



Development and Property Committee

Monday, September 9, 2024 at 9:30 AM

Council Chambers

Agenda

Page

1. **Call to Order**
2. **Land Acknowledgement**
3. **Roll Call**
4. **Disclosure of Pecuniary Interest and General Nature Thereof**
5. **Adoption of the Open Minutes - August 13, 2024**

Recommendation: THAT the minutes of the August 13, 2024 meeting be approved.

- a. [Development and Property Committee - Aug 13 2024 - Minutes](#) 

4 - 9

6. **Adoption of the Closed Minutes - August 13, 2024**

Recommendation: THAT the Closed minutes of the August 13, 2024 meeting be approved.

7. **Delegations - None at time of mailing**
8. **Development and Property Department Report**

Director's Report - None at time of mailing

Economic Development Division Report

- a. [Economic Development Report](#)  10

Ottawa Valley Tourist Association Report

- b. [Ottawa Valley Tourist Association Report](#)  11 - 12

Enterprise Renfrew County Report

- c. [Enterprise Renfrew County Report](#)  13

Forestry Report

- d. [Forestry Report](#)  14 - 23
[Black Ash Assessment Douglas](#) 

Real Estate Division Report

- e. [Real Estate Division Report](#)  24

Planning Division Report

- f. [Planning Division Report](#)  25 - 33
[VertiGIS Upgrade Approval Memo](#) 

9. Approval of the Development and Property Department Report as a Whole

Recommendation: THAT the Development and Property Department Report be approved as presented.

10. New Business

11. Written Reports from Representatives Appointed to External Boards - None at time of mailing

12. Closed Meeting

Recommendation: THAT the Development and Property Committee pursuant to Section 239 (2) of the Municipal Act, 2001, as amended move into a closed meeting to discuss a litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Severance Application).

13. Date of next meeting (Tuesday, October 15, 2024) and adjournment

Recommendation: THAT this meeting adjourn and the next regular meeting be held on Tuesday, October 15, 2024.

NOTE:

- County Council: Wednesday, September 25, 2024.
- Submissions received from the public either orally or in writing, may become part of the public record.



Development and Property Committee

Tuesday, August 13, 2024 at 9:30 AM

Council Chambers

Minutes

Present: Chair James Brose, Vice-Chair Rob Weir, Councillor Daniel Lynch, Councillor Mark MacKenzie, Councillor Gary Serviss, Councillor Keith Watt,

Late: Warden Peter Emon

Absent: Councillor David Bennett

Also Present: Craig Kelley, Chief Administrative Officer/Deputy Clerk, Jason Davis, Director of Development and Property, Michael Nolan, Director of Emergency Services/Chief, Paramedic Service, 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, Kevin Raddatz, Manager of Real Estate, Lacy Rose, County Forester, Gwen Dombroski, Clerk, Tina Peplinskie, Media Relations and Social Media Coordinator, Evelyn VanStarkenbug, Administrative Assistant

And Others: Nicole Moore, Junior Planner, Liwen Zou, Junior Planner

1. Call to Order

Chair Brose called the meeting to order at 9:30 a.m.

2. Land Acknowledgement

The land acknowledgement identifying that the meeting was being held on the traditional territory of the Omàmiwinini People was recited.

3. Roll Call

The roll was called.

4. Disclosure of Pecuniary Interest and General Nature Thereof

No pecuniary interests were disclosed.

5. Adoption of the Open Minutes

RESOLUTION NO. DP-C-24-08-82

THAT the minutes of the June 11, 2024, meeting be approved.

Moved by: Keith Watt

Seconded by: Gary Serviss

CARRIED

6. Delegations - None

Committee recessed at 9:37 a.m. and reconvened at 9:40 a.m., with all members present.

7. Development and Property Department Report

Director's Report

The Director of Development and Property overviewed the Director's Report.

Economic Development Division Report

The Manager of Economic Development overviewed the Economic Development Division Report.

