.00% 8	0.00% 0	16	4.25
Canada Mortgage & Housing Corporation (Lance Arnold)	0.00% 0	6.25% 1	25.00% 4	43.75% 7	25.00% 4	0.00% 0	16	3.88
Federation of Canadian Municipalities (Marc Bru)	0.00% 0	12.50% 2	31.25% 5	31.25% 5	25.00% 4	0.00% 0	16	3.69
Collaborative Approach to Community Care (Craig Kelley)	0.00% 0	6.25% 1	25.00% 4	25.00% 4	43.75% 7	0.00% 0	16	4.06
Vision for the Future (Craig Kelley)	0.00% 0	6.25% 1	31.25% 5	25.00% 4	37.50% 6	0.00% 0	16	3.94

Q14 How would you rate the venue/location (myFM Centre Community Hall, Renfrew)?

Answered: 16 Skipped: 7

4.3★
average rating



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	N/A	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	12.50% 2	37.50% 6	43.75% 7	6.25% 1	16	4.33

Q15 How would you rate the food and beverages?

Answered: 16 Skipped: 7

4.4★
average rating



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	N/A	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	6.25% 1	0.00% 0	37.50% 6	56.25% 9	0.00% 0	16	4.44

Q16 How would you rate the overall organization of the event?

Answered: 16 Skipped: 7

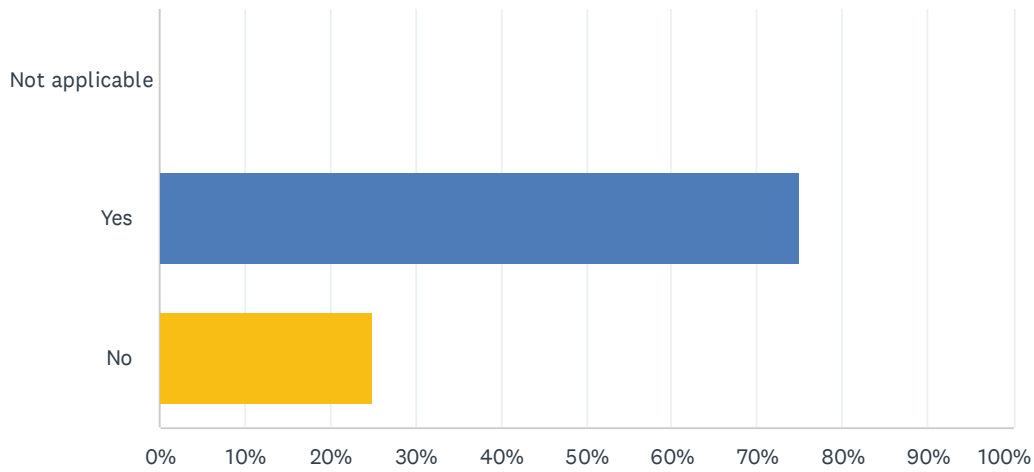
4.5★
average rating



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	N/A	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	6.25% 1	37.50% 6	56.25% 9	0.00% 0	16	4.50

Q17 Was the event what you expected?

Answered: 16 Skipped: 7



ANSWER CHOICES	RESPONSES
Not applicable	0.00% 0
Yes	75.00% 12
No	25.00% 4
TOTAL	16

Q18 What topics, speakers or organizations would you like to see at a future Housing Summit?

Answered: 11 Skipped: 12

#	RESPONSES	DATE
1	More participation from the non-profit sector and more cross-sectoral networking to help build the partnership needed to make affordable housing projects a go.	4/29/2024 11:17 AM
2	United way.	4/23/2024 2:30 PM
3	Only addition I would like to see would be from the construction side, perhaps an expert for modular construction	4/23/2024 12:02 PM
4	More seasoned private sector developers with real experience in providing affordable housing.	4/23/2024 11:04 AM
5	Supporting more housing in towns and villages (small apartments, secondary units, smaller lots), and working on the infrastructure (communal services, small-scale municipal service systems) to get us there Training/connection/capacity building for non-profit housing organizations Community-based financing options (see work of Tapestry Capital, Places for People) More time/lessons learned from non-profit developers/asset managers - the best presentation of the day was the first non-profit housing presenter (I think that was Adrian Shut?) - would have loved him to have more airtime Perhaps the formation of a working group to explore communal servicing and/or smaller scale municipal systems?	4/23/2024 10:28 AM
6	Developers sharing their innovation, ideas, mistakes. The County sharing their ideas for innovation, changes, and sharing their mistakes A Next steps discussion on how we can all collaborate and move forward	4/22/2024 8:28 PM
7	We needed a summit that listened to the problems instead of telling us what was available. Any developer that has experience knows about the programs. MOST of the programs are not suited to our area. We need 4-8 established developers at a table with a few county directors included and listen to the problems/solutions. I dont believe NEW want to be developers are needed in this space. Its tough enough but if you are in experienced and not well established financially it will kill you.	4/22/2024 3:55 PM
8	Provincial and Federal Housing Representatives.	4/22/2024 9:45 AM
9	especially appreciated presentation by CAHDCO while there was a great deal of positive energy in the room, numbers of units and price points needed by specific community were not identified, nor were projected growth for specific economic groups even hinted at-perhaps a presentation from the UBC HART project?	4/22/2024 1:10 AM
10	More discussion on successful projects - case studies.	4/20/2024 3:42 PM
11	It would be interesting to see a plan, presented for different types of housing. This would include a rough draft of floor designs, and the property development.	4/19/2024 5:08 PM

Q19 Share any additional feedback.

Answered: 6 Skipped: 17

#	RESPONSES	DATE
1	I love the discussion points. Hopefully it leads to real action being taken	4/23/2024 12:02 PM
2	I thought the event should have allocated much more time to both Adrian and Bonnie. These are people with real experience building affordable housing. With all due respect, the developers and property owners in the room do not really care about the state of the County's social housing portfolio or the mesa project. The developers and property owners need to know how the County can facilitate the inclusion of affordable units in market projects.	4/23/2024 11:04 AM
3	The summit was professional and well organized, but I was hoping for more two-way dialogue and break out discussions. It was really information heavy, and we only had the opportunity to hear from a few developers during the short Q&A sessions. I think it's awesome that the County is looking to partner to develop County-owned land, but to solve the problem, I think the County should take a leadership/facilitation role to help enable non-County projects on non-County land. Can leverage the capacity in the community, including local planners, existing non-profit developers, as well as the affordable housing alliance, to do this.	4/23/2024 10:28 AM
4	should be an annual event.	4/22/2024 9:45 AM
5	thank you for a thoughtful survey	4/22/2024 1:10 AM
6	Journey Persons 175 will tell the story of making a house a home. It will celebrate Renfrew's 175 Anniversary in 2033 and I envision filming the cutting of a ribbon for new homes in Renfrew by 2031. It is my hope to follow the social housing project from start to finish, including video captured at the Summit. The documentary will encourage trades and tech in our schools and show off what we already have to offer. Thank you for your continued excellence and know that when it comes to caring for others the County of Renfrew is number one. Looking forward to seeing the plans. Regards, K. E. Windle	4/19/2024 5:08 PM

Q20 Provide your information below if you would like to be kept informed about future events and opportunities with the County of Renfrew.

Answered: 11 Skipped: 12

ANSWER CHOICES	RESPONSES	
First Name	100.00%	11
Last Name	100.00%	11
Company	90.91%	10
Email	90.91%	10
Telephone	100.00%	11
Country	0.00%	0

#	FIRST NAME	DATE
1	Adam	4/23/2024 12:02 PM
2	Alex	4/23/2024 10:28 AM
3	Carina	4/22/2024 8:28 PM
4	Tom	4/22/2024 3:55 PM
5	sean	4/22/2024 9:46 AM
6	Kari	4/22/2024 8:20 AM
7	Josie	4/22/2024 1:10 AM
8	Brenda	4/20/2024 3:44 PM
9	Pierre	4/20/2024 3:42 PM
10	Richard	4/19/2024 10:22 PM
11	Kathryn	4/19/2024 5:09 PM

#	LAST NAME	DATE
1	Babineau	4/23/2024 12:02 PM
2	Benzie	4/23/2024 10:28 AM
3	Guzman	4/22/2024 8:28 PM
4	Orr	4/22/2024 3:55 PM
5	Kelly	4/22/2024 9:46 AM
6	Salovaara	4/22/2024 8:20 AM
7	Scott	4/22/2024 1:10 AM
8	McLeod	4/20/2024 3:44 PM
9	Dufresne	4/20/2024 3:42 PM
10	Wereley	4/19/2024 10:22 PM
11	Windle	4/19/2024 5:09 PM

#	COMPANY	DATE
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Renfrew County Housing Summit April 4, 2024 Renfrew, Ontario

1	Township of Whitewater Region	4/23/2024 10:28 AM
2	Creative Dev. Ventures	4/22/2024 8:28 PM
3	Orr Developments	4/22/2024 3:55 PM
4	Guildcrest Homes	4/22/2024 9:46 AM
5	Quality Homes and Renovations	4/22/2024 8:20 AM
6	Greater Amprior Community Council on Poverty and Homelessness	4/22/2024 1:10 AM
7	Trinity - St. Andrew's United Church	4/20/2024 3:44 PM
8	Cavanagh Communities	4/20/2024 3:42 PM
9	First Baptist Church	4/19/2024 10:22 PM
10	Windle Media	4/19/2024 5:09 PM

#	EMAIL	DATE
1	adam@ottawarealestate.com	4/23/2024 12:02 PM
2	abenzie@whitewaterregion.ca	4/23/2024 10:28 AM
3	carina@creativedevventures.com	4/22/2024 8:28 PM
4	torr604@gmail.com	4/22/2024 3:55 PM
5	skelly@guildcrest.com	4/22/2024 9:46 AM
6	kari@qualityhomesandrenovations.com	4/22/2024 8:20 AM
7	jandjscott@outlook.com	4/22/2024 1:10 AM
8	mcleodbr@bell.net	4/20/2024 3:44 PM
9	pdufresne@thomascavanagh.ca	4/20/2024 3:42 PM
10	windlemedia@icloud.com	4/19/2024 5:09 PM

#	TELEPHONE	DATE
1	6136970689	4/23/2024 12:02 PM
2	6136462282 ext. 122	4/23/2024 10:28 AM
3	6138587143	4/22/2024 8:28 PM
4	16138801487	4/22/2024 3:55 PM
5	16138509889	4/22/2024 9:46 AM
6	6136251115	4/22/2024 8:20 AM
7	6133160509	4/22/2024 1:10 AM
8	613-532-1511	4/20/2024 3:44 PM
9	6132775222	4/20/2024 3:42 PM
10	613 2957678	4/19/2024 10:22 PM
11	343-361-0593	4/19/2024 5:09 PM

#	COUNTRY	DATE
	There are no responses.	

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

May 14, 2024

INFORMATION**1. Bioeconomy Development Opportunity (BDO) Zone Marketing Launch**

As part of the marketing efforts for the promotion of Renfrew County's BDO Zone designation, a [media release](#) was issued on April 17, 2024, in collaboration with EcoStrat. A [dedicated landing page](#) about Renfrew County has also been added to the BDO Zone website.

Since the media release, Economic Development staff have conducted interviews with local media and responded to four inquiries about potential future biomass projects/opportunities.