The Manager of Economic Development reported that, besides the listed funding programs in the report, the Federal Economic Development Agency for Southern Ontario (FedDev Ontario) has launched a Tourism Growth Program. This initiative aims to assist communities, small and medium enterprises, and not-for-profit organizations in creating local tourism products and experiences. The deadline for applications is September 17, 2024.

Chair Brose inquired about the possibility of securing funding for a training program in the County of Renfrew, aimed at equipment operators and heavy machinery. The Manager of Economic Development responded that she would examine the criteria of the Skills Development Fund Training Stream and engage with local partners to determine its viability for the County of Renfrew.

Ottawa Valley Tourist Association Report

The Manager of Economic Development overviewed the Ottawa Valley Tourist Association Report.

Warden Emon entered the meeting at 9:56 a.m.

Committee was advised that when host influencers come to showcase

unique tourism attractions within the local communities, a contract is established on a case-by-case basis that outlines the deliverables and fees.

Enterprise Renfrew County Report

The Manager of Economic Development overviewed the Enterprise Renfrew County Report.

Warden Emon wished to encourage Council members to attend the special wrap-up event on August 29, 2024 at the Pembroke Farmers' Market to celebrate this year's Summer Company participants.

Forestry Report

The County Forester overviewed the Forestry Report.

Real Estate Division Report

The Manager of Real Estate overviewed the Real Estate Division Report.

Committee was informed that the outstanding items for the Paramedic Base in Eganville are expected to be finished by the end of August.

The Director of Development and Property advised that all individuals who provided a proposal in the Expressions of Interest for Affordable Housing have been contacted and notified that the subsequent phase involves staff submitting a summary document to the standing Committees and County Council. Staff have examined the Expressions of Interests received and are planning to consult with legal experts to review the submissions.

The Manager of Real Estate mentioned that the Building Condition Assessment (BCA) report is expected to be ready by September. The recommendations from this report will be considered alongside the potential opportunities identified in the received Expressions of Interest.

Planning Division Report

The Manager of Planning Services overviewed the Planning Division Report.

Committee was informed the Information Report on Municipal Services Corporations and Communal Water and Wastewater would be provided to County Council for comment.

Committee was informed that within the County of Renfrew, Calabogie Peaks operates its own private communal waste and water system. A proposal is under consideration to construct additional units that would connect to this system, and the unit owners would incur a fee for access to the communal waste and water services. Calabogie Peaks maintains an agreement with the Township of Greater Madawaska and provides regular

report updates to the Township.

Warden Emon re-entered the meeting at 10:58 a.m.

RESOLUTION NO. DP-C-24-08-83

THAT the Development and Property Committee directs staff to continue to explore options for a Municipal Services Corporation for communal servicing as presented.

Moved by: Rob Weir

Seconded by: Warden Peter Emon

CARRIED

Junior Planners Nicole Moore and Liwen Zou presented the Regional Incentives Program and Affordable Housing Supports presentation.

The Director of Development and Property advised that the development of a Community Improvement Plan is in its early stages and, if approved, will have 2025 budget implications.

The Director of Development and Property noted that a recommendation will be presented to the Renfrew County Housing Corporation Board on September 14, 2024 to update By-law 27-12, Municipal Housing Facilities in order to support affordable housing initiatives.

RESOLUTION NO. DP-C-24-08-84

THAT the Development and Property Committee recommends that County Council direct staff to undertake an Official Plan Amendment, to enable policies that would allow the County to provide grants/loans to local Community Improvement Plan (CIP) initiatives, which includes:

- The preparation of a Regional Incentives Program;
- That the Regional Incentives Program have a staff-delegated governance structure; and
- That the Regional Incentives Program include a recommended funding amount for Council to consider in the 2025 budget.

Moved by: Rob Weir

Seconded by: Daniel Lynch

CARRIED

RESOLUTION NO. DP-C-24-08-85

THAT the Development and Property Department Report be approved as presented.

Moved by: Mark MacKenzie

Seconded by: Keith Watt

CARRIED

8. New Business - None

9. Written Reports from Representatives Appointed to External Boards

Councillor Lynch overviewed the Environmental Stewardship Council Report dated June 27, 2024.