A webinar will be scheduled in the next couple of months to promote the designation to a targeted audience of bio-based industry stakeholders, project developers, technology partners, capital markets, and investors.

2. Vendors Market Forum

On April 23, 2024, the Economic Development Division, in partnership with the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Renfrew County and District Health Unit (RCDHU), Renfrew County Community Futures Development Corporation (RCCFDC), and Enterprise Renfrew County (ERC), delivered a Vendors Market Forum in support of farmers' markets and vendors to more than 50 participants.

The forum focused on local and provincial regulations around safe food production and handling, the sale of food at vendor and farmers' markets, food trends, as well as market and vendor best practices. ERC and RCCFDC provided information about small business support and funding programs.

A follow-up webinar with OMAFRA about costing and pricing for vendors and small businesses was held on April 29, 2024, with 15 participants in attendance.

3. Before You Arrive in Canada Virtual Forum

On April 27, 2024, Business Development Officer, David Wybou, participated in the virtual forum, [Before You Arrive in Canada](#), in partnership with Jodi Bucholtz of the Local Immigration Partnership Lanark & Renfrew. The County's involvement included a presentation by Mr. Wybou about opportunities for settling in Renfrew County and Ms. Bucholtz partook in a panel discussion about pre-arrival questions with immigrant support experts.

Participation at the event was an opportunity to showcase Renfrew County as a destination of choice for newcomers and immigrants coming to Canada. The Renfrew County Local Immigration Partnership booth was one of 10 booths at the event that attracted more than 300 newcomers, resulting in four new potential newcomers interested in relocating to Renfrew County.

4. **Ground Breaking Ceremony for Wolf System Canada**

On May 3, 2024, Warden Peter Emon and Business Development Officer, David Wybou, attended a sod turning ceremony at 664 Campbell Drive in the Township of McNab/Braeside, home to [Wolf System Canada](#) at what will be their first manufacturing facility in the Americas.

The event was organized and hosted by property owners and Wolf System installers Hans Reichart and Andrea Reyers of Thermo Energy Solutions Inc., with Wolf System representatives from Germany and Austria also in attendance. The ceremony also included MPP John Yakabuski, Renfrew-Nipissing-Pembroke; MP Cheryl Galant, Renfrew-Nipissing-Pembroke; Mayor Mark MacKenzie, Township of McNab/Braeside; County Councillor Daniel Lynch, Town of Arnprior, Chief Greg Sarazin, Algonquins of Pikwakanagan First Nation; as well as Wolf System dealers, installers, associated trades and clients.

5. **Rural Change Makers Program**

The County of Renfrew, in partnership with Renfrew County Community Futures Development Corporation (RCCFDC), is participating in the Rural Ontario Institute's (ROI) 2024 [Rural Change Makers Program](#).

The Rural Change Makers Program welcomes applications from engaged young leaders aged 18-35 in rural and northern Ontario eager to become the next faces of change and mobilize action around issues important to their communities.

[Applications](#) for the 2024 program opened May 1, 2024 and will close on July 1, 2024, with the selection process commencing in August 2024, when up to 36 motivated young adults will be selected to join the experience for a year. These leaders will participate in a series of developmental training sessions, come together for experiential gatherings, complete self-assessments, form planning committees for local activities, and lead entrepreneurial or community initiatives.

As a program partner, the Economic Development Division and RCCFDC are responsible for:

- Program recruitment (May-July'24): promote the program to local youth in Renfrew County and the City of Pembroke.
- Co-facilitate a learning lab (Sept-Dec'24): support the delivery of a virtual learning lab by sharing skills and expertise, curriculum materials and resources are designed and provided by ROI.

- Align local youth with community mentors (Feb-Aug'25): identify local mentors, coaches and elders who can help guide youth and facilitate connections during community projects.
- Help connect youth facing barriers to local community supports, if/where needed.
- Support the transition of youth to the local labour market by leveraging connections.

There is no cost for successful candidates to participate, nor is there any financial commitment required from the County of Renfrew beyond staff time to facilitate the program.

6. Recently Announced Funding Programs

a) Inclusive Community Grants

Applications for the [Inclusive Community Grants](#) program are now being accepted until May 22, 2024 at 5:00 p.m. ET.

The Inclusive Community Grants Program provides funding for projects to help ensure local government and community organizations consider Ontarians of all ages and abilities at every stage of community planning and development.

The program provides up to \$60,000 in grant funding to eligible applicants for projects that:

- Increase the accessibility of outdoor spaces by making improvements to the built environment to create equitable access to community resources.
- Promote accessible housing through projects that result in tangible products.
- Make practical, timely improvements to increase accessible housing, outdoor spaces, buildings, and transportation needs.

Eligible applicants for this fund include local government, community not-for-profit organizations, and Indigenous communities/organizations. All applicants will receive a decision regarding their application during the summer of 2024. Projects may begin only after an agreement is in place, anticipated by August, and must be completed by March 31, 2025.

b) FedDev Ontario Regional Program Streams

FedDev Ontario has launched the spring intake for their [regional funding program](#) streams. [Incorporated businesses](#) can apply for no-interest, repayable contributions from \$125,000 up to \$10M to grow, innovate and diversify. [Not-for-profit and community development organizations](#) can apply for non-repayable contributions from \$125,000 up to \$10M to grow regional ecosystems, transform local economies, and foster inclusive and sustainable economic growth.

Priorities for the spring intake include:

- Clean economic growth.
- Innovation-led growth companies.
- Technology – high-potential firms in cutting-edge sectors.

- Industrial transition – expansion in traditional sectors, develop new sectors.
- Zero-emission vehicles (new).
- Housing manufacturing innovation (new).
- Inclusive growth for underrepresented groups and across urban centres and small and rural communities alike.

[Information sessions](#) about the program will be offered on May 14 and 29, 2024 for businesses and May 16 and 28, 2024 for not-for-profits. The deadline to submit an application for the spring intake is June 24, 2024.

7. **Ontario Agriculture Hall of Fame**

[Nominations are open](#) for induction into the 2025 Ontario Agriculture Hall of Fame. Completed nominations and supporting materials must be received before October 31, 2024. Only members of the Ontario Agricultural Hall of Fame Association may nominate candidates for induction and nominees are responsible for the \$1,000 induction cost.

There are a total of 262 individuals in the Ontario Agriculture Hall of Fame, including three individuals from Renfrew County: Delbert O’Brien (inducted 2021), Peter Barclay Dick (inducted 2007), and Delmar W. Bennett (inducted 1981).

8. **Culture Connector Award**

Nominations for the [Culture Connector Award](#) are being accepted until May 31, 2024. The award recognizes an individual and a business that has gone over and above to support newcomers, immigrants, refugees or international students settle in the Ottawa Valley and adjust to a new way of life.

The Culture Connector Award is led by the Local Immigration Partnership of Lanark & Renfrew and is part of the Third Annual Cultural Connect program series, which celebrates beauty in diversity and the importance of culture.

9. **Invest Renfrew County Newsletter**

The Q2 issue of the [Invest Renfrew County newsletter](#) was distributed on May 1, 2024.

10. **Valley Diversity Emporium**

On June 22, 2024, the [Valley Diversity Emporium](#) will take place at the Nick Smith Centre in Arnprior from 10:00 a.m. to 4:00 p.m. With a focus on celebrating the crafts and creations of progressive makers and showcasing equity-deserving vendors from across the Ottawa Valley and beyond, the event is dedicated to the principles of anti-oppressive activism, with an emphasis on showcasing and uplifting the works and voices of those committed to feminism, 2SLGBTQIA+ rights, disability advocacy, racial justice, and the support of marginalized communities.

RESOLUTIONS

11. **Terms of Reference for Renfrew County Agricultural Economic Development Committee**

Recommendation: THAT the Development and Property Committee recommends to County Council that the new terms of reference for the Renfrew County Agriculture Economic Development Committee be approved as presented.

Background

Resolution No. DP-C-24-04-45 “THAT the Development and Property Committee recommends to County Council that the new terms of reference for the Renfrew County Agriculture Economic Development Committee be approved as presented” was tabled at the April meeting of Committee in order for staff to provide clarification on the following items:

- a) The total number of voting members listed in the Terms of Reference for the Renfrew County Agriculture Economic Development Committee, under Section 3 of the Terms of Reference;
- b) Section 5 ii), indicates that a favourable vote of 2/3 majority must be achieved in order to proceed with a meeting and suggest that quorum under 5 iv) be changed to an uneven number; and,
- c) The inclusion of a section that provides reference to the County of Renfrew Procedural By-law and Procurement Policy.

In 2002, the Renfrew County Agricultural Leadership Advisory Committee was established by County Council in response to help fill gaps following provincial cutbacks to local agricultural support. At that time, the goal of the committee was to enhance the economic potential of the agricultural sector, increase public awareness of agricultural issues and publish the Renfrew County Farm News quarterly publication. Appointed to the committee were a representative from County Council and a staff member from the Economic Development Division and a budget was allocated. The committee included representatives from various local agricultural organizations and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

In 2003, the Renfrew County Agricultural Economic Development Committee, responsible for the coordination of \$22,000 in funds annually, was established with the purpose of promoting and coordinating business development of agricultural and agri-food industries in the County of Renfrew. The same representatives appointed by County Council to the Agricultural Leadership Advisory Committee were appointed to this committee, but no budget was allocated. The committee included representatives from various local agricultural organizations, municipal economic development staff and supporting stakeholders.

As the years progressed, duplication of efforts and membership composition between the two committees began to overlap. In 2008, County Council appointed a representative to the Agricultural Economic Development Committee only and the

budget was allocated to this committee. An Economic Development staff member remained on each committee.

On April 22, 2022, the Development and Property Committee was advised that discussions had started to amalgamate the two committees to reduce redundancies, combine efforts and streamline the budget allocation process. On March 4, 2024, the Renfrew County Agricultural Economic Development and Renfrew County Agricultural Leadership Advisory Committees approved the new draft terms of reference, attached as Appendix ED-I, for the amalgamated committees, now referred to as the Renfrew County Agricultural Economic Development Committee and recognized as such by County Council.

Appointed at the March 4, 2024 meeting, Keanan Stone, co-owner of Valley Bio Ltd. from the Township of Whitewater Region, is the Committee Chair for the 2024 term.

The committee is scheduled to be a delegation at County Council on June 26, 2024.

12. **International Student Cap**

Recommendation: THAT the Development and Property Committee recommends to County Council pass a resolution requesting that the Federal Government reconsider their decisions to cap international student permits to Canada in 2024 and reinstate the programs, reconsider the cap on the total hours permitted to work per week by returning to the pandemic level of 40 hours per week, and confer with colleges and universities to ensure all students receive quality education experiences.

WHEREAS the Federal Government recently moved to limit the number of international students entering Canada to study; and,

WHEREAS studies have demonstrated international students contribute over \$22.3B per year to the Canadian economy, which is greater than exports of auto parts, lumber or aircraft; and,

WHEREAS studies have also shown Immigrants are 40% more likely than Canadian-born individuals to own a businesses in knowledge- or technology-based industries; and,

WHEREAS 6 in 10 international students who were employed (with paid earnings) during their period of study or after graduation became landed immigrants within 10 years of receiving their first study permit, compared with less than 2 in 10 among those who did not work; and,

WHEREAS it has been shown that nearly half of all international student post-secondary graduates who completed their studies between 2010 and 2016 remained in their province of study for the first year after graduation - compared with 8 in 10 domestic students; and,

WHEREAS the Algonquin College Pembroke Campus has over 240 international students currently studying on campus in programs including Practical Nursing, Early Childhood Education, Personal Support Worker, Computer Programming, Environmental Management

and Assessment, Social Service Worker, and Outdoor Adventure Tourism to name a few key programs; and,

WHEREAS these students can work anywhere from 20 – 40 hours per week within the community; and,

WHEREAS a former pharmacist from India, studying in Algonquin Colleges Regulatory Affairs program, is now a part-time pharmacy assistant in Pembroke and many of the Pembroke Campus students are filling entry-level positions at local businesses, which is essential for our local economy because these positions have few applicants and high turnover rates, and local taxi companies have noted a significant amount of their business involves trips for international students from their residences to Algonquin College and to their place of employment; and,

WHEREAS it has been shown international student graduates from Algonquin College have gone on to work locally in hospitals as nurses and IT professionals; and,

WHEREAS Algonquin College has been a responsible manager of their foreign student education program; and,

WHEREAS the Federal Government’s decision to limit the number of students admitted to Canada for study purposes would have a significant negative impact on our local economy and community and on the rural Ontario economy;

NOW THEREFORE the Council of the County of Renfrew request that the Federal Government reconsider their decisions, reinstate the programs, reconsider the cap on the total hours permitted to work per week by returning to the pandemic level of 40 hours per week, and confer with the college and university representatives to ensure all students receive quality education experiences.

Background

The County of Renfrew and City of Pembroke recently met with Algonquin College to address local impacts related to the [Federal Government’s decision](#) to reduce the number of international student permits to Canada in 2024 by 35 percent. This motion is being considered in tandem with the City of Pembroke.



The Renfrew County Agriculture Economic Development Committee

TERMS OF REFERENCE

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March 11, 2024

1. BACKGROUND

Currently, there are two committees representing agriculture within Renfrew County, the **Renfrew County Agriculture Leadership Advisory Committee**, created in 2000, and the **Renfrew County Agricultural Economic Development Committee**, established in 2003. Though each committee has some functional distinctions, both serve to foster the well-being, sustainability, and growth of the agricultural community and businesses.

Given the overlap in membership and to avoid duplication, and redundancies, maximize the efficient use of resources, and provide for a more clear and strategic approach in support of the agriculture community within Renfrew County, these two Committees will be merged into one committee.

2. MANDATE

The mandate for the Renfrew County Agricultural Economic Development Committee is as follows:

- i) Provide guidance and feedback on the state of the agriculture sector within Renfrew County to the County of Renfrew Development & Property Committee.
- ii) Recommend and assist with possible initiatives in support of agricultural economic and business development that can be undertaken by the County through the efforts of the Economic Development Division.
- iii) Formally request and disperse the annual funding as described in section 7.

3. COMMITTEE MEMBERS

Members will be comprised of the following:

Non-voting:

- i) One designated member representative from the County of Renfrew Council, appointed by County Council
- ii) A representative from OMAFRA
- iii) A representative from Farm Credit Canada
- iv) A representative from the County of Renfrew Community Futures Development Corporation
- v) A Representative from interested municipalities within Renfrew County

Voting (one vote per organization):

- vi) One member consisting of the President or designate from the following agriculture-related organizations:
 - Renfrew County Beef
 - Renfrew County Holstein Club
 - Renfrew County Dairy Producers
 - Renfrew County Soil & Crop Improvement Association
 - Renfrew County Federation of Agriculture

- Renfrew County National Farmers Union
 - Renfrew County Ploughmen’s Association
 - Renfrew County 4H Association
 - Renfrew County Woodlot Association
 - Renfrew North & South District Women’s Institutes
- vii) No less than 6 and not more than 8 members from agriculture and agriculture-related businesses, will be selected at the discretion of the County of Renfrew Economic Development Division in consultation with the Committee. The Committee will give consideration each year to allow for a rotation of some new business members to keep the committee fresh and representative of the Agricultural community.
- viii) A new chair will be selected on an annual basis at the first meeting of the calendar year.
- A chair will be selected by nomination, followed by a vote, if necessary. Self-nominations are accepted.
 - The same person cannot serve as chair for more than 2 consecutive years.
 - A previous chair who has served 2 consecutive terms or 2 terms in the past three years, cannot be re-elected chair for 3 years from that last term as chair.
- ix) If a new agriculture-related organization within the County of Renfrew is established, and is of similar size and scope as the existing committee member organizations, they can petition the committee for membership. The decision to allow membership will rest with the Committee.
- x) Guests may be invited to the meetings for agriculture-related business and economic development, as deemed appropriate by the Chair and County of Renfrew Economic Development Representative.

4. STAFF AND SUPPORT SERVICE

A staff member from the Economic Development Division of the County of Renfrew’s Development and Property Department will be the committee liaison, meeting organizer, minute taker and coordinator.

5. MEETINGS

- i) The Committee shall meet at least annually, and as often as is deemed necessary by the Economic Development Division and Chair, with insights and suggestions from committee members and within the agricultural sector of Renfrew County.
- ii) Any member may request a meeting be convened by emailing the Chair and County of Renfrew Economic Development Representative and clearly stating the reason for the meeting. An electronic vote by members resulting in a majority vote of 2/3 in favour must be achieved in order for the meeting to proceed.

- iii) Meetings will be held at the County of Renfrew Administration Building, 9 International Drive, Pembroke, Ontario, or other suitable location as determined by the County of Renfrew Economic Development Division and Chair.
- iv) Quorum will consist of at least 6 representatives, one each from the agriculture organization members, and at least 4 other committee members representing agriculture or related businesses.
- v) Quorum will only be necessary when voting on any distribution of funds remaining from the monies that are distributed annually from the County of Renfrew.
- vi) In the event of a tied vote, the Chair shall cast the tie-breaking vote.

6. REPORTING PROCESS

The Committee will provide an annual update in the form of a presentation to the County of Renfrew's Development and Property Committee or County Council, as determined by the Economic Development Division.

7. BUDGET

Funding will be allocated on an annual basis as determined by Renfrew County Council during the budget deliberation process.

- i) The purpose of the funds is to support the agricultural sector for a variety of initiatives within Renfrew County, including but not limited to the publication of the Renfrew County Farm News, and for the various agriculture-related organizations within Renfrew County.
- ii) The Committee must submit requests for funds in writing to the County of Renfrew Economic Development Division no later than September 1st each year for the following year.
- iii) Funding requests must include a reasonably detailed description of how those funds are to be used and have support by a majority vote of the Committee.
- iv) If there are excess funds after allocations to member agriculture organizations, then by majority vote, these funds can be delegated for appropriate projects supporting the development, growth, education, or promotion of agriculture-related business within the County of Renfrew, and must be made by written request.
- v) The Committee shall adhere to the County of Renfrew's procedural bylaws and procurement policy, when/where appropriate.

AUTHORIZATION

Recommended by the Development and Property Committee:

Chair, James Brose

Dated: _____

Adopted by Council:

Warden, Peter Emon

Dated: _____

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

May 14, 2024

INFORMATION**1. New Ottawa Valley Tourist Association (OVTA) Board Elected**

At the April 16, 2024 annual general meeting, the membership elected a new board of directors for the 2024-25 term. The Chair and Vice Chair positions were appointed at the first board meeting of the new term on April 29, 2024.

- Stefani Van Wijk, Madawaska Kanu Centre – Chair
- Meghan James, Somewhere Inn Calabogie – Vice Chair
- Councillor David Bennett, County Council/Horton Township
- Councillor Rob Weir, County Council/Greater Madawaska Township
- Chris Hinsperger, Bonnechere Caves
- Julia Klimack, Upper Ottawa Valley Heritage Centre
- Joel Kowalski, Wilderness Tours
- Michelle Logan, Comfort Inn Pembroke
- Jill McLellan, End of the Leash Pet Boutique & Watch My 6
- Elijah McKeown, City of Pembroke
- Jolene Meloche, Renfrew County ATV Club
- Emily Stovel, Arnprior & District Museum
- Rachel Worth-Cappell, Braiding Rivers

2. Road Map and Visitor Information Centre Brochure Distribution

The spring distribution of the Ottawa Valley road map is underway to area businesses in advance of the tourism season kick-off on the May long weekend.

In preparation for the opening of the visitor information centres, staff are currently accepting brochures from members, municipalities, and partner organizations for distribution to the visitor information centres across Renfrew County and the City of Pembroke.

Brochure distribution is offered for free as a member benefit. Members who would like to have their brochure/flyer distributed are requested to deliver 14 bundles to the OVTA office by May 9, 2024. Brochures delivered after this date will be distributed during the next delivery drop in early June.

3. **Destination Bike Webinar**

On May 8, 2024, the OVTA hosted a Destination Bike webinar with [Ontario By Bike](#). The webinar informed and educated 24 tourism operators, businesses, and communities about how welcoming cyclists is good for business, learned about local, regional, and provincial developments in cycle tourism and how to become certified as bicycle friendly. The webinar was also an opportunity for existing certified businesses to hear about new opportunities, how to update business listings and invite new staff to learn more about the Ontario By Bike Network.

Bicycle friendly certification is open to tourism-oriented businesses and locations in the categories of accommodations, attractions, food services, bike-related businesses, and business areas. Any business in the aforementioned categories, located and operating in Renfrew County or the City of Pembroke, can become certified at no cost through the OVTA's Destination Partnership Agreement with Ontario By Bike. Certification includes complimentary training and resources, promotion through the Ontario By Bike network and business listings on the [Ottawa Valley's destination page](#).

The OVTA first joined the Ontario By Bike Network in 2017 to become a certified cycling destination. Since then, the OVTA has worked with more than 30 tourism operators and businesses to become cycle-friendly certified. Businesses interested in becoming certified can contact the OVTA for more information.

4. **Eastern Ontario Trail Loop Development**

As part of the Eastern Ontario Trail Loop Development project, a detailed market readiness assessment and investment attraction analysis of the three trails comprising the new loop – the Ottawa Valley Recreational Trail, K & P Recreational Trail, and Cataraqui Trail is currently underway.

The desktop assessment has been completed and the on-site assessment is taking place May 7-16, 2024, conducted by Jane McCulloch of Terminus Consulting. As part of the assessment, the trail will be evaluated against the following set of criteria:

- Governance and Management
- Pre-Trip Planning
- Entry and Access Points
- On Trail Experience
- Trail Design
- Trail Identity and Brand
- Tourism Services and Amenities
- Accessibility and Diversity, Equity and Inclusion (DEI) Assessment

Other areas being assessed include user fees, camping, opportunities for users to provide feedback, and the seasonality of the trail. This comprehensive assessment will

be used to evaluate market readiness using the [Trans Canada Trail National Standard](#). The report is expected by the end of June.

This multi-year project is in partnership with the Counties of Renfrew, Lanark, Frontenac, and the Ontario's Highlands Tourism Organization.

5. **Ontario Tourism Industry Health Check Report**

Destination Ontario's [Tourism Industry Health Check Report ending February 29, 2024](#), highlights recovery indicators such as accommodation occupancy rates and border crossings across the Province. *For reference throughout the report, Renfrew County and the Ottawa Valley are part of Region 11 (Haliburton Highlands to the Ottawa Valley).*

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

May 14, 2024

INFORMATION**1. Starter Company Plus Spring Session**

The spring session of the [Starter Company Plus program](#) is now underway, with a total of 29 applicants who started the training sessions on May 2, 2024. Over the next few months, program participants will be completing business plans and cash flow projections, as well as participating in insurance, legal, and accounting training sessions in preparation for pitching for a non-repayable grant in July.