10. Closed Meeting

RESOLUTION NO. DP-C-24-08-86

THAT pursuant to Section 239 (2) of the Municipal Act, 2021, as amended, the Development and Property Committee moves into a Closed meeting to discuss the following items:

1. a proposed or pending acquisition or disposition of land by the municipality or local board (Paramedic Base, Treatment Centres),
2. information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them (Deep River Housing Initiatives), and,
3. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Victim Services Agreement, Storyland Pit, River Lane Estates).

Time: 11:41 a.m.

Moved by: Warden Peter Emon

Seconded by: Rob Weir

CARRIED

RESOLUTION NO. DP-C-24-08-90

THAT the Development and Property Committee resume as an open meeting.

Time: 12:49 p.m.

Moved by: Gary Serviss

Seconded by: Daniel Lynch

CARRIED

RESOLUTION NO. DP-C-24-08-91

THAT the Development and Property Committee recommends that County Council adopt a By-law to enter into a lease agreement for a two-year period commencing October 1, 2024, with Victim Services of Renfrew County Inc. for space at Renfrew County Place, 450 O'Brien Street, Renfrew, Ontario.

Moved by: Warden Peter Emon
Seconded by: Keith Watt

CARRIED

RESOLUTION NO. DP-C-24-08-92

THAT the Development and Property Committee recommends that County Council authorize the Chief Administrative Officer/Deputy Clerk to enter a joint settlement agreement with Tomlinson and the Township of Horton.

Moved by: Rob Weir
Seconded by: Mark MacKenzie

CARRIED

11. Date of next meeting (Monday, September 9, 2024) and adjournment

RESOLUTION NO. DP-C-24-08-93

THAT this meeting adjourn and the next regular meeting be held on Monday, September 9, 2024. Time: 12:52 p.m.

Moved by: Warden Peter Emon
Seconded by: Keith Watt

CARRIED

James Brose, Clerk

Gwen Dombroski, Clerk

ECONOMIC DEVELOPMENT DIVISION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 9, 2024

INFORMATION

1. Ontario Senior Achievement Award

Nominations are now being accepted for the [Ontario Senior Achievement Award](#), which recognizes the extraordinary seniors who, after the age of 65, have made significant contributions to their community or province. The deadline to submit a nomination is October 1, 2024.

2. Taste of the Valley

The second event in the 2024 Taste of the Valley series was held on September 7, 2024, in Killaloe with more than 60 vendors participating. Upcoming events in the series are set for September 28, 2024 in Petawawa, October 19, 2024 in Cobden, and December 14, 2024 in Renfrew. All events take place between 10:00 a.m. and 3:00 p.m.

Expressions of Interest to host a Taste of the Valley event in 2025 or 2026 are being accepted until September 27, 2024.

3. Municipal Agriculture Economic Development & Planning Forum (MAEDPF)

Registration is now open for the [Municipal Agriculture Economic Development & Planning Forum](#) being held October 22-24, 2024, in Pembroke and co-hosted by the County of Renfrew and Ministry of Agriculture, Food and Agribusiness.

The event kicks-off with a welcome reception the evening of October 22; a bus tour to various agricultural sites, farm-to-fork lunch and dinner on October 23; and conference day featuring speakers and presentations on October 24.

Early-bird pricing is in effect until September 29, 2024, and includes a variety of pricing options. Room blocks for out-of-town attendees have been established at the Best Western and Holiday Inn hotels.

OTTAWA VALLEY TOURIST ASSOCIATION REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 9, 2024

INFORMATION

1. **Eastern Ontario Rail Trail Loop Development**

The Ontario's Highlands Tourism Organization (OHTO) has confirmed financial contribution from the Government of Canada, through the Federal Economic Development Agency for Southern Ontario (FedDev Ontario), to support the Eastern Ontario Rail Trail Loop development project.

This new trail development follows the Ottawa Valley Recreational Trail through Renfrew, Lanark and Frontenac Counties and connects with the Catarqui Trail to form a loop. Project partners include the Ottawa Valley Tourist Association (OVTA), OHTO and Counties of Renfrew, Lanark and Frontenac.