The Starter Company Plus program is open to new and existing entrepreneurs (who have been in business for less than 5 years) aged 18 and over. Information sessions for the fall session will open in August.

As a result of increased funding for the program, four additional grants of \$5,000 have been added, bringing the total amount of grant opportunities for the spring and fall sessions to 19, valued at \$80,000. To support the additional grants, a top-up of \$18,400 has been provided for program delivery. These additional funds are part of the \$50,000 funding increase announced by the Province in April.

2. 2024 Summer Company Program

Applications for the 2024 [Summer Company program](#) close on May 17, 2024. The program is open to students aged 15-29 who wish to start and run their own business throughout the summer season. Successful applicants who complete the program can receive up to \$3,000 in a non-repayable grant.

As a result of increased funding for the program, two additional seats have been added for a total of seven seats for the 2024 program. To support the additional seats, a top-up of \$5,600 has been provided for program delivery. These additional funds are part of the \$50,000 funding increase announced by the Province in April.

3. My Main Street Program

The Enterprise Renfrew County's (ERC) Small Business Advisor is providing adjudication services for the [My Main Street Community Activator](#) stream of their funding program. This is a revenue generating opportunity for ERC as financial compensation is provided in return for the adjudication services. ERC also successfully connected a number of other local organizations to the program to provide adjudication services.

4. **Coaching Success**

As a result of providing coaching services, two local businesses have successfully received funding to enhance and grow their businesses:

- a) [Deep Roots Nature & Nursery School](#), located in Deep River, has been awarded \$10,000 from the Ontario Government's [RAISE Program](#). The grant will be used towards advertising, resources for children with exceptional needs, and extending outdoor time while keeping children engaged. Deep Roots Nature & Nursery School is a past Starter Company Plus program participant.
- b) [Bumpy Roads Studio](#), a pottery studio located in Pembroke, has been accepted into the [eCampus Program](#) which pairs businesses with educational institutions to leverage talent to conduct product research. Bumpy Roads Studio was awarded a \$5,000 voucher for the development of a new product line.

BY-LAWS

5. **Transfer Payment Agreement to Fund Enterprise Renfrew County for 2024-25**

Recommendation: THAT the Development and Property Committee recommends that County Council adopt a By-law to enter into a Transfer Payment Agreement (TPA) with the Province of Ontario for the financial and program support of Enterprise Renfrew County for the fiscal year April 1, 2024 to March 31, 2025.

Background

The Province of Ontario has been a major financial supporter of ERC since its formation 25 years ago. Annually, upon approval of the business plan and budget ERC submits to the Province, a Transfer Payment Agreement (TPA) is established between the County of Renfrew and the Province of Ontario to transfer funds to ERC to support operations fostering, developing and training entrepreneurs, and providing funding directly to new businesses. A TPA Amendment for the additional \$50,000 in funding is expected to be received and presented to Committee and Council in June.

COUNTY OF RENFREW

BY-LAW NUMBER

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

WHEREAS Section 8, 9 and 11 of the Municipal Act, 2001, S.O. 2001, as amended, authorizes Council to enter into agreements;

WHEREAS the County of Renfrew has supplied to the Province of Ontario a Business Plan and Budget for the fiscal period of April 1, 2024 to March 31, 2025;

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

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

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

1. THAT the Warden and Clerk are hereby authorized to sign and seal all things, papers and documents necessary for the attached Transfer Payment Agreement identified as Schedule "I" with the Province of Ontario, Ministry of Economic Development, Job Creation and Trade.
2. THAT the Municipal Corporation of the County of Renfrew commits to implementing projects and spending the Enterprise Renfrew County funding in accordance with all provisions specified in the Agreement.
3. THAT the Agreement attached hereto and annotated as Schedule "I" is hereby deemed to be a schedule to this By-law.
4. THAT this By-law shall come into force and take effect upon the passing thereof.

READ a first time this 29th day of May, 2024.

READ a second time this 29th day of May, 2024.

READ a third time and finally passed this 29th day of May, 2024.

PETER EMON, WARDEN

GWEN DOMBROSKI, CLERK

**ONTARIO TRANSFER PAYMENT AGREEMENT FOR SBEC PROGRAM:
SBEC Core, Starter Company Plus and Summer Company**

THE AGREEMENT is effective as of the 1st day of April, 2024

B E T W E E N :

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the Minister of Economic Development, Job
Creation and Trade**

(the “Province”)

- and -

The Corporation of the County of Renfrew

(the “Recipient”)

BACKGROUND

The Recipient intends to undertake the SBEC Program which is comprised of the SBEC Core, Starter Company Plus and Summer Company programs.

CONSIDERATION

In consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

1.0 ENTIRE AGREEMENT

1.1 The agreement, together with:

Schedule “A”	General Terms and Conditions
Schedule “B”	SBEC Program Specific Information
Schedule “C”	SBEC Program
Schedule “D”	Budget
Schedule “E”	Payment Schedule
Schedule “F”	Reports
Schedule “G”	Request for Payment and Certificate

Schedule “H”	Eligible Expenditures
Schedule “I”	Communications and Confidentiality Protocol
Schedule “J”	Auditor’s Certificate

and

any amending agreement entered into as provided for in Section 3.1, constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 COUNTERPARTS

2.1 The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

3.0 AMENDING THE AGREEMENT

3.1 The Agreement may only be amended by a written agreement duly executed by the Parties.

4.0 ACKNOWLEDGEMENT

4.1 The Recipient acknowledges that:

- (a) by receiving Funds it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the *Broader Public Sector Accountability Act, 2010* (Ontario), the *Public Sector Salary Disclosure Act, 1996* (Ontario), and the *Auditor General Act* (Ontario);
- (b) His Majesty The King in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
- (c) the Funds are:
 - (i) to assist the Recipient to carry out the SBEC Program and not to provide goods or services to the Province;
 - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
- (d) the Province is not responsible for carrying out the SBEC Program; and

- (e) the Province is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) (“**FIPPA**”) and that any information provided to the Province in connection with the SBEC Program or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act.

5.0 CONFLICT OR INCONSISTENCY

5.1 **Conflict or Inconsistency.** In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule “A”, the following rules will apply:

- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule “A”; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule “A”, the Additional Provisions will prevail over the provisions in Schedule “A” to the extent of the inconsistency.

- SIGNATURE PAGE FOLLOWS -

The Parties have executed the Agreement on the dates set out below.

**HIS MAJESTY THE KING IN RIGHT OF ONTARIO
as represented by the Minister of Economic
Development, Job Creation and Trade**

Date

Name: Clara Chan
Title: Assistant Deputy Minister, Small Business and
Program Delivery,
Ministry of Economic Development, Job Creation and
Trade

The Corporation of the County of Renfrew

Date

Name: Craig Kelley
Title: Chief Administrative Officer

I have authority to bind the Recipient.

Date

Name: Peter Emon
Title: Warden

I have authority to bind the Recipient.

FORESTRY REPORT

Prepared by: Lacey Rose, County Forester
Prepared for: Development and Property Committee
May 14, 2024

INFORMATION**1. Renfrew County Forest Officially Sustainable Forestry Initiative Certified**

In addition to the Forest Stewardship Council (FSC®) certification that Renfrew County Forest (RCF) has held since 2009, RCF is now officially certified to the sustainable forest management standards of the Sustainable Forestry Initiative (SFI). SFI certification is a rigorous forest certification program based on independent third-party audits that ensure the protection of important forest values and benefits for local communities.

As discussed in Resolution DP-C-23-06-72, where staff were directed to proceed with a trial audit of the RCF under the SFI certification, it is anticipated that the updated FSC® standard coming into effect later this year will be disproportionately administrative burdensome for the scale of RCF's management. Staff will continue to evaluate whether RCF should retain FSC® certification and will return to the Committee with a recommendation when appropriate. There is no additional cost or effort for the County of Renfrew to hold these two certificates, as the audits happen concurrently and our certification fees to the holder of the group certificate Eastern Ontario Model Forest, remains the same.

2. Other Activities

- a) A request was received from Chuck Commanda, a master traditional birch bark [canoe builder](#) and member of the Algonquin Community, for potential white birch trees to harvest bark from and spruce stands to collect roots from. Staff have worked with Mr. Commanda to identify locations from which he might obtain these materials.
- b) The County Forester was the keynote speaker at the Kawartha Lakes Ontario Woodlot Association Chapter Expo on April 6, 2024 in Lindsay, speaking on land stewardship and careers in forestry.
- c) Staff facilitated and attended a training seminar on Hemlock Woolly Adelgid (HWA) management in Ottawa on April 10, 2024. In addition, the Forest Technician has been doing HWA monitoring surveys in various locations in RCF this month.
- d) The County Forester attended the Ontario Professional Forester's Association annual conference in Sault Ste. Marie from April 16-18, 2024, which featured a visit to the largest maple syrup operation in Ontario, an MDF mill partially heated by biomass,

several presentations about Indigenous participation in Ontario's forest sector, and updates about forest fire and climate change-related issues.

- e) Staff attended a Community Information Session hosted by Canadian Parks and Wilderness Society (CPAWS) Ottawa Valley Chapter at the United Townships of Head, Clara and Maria town hall on April 22, 2024. CPAWS Ottawa Valley is campaigning to [create a protected area](#) in the northern townships of 450km² of Crown land from Bissett Creek Provincial Park to Driftwood Provincial Park. The session was well attended by local residents, as well as members of the mining and forestry sectors who voiced opposition to any additional protections or parks in this area. CPAWS staff described this session as a means to gather feedback for their campaign to seek government funding for studies and lobby the government for increased protection, as they have no jurisdiction to create parks or protected areas as an organization.
- f) Staff delivered presentations about forestry and related careers in Renfrew County to students at Bishop Smith Catholic High School and Cobden Public District School.

3. **History of the Renfrew County Forest**

As requested at a previous meeting by members of this Committee, the County Forester will provide an overview of the history, attached as Appendix FOR-I, of the Renfrew County Forest. A similar presentation was presented at the Forests Ontario conference this spring.

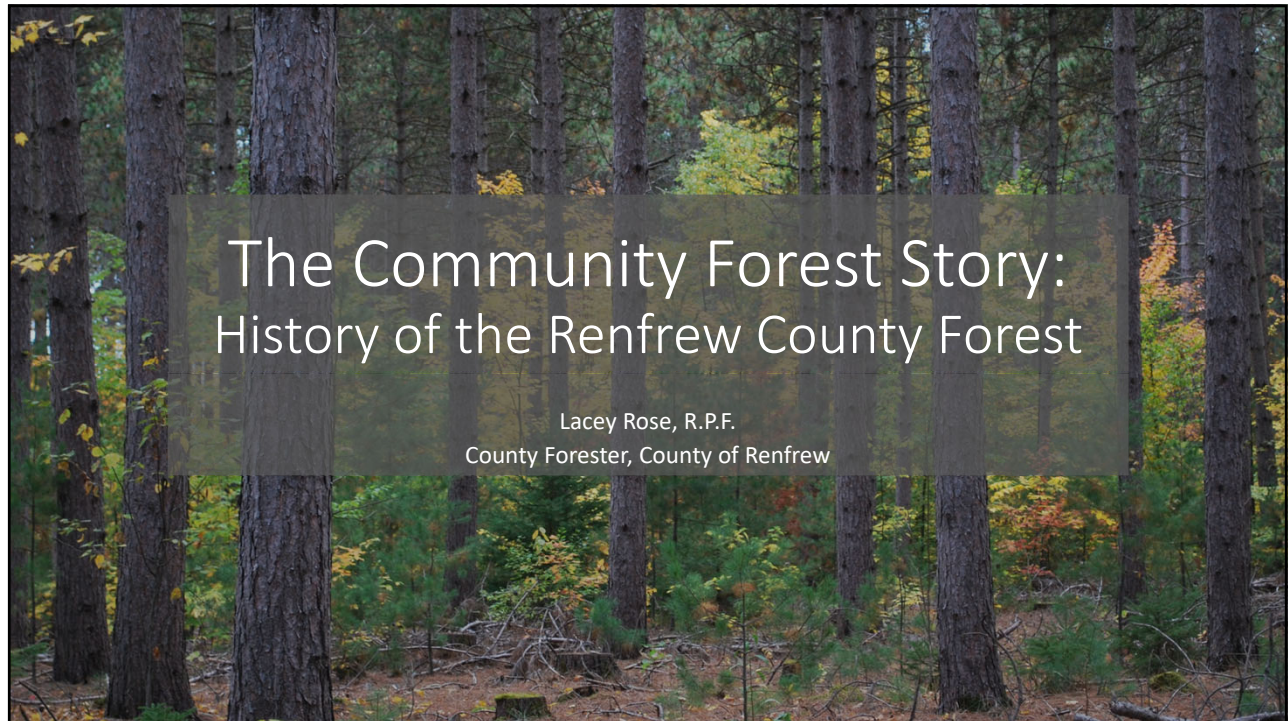
BY-LAWS

4. **Updated By-Law to Prohibit Certain Activities on County of Renfrew-Owned Forests**

Recommendation: THAT the Development and Property Committee recommends that County Council adopt a By-Law to Prohibit Certain Activities on County of Renfrew-Owned Forests; AND THAT By-law 92-09 be repealed.

Background

As a result of the implementation of a By-law to Regulate and Govern the Use of the Lands Identified as County of Renfrew Recreational Trails as Linear Parks, to align all trail related permitted and prohibited activities, the opportunity was taken to review and improve the 2009 Forest By-law, reflecting the higher costs associated with dealing with issues on the Renfrew County Forest, reviewing similar by-laws in other counties, and adding prohibited activities that have become problematic in our land base. A draft was provided last month for feedback and no comments were received.



Land Acknowledgement

- The Renfrew County Forest Tracts are located on the ancestral and unceded Traditional Territory of the Algonquin People, who continue to live in the Ottawa Valley and surrounding areas to this day. We recognize the Algonquins as the stewards of these lands and resources – in the past, in the present and in the future.
- Archaeological information indicates that Algonquin people have lived in the Ottawa Valley for at least 8,000 years before the Europeans arrived in North America.
- Before the lands were patented by the Crown, they were used by the Algonquins for hunting, trapping, gathering and other sustainable activities.
- A land claim process is currently underway between the Algonquins of Ontario and the Governments of Ontario and Canada.

The Agreement Forest Story

- To encourage colonization, the British Crown began issuing patent grants in the late 1700s
- To obtain “free land”, settlers had to fulfill conditions: clearing land, putting up buildings, living on lot
- Surprise! A lot of these lands were unsuitable for farming
- Land clearing and intensive agriculture exposed soils to erosion; desertification
- By 1908, the government could no longer ignore these “waste lands” – thanks to Edmond Zavitz/“The Father of Reforestation”



*Free Grants and Homestead Act of 1968
“...shall have cleared and have under cultivation at least fifteen acres of the said land...and have built a house thereon fit for habitation at least sixteen feet by twenty feet...”*

The Agreement Forest Story

- “Counties Reforestation Act” (1911) and “Reforestation Act (1921) focused on reforesting these “waste lands”
- These Acts authorized Counties to acquire land for reforestation, provided funding, Province helped manage RCF until 2000
- First “Agreement Forest” was established in Simcoe County in 1920
- This came with a promise to keep forests as forests; sales/change in land use must be approved by Minister of Natural Resources and Forestry; MNRF would get ½ of sale price



Renfrew County Forest Background

- **16,129** acres on **53** tracts (6,527 ha)
- First property acquired in **1951**
- Majority of property purchases were made in the **1960s**
- Many were previously settled and deemed “unsuitable for agriculture”.
- Purchased with funding through Agreement Forest Program (75%).
- Settlement remains in nearly every tract
- Little/no documentation of history beyond names of previous owners



Then and Now



Shrine Hill Tract 1960ish



2021

Settler Stories



Jacob Shalla Szola (1854-1935) & his wife, Paulina Barant (1857-1937)
farmed on Shrine Hill in Wilno, Ontario



Shalla Homestead on Shrine Hill, Wilno, Ontario— from Bridget Laginskie
nee Lechowicz



Research and photographs provided by Shirley Mask Connolly

Foundation Remains

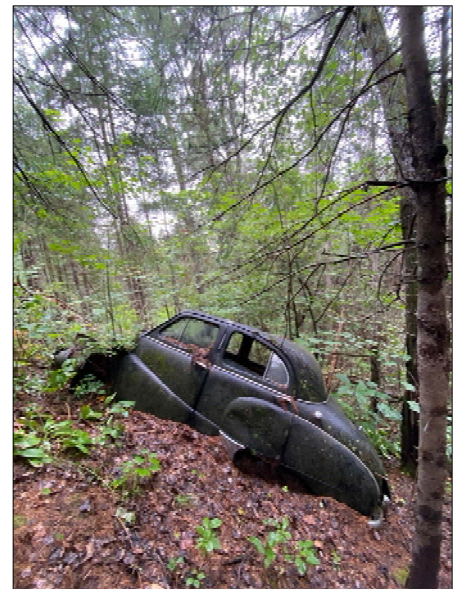


May 1941— Shalla Farm on Shrine Hill in Wilno. Photo from Mary Coulis nee Shalla.
From left to right: horse stable, hay barn, pig pen & chicken coop. The small building is ice house.

Credit: Shirley Mask Connolly, Historian



Garbage Dumps



Plants!



Rocks and Stumps



Landscape

“I wonder how red pine got on that island...”



The Equity, March 21, 1935

Word of Mouth & Historic Documents

Brutal Murder in Alice Township, Near Pembroke

Leslie Scheeneman, arrested Wednesday morning last week, in Wilberforce township by provincial police, was charged this afternoon with the murder of Herbert Berger, Alice Township farmer, whose charred and dismembered body was found Tuesday afternoon a short distance from the smoldering ruins of his home. Without being asked, to plead Scheeneman was remanded until March 21st for preliminary hearing.

The theory held by the police is that Berger was murdered in the house by a blow on the head with an axe, and the body taken to the yard where a fire was built over it. The house and two outbuildings were also burned, destroying all blood stains and any other evidence that might have been left.

An axe was found in the yard, but there was no blood stains on it, and it is believed that this was not the weapon that was used to commit the crime. Berger is known to have had two axes and it is thought that the second one was burned with the house. The body was under a mattress, upon which were piled a miscellaneous assortment of pots and pans. The carcass of a sheep was also found under the mattress. The head, arms and legs were severed from the body, and the feet have not been found.

The scene of the alleged murder is in a remote section of Alice township, which can be reached in winter only by horse-drawn conveyance, while it is about four miles to the nearest telephone. Scheeneman was arrested five miles further south at the home of his brother-in-law, Alex Neuman, Wilberforce township, by Provincial Constables E. V. McNeil, of Pembroke and Win Johnston of Benbow, who travelled by sleigh from Wain station.

The farm where Berger had lived alone for the past few years, was formerly owned by the late Henry Scheeneman, father of the deceased and resident of the district state that Leslie Scheeneman, who is said to have acted strangely at times harbored a grudge against Berger because he was living on the Scheeneman homestead.

It is said that a few years ago Scheeneman was examined as to his mental condition, but was pronounced sane.

Herbert Berger, victim of the murder, was 32 years of age and unmarried.



“The feet have not been found” ...!!!

Forest Scene Investigation Takeaways

- Every forest has a story to tell
- We're losing oral history opportunities
- Trees grow back, faster if we help.
- History continues to be made
- Curiosity and a keen eye make being a forester fun



COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW TO PROHIBIT CERTAIN ACTIVITIES ON
COUNTY OF RENFREW-OWNED FORESTS**

WHEREAS by subsection 11(2) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, the Council of the Corporation of the County of Renfrew is authorized to pass a by-law providing for the use by the public of lands of which the Corporation is the owner and for the regulation of such use and the protection of such lands;

AND WHEREAS by sections 2, 3, 5, and 6 of the Trespass to Property Act, Chapter T.21, of the Revised Statutes of Ontario, 1990, the Council of the Corporation of the County of Renfrew is authorized to prohibit entry to land occupied by the Corporation of the County of Renfrew and to regulate the carrying on of certain activities on such land and for these purposes give notice thereof;

AND WHEREAS the Council of the Corporation of the County of Renfrew approved the document entitled "Renfrew County Forest Management Plan 2017-2026", and any subsequent Plans, which outlines the County's policies with regard to the resource management of the lands occupied by the Corporation and generally known as the Renfrew County Forest;

AND WHEREAS the Council of the Corporation of the County of Renfrew has determined that any breach of the provisions of this By-law should be subject to a fine as set out in Schedule I.

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

1. **DEFINITIONS**

"Camp" includes the placement of a tent or trailer at any time on the Property or the lodging or staying overnight on the Property.

"County of Renfrew" means the Municipal Corporation of the County of Renfrew.

"Debris" includes anything that is not natural to the Property.

"Enforcement Officer" means a Provincial Offences Officer, an Ontario Provincial Police Officer, or any person exercising a power or performing duty under this By-law.

"Litter" includes the throwing, dumping, placing, depositing of any debris.

"Natural Features" means all geology, vegetation, and wildlife pertaining to, existing in or produced by nature throughout the Renfrew County Forest. This includes all plant and wildlife species and wetland areas.

“Organized Event” includes any event that takes place in a County Forest where person(s) are charged an entry fee or the event is advertised, but does not include organized hikes or nature walks.

“Property” means the property described as the Renfrew County Forest in the County of Renfrew.

“Refuse” includes but is not limited to discarded food, food and drink packaging, disposable diapers, broken glass, appliances, electronics, broken glass, grass and garden clippings and inert fill of any kind.

“Renfrew County Forest” includes all forested properties owned by the Corporation of the County of Renfrew.

“Signage” means postings throughout the Renfrew County Forest erected, or authorized, by the County of Renfrew.

2. **PERMITTED USES**

Permitted uses are described in the “Renfrew County Forest Management Plan 2017-2026”, and any subsequent Plans.

3. **PROHIBITED ACTIVITIES**

3.1 No person shall:

- a) remove, damage or deface County property;
- b) remove, damage or deface a relic, an artifact or natural object;
- c) damage, deface or disturb an archaeological or historical site;
- d) unlawfully disturb, cut, kill, remove or harm a natural feature;
- e) unlawfully conduct research;
- f) litter, dump or dispose of any foreign material or refuse;
- g) start a fire;
- h) fail to control a pet, including dogs
- i) permit livestock to trespass on County property
- j) permit livestock or pet to damage County property or vegetation
- k) introduce a plant, animal or thing that may carry non-native or invasive species;
- l) unlawfully occupy land on County property
- m) unlawfully camp
- n) conduct target practice on County property
- o) conduct paintball on County property
- p) construct an unauthorized structure on County property
- q) damage access road or designated trail on County property
- r) interfere/disrupt logging operations on County property

- s) construct unauthorized trail on County property
- t) construct tree stand with use of nails or hardware on County property
- u) conduct organized event on County property with no agreement
- v) conduct unauthorized baiting of bears on County property or disobey or tamper with a posted sign within a County property

4. ENFORCEMENT AND PENALTIES

- 4.1 Every person who uses the Renfrew County Forest is subject to all Municipal by-laws and all Provincial and Federal laws and regulations. Any person violating any Municipal by-law, or other law, may be ordered by the County of Renfrew or an Enforcement Officer to leave the Renfrew County Forest.
- 4.2 No person shall hinder or obstruct, or attempt to hinder or obstruct an Enforcement Officer.
- 4.3 No person shall neglect or refuse to produce information, identification or to provide any information required by any person acting pursuant to this By-law.
- 4.4 In addition to any other authority they may have, an Enforcement Officer is authorized to enforce the provisions of this By-law and to order any persons believed by such Enforcement Officer to be contravening or who has contravened any provision of this By-law:
 - a) To desist from the activity constituting or contributing to such a contravention;
 - b) To remove from the Renfrew County Forest anything owned by or in the control of such person which the officer believes is or was involved in such contravention, and;
 - c) To leave the Renfrew County Forest.
- 4.5 The court in which a conviction has been entered pursuant to this By-law and any other court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the person convicted, and such order shall be in addition to any other penalty imposed by the court on the person convicted.
- 4.6 Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine or penalty as provided for in the Provincial Offences Act, R.S.O. 1990, c. P. 33, as may be amended from time to time and to any other applicable penalty, including but not limited to those defined in the Off-Road Vehicles Act, the Highway Traffic Act, the Motorized Snow Vehicles Act and the Trespass to Property Act.
- 4.7 The County of Renfrew appoints the Ontario Provincial Police (“OPP”) with the authority to enforce this By-law.

5. PENALTY

Any person found by an Enforcement Officer to have breached any provision of this By-law including applicable offences in Schedule ‘I’ may be subject to a fine as follows:

- i) A breach by any user of the Renfrew County Forest of any provision of this By-law shall be subject to a fine as designated in Schedule "I".
- ii) Upon receipt of a notice of fine, the Permit Holder or the person or corporation named in the notice shall pay the penalty within seven (7) days to the County of Renfrew.
- iii) A fine Notice shall include the following information:
 - a) the fine Notice Date;
 - b) the date on which the fine is due and payable;
 - c) the signature of the issuing Enforcement Officer;
 - d) particulars of the contravention reasonably sufficient to indicate the nature of the contravention;
 - e) the amount of the fine; and,
 - f) a statement advising that an unpaid fine will constitute a debt of the person or corporation to the Municipality.
- iv) An Enforcement Officer may serve the fine Notice on a person or corporation by one of the following methods:
 - a) delivering it personally to the person or to the head office of the corporation;
 - b) sending a copy by registered mail to the last known address of the person or the head office of the corporation; or,
 - c) posting a copy of the notice in a conspicuous place at the site of the contravention and sending a copy by registered mail to the last known address of the person or the head office of the corporation.
- v) A fine remaining unpaid after the date when it is due and payable, constitutes a debt to the County of Renfrew owed by the person or corporation named in the notice. The County of Renfrew may take all steps available in law to collect the unpaid penalty.

6. **SHORT FORM WORDINGS**

- 6.1 The Municipality shall make application to the Ministry of the Attorney General of Ontario for approval of Short Form Wordings and Set Fines in accordance with the Set Fine Schedule approved by resolution of Council, and such fines shall come into effect upon the approval or amendment by the Attorney General of Ontario or their designate.
- 6.2 Staff shall be authorized to make changes to the By-law or Set Fine Schedule without amendment to the By-law or Resolution of Council, if so recommended by the Attorney General or their designate in order for the Set Fines to be approved.
- 6.3 Council may, by Resolution, amend the Set Fines under this By-law at any time. Any amendment made to the Set Fines by Resolution of Council will come into force upon approval of the Attorney General or their designate.

7. **APPLICABILITY**

This By-law does not apply to persons:

- i) of authorized law enforcement, firefighting, emergency medical, or other emergency personnel when carrying out authorized duties, or
 - ii) employed by the Corporation of the County of Renfrew while acting in the course of their employment in managing the Renfrew County Forest or any part thereof, or any person authorized by an employee of the Corporation of the County of Renfrew to carry out any duty relating to the resource management of the Renfrew County Forest or any part thereof.
8. THAT the document marked Schedule "I" attached to and made a part of this By-law is hereby approved.
9. THAT By-law 92-09 is hereby repealed.
10. THAT this By-law shall come into force and take effect upon the final passing thereof.

READ a first time this 29th day of May, 2024.

READ a second time this 29th day of May, 2024

READ a third time and finally passed this 29th day of May, 2024.

PETER EMON, WARDEN

GWEN DOMBROSKI, CLERK

Schedule "I"
THE CORPORATION OF THE COUNTY OF RENFREW
PART 1 PROVINCIAL OFFENCES ACT
BY-LAW NO. XX-24
BY-LAW TO PROHIBIT CERTAIN ACTIVITIES ON COUNTY OF
RENFREW-OWNED FORESTS

	Column 1	Column 2	Column 3
<u>Item</u>	Short Form Wording	Provision creating or defining offence	Set Fine
1	Remove/alter/deface/destroy County property	s. 3(a)	185
2	Remove/alter/deface/destroy relic, artifact or natural object	s. 3(b)	350
3	Damage/deface/disturb archaeological or historical site	s. 3(c)	350
4	Unlawfully disturb/cut/kill/remove or harm a plant or tree	s. 3(d)	185
5	Unlawfully conduct research	s. 3(e)	185
6	Litter, dump or dispose of any foreign material or refuse	s. 3(f)	500
7	Start fire	s. 3(g)	500
8	Fail to control a pet, including dogs	s. 3(h)	185
9	Permit livestock to trespass on County property	s. 3(i)	185
10	Permit livestock or pet to damage County property or vegetation	s. 3(j)	185
11	Introduce plant, animal or thing that may carry non-native or invasive species	s. 3(k)	500
12	Unlawfully occupy land on County property	s. 3(l)	350
13	Unlawfully camp	s. 3(m)	185
14	Conduct target practice on County property	s. 3(n)	185
15	Conduct paintball on County property	s. 3(o)	185
16	Construct unauthorized structure on County property	s. 3(p)	185
17	Damage access road or designated trail on County property	s. 3(q)	350
18	Interfere/disrupt logging operations on County property	s. 3(r)	350
19	Construct unauthorized trail on County property	s. 3(s)	185
20	Construct tree stand with use of nails or hardware on County property	s. 3(t)	350
22	Conduct organized event on County property with no agreement	s. 3(u)	350
23	Conduct unauthorized bear baiting on County property	s. 3(v)	185

	Column 1	Column 2	Column 3
<u>Item</u>	Short Form Wording	Provision creating or defining offence	Set Fine
24	Disobey or tamper with a posted sign on County property	s. 3(w)	185

Note: The general penalty provision for the offences listed above is Section 3 of By-law XX-24, a certified copy of which has been filed.

REAL ESTATE DIVISION REPORT

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

2. 1030 Lea Street – New Build Progress Report

The project is near completion on the multi-unit affordable and supportive housing complex at the corner of Lea and Douglas Streets in Pembroke, Ontario. A [Zencity](#) webpage for the project, featuring construction updates, provides the viewer with a description of the project along with progress images. The status of the overall project is approximately 95% with both exterior and interior work to be 100% completed in the next two weeks. Authorized changes to date total \$165,578.99, with a revised construction value to date of \$3,284,258.71.

3. Staffing Update

We welcome Ted Marcotte as the Building Infrastructure Coordinator who started his employment with the County of Renfrew Real Estate Division on May 6, 2024. Ted comes to us with previous experience from another County with extensive knowledge in social housing, tenant relations, and capital projects. We look forward to working with Ted as we continue with new projects, building and maintenance operations in both portfolios.

RESOLUTIONS**4. Request for Additional Funds – Eganville Paramedic Base Financial Update**

Resolution: THAT the Development and Property Committee recommends that County Council approve an additional amount of \$140,000 to complete the renovations at the Eganville Paramedic Base in order to execute the rear structure renovations; AND THAT the additional amount be taken from the Building Capital Reserves.

Background

A recent assessment of the financial status of the ongoing renovations at the Eganville Paramedic Base indicates that the allocated budget of \$400,000 for the project has been

exhausted. The tasks undertaken have been diligently completed, bringing significant enhancements to the base's infrastructure and functionality.

A summary of the completed items which totals \$396,567 under the original tenders are as follows:

- Paramedic Quarter/Office Section Renovations: \$154,500.00
- Generator Upgrades: \$27,000.00
- Fire and Garage Ventilation System Upgrades: \$17,000.00
- Electrical upgrades in garage bay, including lighting: \$5,050.00
- Oxygen room fit-up and electrical panel box installation: \$6,950.50
- Various other upgrades, including T-Bar ceiling change, kitchen countertops installation, and reception desk: \$23,556.00
- Epoxy floor installation: \$43,200.00
- IT installation, communication system and Fob system installation: \$34,000.00
- Post-disaster work, including engineering: \$67,000.00
- Garage upgrades including door openers: \$18,310.00

Financial Implications

Staff are pleased to report that we have managed to stay within our estimated costs, despite unforeseen expenses such as post-disaster work and various IT upgrades not initially factored into our budget. However, we have identified a crucial need to renovate the rear structure to facilitate a drive-through style base. The additional funding is proposed to be withdrawn from the Building Capital Reserves and will cover retrofitting, engineering requirements, door installation, and any outstanding minor tasks, including additional electrical work.

Given the importance of this renovation and considering factors such as contractor availability and cost-effectiveness, we recommend seeking additional funding of \$140,000 to execute the rear structure renovation, signage, minor parking delineation, and canopy. In 2025, paving, landscaping and installation of flags will be required which will be included as part of the 2025/26 Budget.

BY-LAWS

5. Contract Award – RE-2024-06-RP – County Administration Building Flat Roof Replacements

Recommendation: THAT the Development and Property Committee recommends that County Council approve Contract RE-2024-06-RP as submitted by Irvcon Limited, Pembroke, Ontario for the replacement of four flat roofs at the County Administration Building, in the amount of \$159,861 plus applicable taxes; AND THAT County Council adopt a By-law to execute the Contract.

Background

A Request for Tenders was issued for the replacement of four flat roofs at the County Administration Building (CAB), and the results received are as follows:

- | | |
|---|--------------|
| 1. Irvcon Limited, Pembroke, Ontario | \$159,861.00 |
| 2. Flynn Canada Ltd., Ottawa, Ontario | \$189,178.00 |
| 3. Simluc Contractors Ltd., Ottawa, Ontario | \$200,439.00 |
| 4. Seamless Sheet Metal Inc., Carleton Place, Ontario | Withdrawn |
- All amounts exclude applicable taxes.

In accordance with Renfrew County Policy GA-01, Procurement of Goods and Services on the procurement of goods and services, purchases resulting from a Request for Tender with results greater than \$150,000 require approval from County Council.

Seamless Sheet Metal withdrew their bid due to their inability to meet the tender requirements concerning the warranty.

Financial Implications

In alignment with the County's financial planning, the estimate approved by Council for the replacement of flat roofs at the CAB amounted to \$123,765.40. Irvcon Limited's submission of \$159,861.00, which is the lowest submission and exceeds the approved budget by \$36,095.60. To cover the additional funding required for the award, the Development and Property Department will postpone the installation of the garage oil/water separator at 80 McGonigal St., Arnprior, and redirect the \$50,000 to replacing the flat roofs at County Administration Building.

Real Estate - 2024 Capital Projects

Location	Work Description	Status			Comments
		Budget	Quote	Status	
County Admin Building	B30 - Roofing	\$123,765.40	\$159,861	Tendered	Require addtional funding
	Generator Transfer Switch	\$33,000		2023 Carryover	Schedule for Q4
Renfrew County Place	HVAC - Replacement/upgrade	\$220,000	\$90,603	Project completed	Completion date - March 22, 2024
	Flat Roof Replacement	\$341,000	\$238,621	Awarded to Irvcon - work in progress	Anticipate completion - end of May
	Paramedic Parking Shelter	\$250,000	\$128,600	Awarded - work in progress	Anticipate completion - mid Q3
	D5022 - Lighting Equipment	\$74,259.24			Schedule for Q3
	D5038 - Security Systems	\$74,081.66			Schedule for Q3
80 McGonigal	Garage Upgrade to Store Vehcile	\$30,000.00		Quotes requested	Anticipate completion - late Q2
	Garage Oil/Water Seperator (floor drain)	\$50,000.00		In Review	
	D5038 - Security Systems	\$30,941.00			Schedule for Q3
	Generator	\$70,000.00			Schedule for Q4
Paramedic Bases	Eganville - Fit Up/Renovation	\$400,000.00	Current total	Work in progress	Anticipate completion - end of June
			\$396,567.00	Phase 3 (mechancial) - Tendered	Require additional funding
	D3034 - Packaged Air Conditioning Unit	\$18,564.81		In Review	Scheduled for Q3

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW FOR THE EXECUTION OF CONTRACT RE-2024-06-RP
FLAT ROOF REPLACEMENTS – COUNTY ADMINISTRATION BUILDING**

WHEREAS Sections 8, 9 and 11 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorizes Council to pass by-laws to enter into agreements for the purpose of renovations of County of Renfrew property;

AND WHEREAS it is necessary to complete the replacement of four flat roofs at the County of Renfrew Administration Building, 9 International Drive, Pembroke, Ontario;

AND WHEREAS public tenders were requested for the replacement of four flat roofs under Contract RE-2024-04-RP in accordance with County of Renfrew Corporate Policy GA-01, Procurement of Goods and Services;

AND WHEREAS the tender submitted by Irvcon Limited, Pembroke, Ontario, was reviewed and accepted by the Development and Property Committee.

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

1. THAT the Council of the Corporation of the County of Renfrew approve of the awarding of Contract RE-2024-06-RP for the replacement of four flat roofs at the County of Renfrew Administration Building, 9 International Drive, Pembroke, Ontario to Irvcon Limited, Pembroke, Ontario, in the amount of \$159,861, plus applicable taxes.
2. THAT the Warden and Clerk be empowered to do and execute all things, papers and documents necessary to the execution of the said Contract.
3. THAT this By-law shall come into force and take effect upon the passing thereof.

READ a first time this 29th day of May, 2024.

READ a second time this 29th day of May, 2024.

READ a third time and finally passed this 29th day of May, 2024.

PETER EMON, WARDEN

GWEN DOMBROSKI, CLERK

PLANNING DIVISION REPORT

Prepared by: Bruce Howarth, MCIP, RPP, Manager of Planning Services
 Prepared for: Development and Property Committee
 May 14, 2024

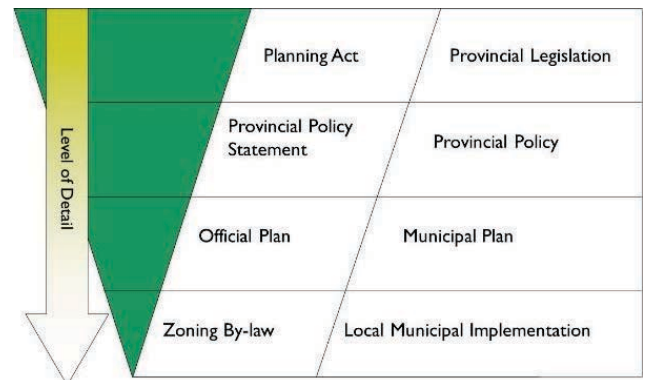
INFORMATION

1. Co-Op Student

We are pleased to have Liwen Zuo, a Co-op Student from the University of Waterloo, join the Planning Division for a four month placement on May 13, 2025. Liwen is a candidate for the Bachelor of Environment, Honours in Planning.

2. Bill 185 – Cutting Red Tape to Build More Homes Act

On April 10, 2024, a new Omnibus Bill was introduced by the Province aimed at simplifying home construction and approvals within the region. Since 2021, there have been no less than 10 Bills brought forward by the Province of Ontario addressing matters of land use planning, development, and municipal regulatory powers. Review the names of these Bills and you will pick up on the Province’s theme: Bill 109, More Homes for Everyone Act, 2022, Bill 23, More Homes Built Faster Act, 2022, Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, Bill 134, Affordable Homes and Good Jobs Act, 2023 and, most recently, Bill 162, Get It Done Act, 2024. Named Bill 185, Cutting Red Tape to Build More Homes Act, 2024, seeks to streamline the development processes.



Municipalities’ authority and planning jurisdiction are governed by the Province through the Planning Act. Within this framework lies the Provincial Policy Statement (PPS), mandating municipalities to align with it in local policy and land use decisions. Any amendments made by the Province to the Planning Act or PPS necessitate implementation by the municipalities, creating a cascading effect. Many of these proposals signify a reversal of previous legislative amendments introduced by Bill 109 and Bill 23. The implementation of these earlier bills required significant time and effort from county and local municipal staff. Likewise, the forthcoming reversals will demand considerable staff resources for review and implementation. While many of these reversals are welcomed, the time spent on these changes uses resources that could otherwise have been allocated to development and housing approvals. The highlights of the proposed changes include:

- a) *The fee refund provisions put in place by Bill 109, if a municipality did not make a decision within specified times, are proposed to be revoked.* This is a welcomed reversal.
- b) *Pre-application consultations with municipalities will be voluntary and not mandatory.* A large part of Bill 109 was spent discussing and re-vamping the pre-consultation process. The County of Renfrew (and several local municipalities) amended Official Plan provisions to enable the ability to implement a “mandatory pre-consultation” process. There is significant value in pre-consultation, and County staff still encourage potential applicants to engage with us early, but we can no longer make this mandatory (which we haven’t).
- c) *Applicants can bring a motion to the Tribunal at any time during pre-consultation for a determination as to whether the requirements for a complete application are reasonable, or have been met.* For most applications there was a 30-day minimum timeline for deeming an application complete and then applicants would have 20 days to make a motion to the Ontario Land Tribunal (OLT) to challenge a disagreement with a notice of incomplete application. This is a minor change and staff do not have a concern.
- d) *Five-year phase in of increased development charges introduced in Bill 23 revoked.* The County of Renfrew does not have a Development Charge, but if the County adopted a Development Charge By-law, these changes would be welcomed as the charge would not need to be phased in. Local municipalities that have a Development Charge By-law will appreciate this proposed amendment.
- e) *The cost of development charge background studies can again be included as a capital cost when calculating the charge.* Another welcomed reversal, the cost of undertaking the background study and other growth related studies will be eligible for inclusion in the Development Charge calculation.
- f) *Prohibition on third party appeals of Official Plan amendments and re-zonings. Appeals are proposed to only be able to be filed by the applicant, minister, public bodies and specified persons (generally utility companies that made submissions).* This is part of “modernizing” public input – these were the last two types of applications that a member of the public had appeal rights. This change also proposes to have retroactive impacts, and active third party appeals that have not had a hearing scheduled will be dismissed. If approved, there will no longer be any appeals by members of the public to the OLT.
- g) *Changes are proposed to the regulations that govern how notice is given by a municipality to reflect current practices of most municipalities, including on a website, if local papers are not available.* Another step in “modernizing” public input. Through Official Plan Amendment (OPA) No. 44, the County enabled alternative notice provisions that would include municipal websites as appropriate

notice. This change indicates that the County is on the correct path in finding alternatives where notice in a printed newspaper is not available. At the public meeting for OPA No. 44, concerns from a number of residents regarding a lack of engagement with the public regarding planning applications were heard. This change and the change regarding the prohibition of third party appeals are a signal from the Province that the speed of development approvals process is more important than engagement with the public.

- h) *New framework in place for requesting a Minister's Zoning Order (MZO), including criteria that will consider whether an MZO delivers on provincial priorities, and whether it is supported by a municipal council or a mayor with strong mayor powers. Several existing MZO's were revoked including the two in the Township of McNab/Braeside. The requirements include demonstrating why the normal municipal process cannot be used, as well as information on Indigenous engagement and public consultation. The Community Infrastructure Housing Accelerator process introduced by Bill 23 is proposed to be repealed. This is an amendment to make the MZO process more predictable and transparent.*
- i) Use it or Lose it Provisions:
 - i) *Developments with approved site plans which do not pull permits within a period of time can have their approvals withdrawn. The time period will be set by regulation, with a default of no less than three years if a regulation does not apply. This is new – site plans do not have lapsing dates currently, it appears that this power will provide municipalities the ability to withdraw the approval, and not make it mandatory.*
 - ii) *Draft plans of subdivisions also will have mandatory lapsing provisions, with the time frames to be set by regulation. Draft plans of subdivisions that were approved before March 27, 1995 will lapse if not registered within three years of the Bill passing. Newer subdivisions all have three-year lapsing dates that can be extended yearly with the support of the local municipality and the County. Older subdivisions that didn't have lapsing dates will be given a lapsing date, and even older subdivisions (pre 1995) will lapse within three years if not final approved. This will be a significant "incentive" for developers to move forward with their draft approved subdivisions. There are several pre 1995 subdivisions in the County that have been in-active for long periods of time. If the owners of those lands do not come forward finalize their plans, the subdivisions will automatically lapse.*
- j) *Upper-tier municipal planning responsibilities - Simcoe, Durham, Niagara, Waterloo Halton, Peel and York will no longer have planning responsibilities. No impact to the County of Renfrew.*

- k) *The Minister is proposed to be given a new regulation-making power to remove zoning barriers for Additional Dwelling Units (ADU's) in residential developments.* These could be zoning provisions such as maximum lot coverage, height, parking, and Floor Space Index (FSI). The impact of this change will not be known until a regulation is approved.
- l) *Proposal to exempt community service facilities from Planning Act requirements.* This is a proposed new regulation making power that, if passed, would provide a new expedited approval process for community service facilities such as schools, hospitals, and long-term care homes.
- m) *Proposal to exempt post-secondary institutions from Planning Act requirements.* Post-secondary institutions include publicly assisted universities, as well as colleges and universities affiliated with a publicly assisted university, would be exempt from certain Planning Act requirements (i.e., to build student housing).
- n) *New exemption to the "Anti-Bonusing Rule".* Section 106 of the Municipal Act, sets out a broad prohibition against municipal bonusing. A municipality is prohibited from directly or indirectly providing assistance to any manufacturing business or other industrial or commercial enterprise (i.e., for-profit entities). Assistance is generally defined to include the lending of money or municipal property, guaranteeing borrowing, leasing or selling municipal property at below fair market value or giving a full or partial exemption from any municipal levy, charge or fee.

Bill 185 proposes to add a new Section 106.1, which if passed, would allow the Province to make regulations authorizing a municipality to grant assistance, directly or indirectly, to a specified manufacturing business, or other industrial or commercial enterprise, during a specified period if the Province considers that it is necessary or desirable in the provincial interest to attract investment in Ontario. This regulation-making power would also allow the Province to set out the types of assistance that may be granted as well as impose restrictions, limits or conditions on the granting of the assistance. The Province may also specify conditions that must be met before the assistance may be granted. It will be interesting to see these provisions and how/if these can be used by the County to address affordable housing. These provisions were put in place to prevent municipalities from using property tax to "bid against each other" to support private business (among other reasons). Depending how the Province writes the regulation, there may be negative unanticipated impacts.

- o) *Many Revisions to the PPS.* The revisions to the PPS are coupled with the repeal of the Growth Plan – which did not apply to Renfrew County. Overall, the majority of the changes have impacts on "large and fast-growing" municipalities as Growth Plan policies are being weaved into the revised Planning Statement. There is a focus on intensification, density, and affordability. There is a re-focus on directing residential growth towards settlement areas and away from agriculture, and other rural

resource areas. Here is a quick review of the highlights that particularly impact Renfrew County and local municipalities:

i) Implementation:

The Province is proposing an approach to implementation of the new document, if approved. These include the proposed approach to the following: The effective date would be the date specified under the Planning Act. To provide municipalities and other planning authorities an opportunity to understand and adapt to the policy changes, the Ministry is proposing to release the final policies for a short period of time before they take effect. The Planning Act requires Official Plans to be revised every five years (or every ten years after a new Official Plan). The intention is that Official Plans would be updated as necessary to implement these new policies at the time of their ordinary review cycle. However, should the Provincial Planning Statement come into effect, decisions on land use planning matters made by planning authorities are required to be consistent.

A new/revision to the implementation section of the PPS states Official Plans shall identify provincial interests and set out appropriate land use designations and policies. Official Plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas. In order to protect provincial interests, planning authorities shall keep their Official Plans up to date with this Policy Statement. The policies of this Policy Statement continue to apply after adoption and approval of an Official Plan.

The policies will require municipalities to undertake early engagement with Indigenous communities and coordinate with them on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Indigenous or treaty rights. The County will need to review our development approvals process regarding consultation.

ii) Housing:

The proposed PPS includes a new vision including the following:

Housing must be built in the right places so that Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the Province's economic prosperity and overall identity. Growth and development will be focused within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production and the agri-food network.

Proposed Policy 2.2.1(a) would re-introduce the requirement from the PPS, 2020 that planning authorities establish and implement minimum targets for the provision of housing that is affordable to low and moderate income households.

The draft Statement re-introduces low and moderate income households as a defined term (with slight modifications from the PPS, 2020 definition), which the 2023 Draft proposed to remove. This policy would require Housing Service Managers to address the full range of housing options including affordable housing.

It is unclear how planning authorities outside of high growth/transit areas will succeed at implementing targets for the provisions of affordable housing to low and moderate income households. As discussed in the County of Renfrew Mesa report, there are significant challenges, especially for slow-growth areas, for the “free market” development community to create affordable units. Profit margins for developers are already significantly lower in rural/slow growth areas than in large urban areas. Adding requirements, without compensation from government, to incorporate affordable housing will reduce the financial feasibility of development in Renfrew County.

Official Plans would need to identify “designated growth areas”. A new draft Policy 2.3.1.6 would direct planning authorities to establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of infrastructure and public service facilities.

iii) Servicing:

Changes to policies (combined with some of the legislative Planning Act changes) requires municipalities to identify and allocate servicing. The policy has been changed slightly to require comprehensive municipal plans for stormwater management that considers cumulative impacts of stormwater from development on a watershed scale. Municipalities would be allowed to withdraw servicing allocations if the development applications are not reaching final approval or building permit stage in a timely manner.

Policies referencing climate change and actions to mitigate against impacts of climate change have been removed from various sections of the PPS.

iv) Natural Heritage:

These policies are largely unchanged – natural heritage systems still need to be identified and protected from the impact of development. Encourages all municipalities to undertake watershed planning.

v) Agriculture:

Minimal changes, no lot creation for non-agricultural uses permitted. Existing policy regarding surplus dwellings remains unchanged. A new policy has been added to allow additional residential units (ARU's) on prime agricultural land subject to meeting criteria and may not be severed (i.e., cannot build an ARU and then sever the ARU as “surplus”).

vi) Cultural Heritage and Archaeology:

New/revised policy requiring planning authorities to engage early with Indigenous communities.

3. **Greater Madawaska Official Plan Amendment**

County staff has been advised that the Council for the Township of Greater Madawaska passed a resolution to engage with the County regarding a Township specific Official Plan Amendment. According to the staff report, the Township is concerned that policies within the Renfrew County Official Plan may not effectively reflect the goals and objectives of the Township as it relates to growth, environmental protection, and transportation. County staff met with the Township's planning consultant regarding the process to adopt a Township wide amendment to the Official Plan.

4. **Baskin Drive Subdivision (47T-19004) – Town of Arnprior**

This plan of subdivision received final approval on April 29, 2024, and creates an additional 24 row-house units and 64 apartment units.

5. **Pinnacle View Subdivision (47T-18003) – Town of Renfrew**

This plan of subdivision was draft approved on May 7, 2024. The plan will create 62 single detached units, 70 semi-detached units, and 72 row house units for a total of 204 units. The developer has three years to meet the conditions of draft approval to finalize the subdivision.

6. **GIS Update**

- a) The GIS team is collaborating with the fire departments to develop a Community Safety and Risk Dashboard, which will aid in identifying risks in specific areas of the County. Leveraging ArcGIS Online tools and applications, the team will create web maps, applications, and dashboards to support this initiative. They recently participated in a Fire Chief Meeting on March 6, 2024, to showcase key ArcGIS Online tools. Currently, they are collaborating with the City of Pembroke's Fire Chief Scott Selle to establish a case study area for constructing the Community Safety Risk Dashboard.
- b) The GIS team has been conducting multiple ArcPro and ArcGIS Online training sessions for lower-tiers, along with Geocortex Web Mapping Application training. They have recently met with five local municipalities. Additionally, the team conducted an in-person training session for all Municipal and County staff on April 25, 2024 at the County Administrative Building, which was attended by 41 people.
- c) The GIS team has initiated collaboration with the Esri Advantage Program team, and a preliminary high-level work plan has been developed. Four key geospatial goals have been outlined as follows:

- i) Explore options to migrate core Gecortex Application to a new environment;
- ii) Document GIS environment that is flexible and capable of scaling to meet business needs or demand;
- iii) Increase GIS awareness and use while restricting the size of the resource team responsible for maintaining the GIS environment (with an emphasis on a self-serve model); and,
- iv) Provide (store and organize) data so it can be accessed, reused and shared throughout the organization or with the public. The first activity that the team will address will be the Geocortex Application Scoping and the Technology Strategy/Road Map.

CNL
Environmental Stewardship Committee Report
14 May 2024

Information Received 24 April 2024

The results of CNL's routine sampling conducted in February 2024 on effluent (treated discharge) from the conventional Sanitary Sewage Treatment Facility (SSTF) at Chalk River Laboratories are still non-compliant with investigations continuing.

Update #1: Non-Compliance in Sewage Effluent

The following information bulletin is in accordance with Canadian Nuclear Laboratories' (CNL) ongoing commitment to voluntary public disclosure of events related to the Chalk River Laboratories site.

Chalk River, ON – April 24, 2024 – As described in the Community Bulletin issued on March 26, 2024, results of CNL's routine sampling conducted in February 2024 on effluent (treated discharge) from the conventional Sanitary Sewage Treatment Facility (SSTF) at Chalk River Laboratories were non-compliant with requirements.

Testing at that time had indicated that the activated sludge (micro-fauna) that are part of the treatment process were disrupted, resulting in the non-compliant test result. Upon discovering the issue, CNL notified all relevant regulatory agencies and initiated an investigation to identify the cause of the disruption.

Since that time, CNL has conducted further testing on the SSTF effluent, and results show that the treated discharge does not meet the necessary requirements. In line with a Direction from Environment and Climate Change Canada, CNL is taking extensive measures to fully understand what is leading to the non-compliance and to return the SSTF to normal operations. These activities include:

- Increased toxicity testing on SSTF effluent
- The procurement of third-party support to complete a toxicity evaluation on SSTF effluent and to review all facility operations

- A detailed review, as well as chemical analysis, on all SSTF influent and effluent
- The delivery of company-wide training on allowable releases to the SSTF and a communication campaign to support staff education
- A review of all known discharges to the SSTF to identify abnormal activities and the cessation of a routine release within one of CNL's research laboratories
- Facility improvements to restore the necessary treatment process

CNL remains fully committed to the protection of the environment and continues to work diligently to bring the effluent back into compliance with provincial standards. Because of the complex nature of the micro-fauna system, the timing of when the system will be fully repaired is unknown. CNL will provide biweekly progress reports to Environment and Climate Change Canada until the issue is resolved.

Statement Received 03 May 2024

CNL's Sanitary Sewage Treatment Facility (SSTF) is a new (2019) and very modern sewage plant that uses leading-edge, environmentally friendly technologies to process sewage. It has operated safely for several years. This is the same kind of plant that you will see in towns and cities in Canada for sewage treatment and serves the more than 3,000 employees and contractors at the CRL site.

Several weeks ago, CNL launched a significant effort to recover our Sanitary Sewage Treatment Facility (SSTF) to compliant operations following an upset condition. The upset condition affected the biological treatment process in use at the sewage treatment plant. This takes some time to recover from, as the biological population needs to rebuild to a culture that has the appropriate age and type of micro-fauna. Other than this non-compliance of sewage discharge, the facility continues to meet all regulatory requirements.

We have a dedicated team, supported by external experts, working to identify the source of any operational discharges which may have contributed to the upset conditions in the plant. The current focus of the investigation is on detergents or cleaning solutions used within the laboratories.

The discharge from the sewage treatment facility does not pose a threat to the environment or the public.

CNL can also confirm that this non-compliance is not related to radiological contaminants.

The health of the micro-fauna has been improving and CNL is beginning to see positive progress. **To declare that the SSTF has returned to consistent normal operation requires another month of positive test results.**

CNL maintains a rigorous public information program that includes public and Indigenous access to information related to routine emissions, and non-routine items or events at Chalk River Laboratories. Local officials, key stakeholders and Indigenous communities were notified through direct contact at the time that events were reported on our external website. CNL is also providing bi-weekly progress reports to Environment and Climate Change Canada until the issue is resolved.