2. **Renfrew County Food Guide**

The OVTA and Economic Development teams are collaborating on the creation of a Renfrew County Food Guide to support and promote local food producers. The guide will showcase the offerings of local food producers and growers, highlight unique culinary experiences and encourage residents and visitors to buy locally.

Food producers and growers who offer on-farm, farm stand or roadside sales are encouraged to submit their free listing for inclusion in the guide by September 12, 2024, via <https://ovta.typeform.com/RCfoodguide>.

3. **Municipal Accommodation Tax**

On August 22, 2024, staff met with the City of Pembroke to review a draft agreement outlining the expectations of the OVTA as the eligible tourism entity to receive municipal accommodation tax funds. The proposed draft agreement is for a three-year term beginning January 1, 2025 and ending December 31, 2027.

Effective January 1, 2025, a municipal accommodation tax of 4% will be applied to all stays of 30 days or less at hotels, motels, short-term rentals, and campsites at Riverside Park. The projected annual revenue, based on a 50% occupancy rate, is \$397,142 of which the OVTA is to receive 50%, less the cost of administration and collection.

Once details are confirmed between staff, the final agreement will be presented to the OVTA Board of Directors for approval. This new agreement does not impact the existing tri-partner agreement between the OVTA, County of Renfrew and City of Pembroke.

On September 4, 2024, staff met with the Town of Petawawa regarding the implementation of a municipal accommodation tax in the Town and naming the OVTA as the eligible tourism entity to receive 50% of the funds.

4. **Community Outreach**

OVTA and Economic Development staff attended the Cultural Night Market in Arnprior on August 24, 2024, to promote tourism and economic development services, connecting with a number of new residents to the area.

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

Destination Ontario has released the [Ontario Tourism Industry Health Check Report](#) ending May 31, 2024. Highlights of the report include:

- Border crossings from all key markets in May 2024 surpassed May 2023 levels but have not reached pre-pandemic levels (2019).
- Ontario experienced a higher net loss of entries from the US through border crossings compared to before the pandemic in 2019. However, in the Summer of 2023, there was more net entry gain from other international countries (except the US) compared to the pre-pandemic levels (2019).
- Travel Price Index (TPI) in June 2024 increased by 1.5% compared with June 2023 levels, following a 2.7% increase in May.
- The short-term rental occupancy rates in June 2024 have underperformed on average by a 12.3 percentage point gap compared with June 2019 levels for all regions, while the short-term rental average daily rates in June 2024 have surpassed June 2019 levels on average by 57.3% for all regions.
- The hotel occupancy rates in June 2024 have underperformed on average by 0.3 percentage points compared with June 2023 levels for all regions while the hotel average daily rates in June 2024 have surpassed on average by 30.5% compared with June 2019 levels for all regions.

ENTERPRISE RENFREW COUNTY REPORT

Prepared by: Melissa Marquardt, Manager of Economic Development

Prepared for: Development and Property Committee

September 9, 2024

INFORMATION

1. Starter Company Plus

Information sessions were held August 13 and 15, 2024, with 47 registrants from across the County of Renfrew resulting in 16 applicants for the fall program. A total of 13 participants began training on September 5, 2024. Grant pitches will occur mid-November.

2. Workshops and Events

Enterprise Renfrew County hosted two webinars in August with the Canadian Intellectual Property Office and PARO with 25 attendees. Participants learned about copyright, trademarks, patents and intellectual property best practices, in addition to funding and mentorship support options available for entrepreneurs.

Scheduled this month on September 17 and 24, 2024, is a [Neurodivergent Series](#) about empowering neurodivergent entrepreneurship and employees in the workplace.

October is Small Business Month and a variety of workshops are being offered, in-person and online, throughout Renfrew County in collaboration with Renfrew County Community Futures Development Corporation, the City of Pembroke, Towns of Arnprior and Petawawa and Townships of Greater Madawaska, Laurentian Valley, Madawaska Valley and Whitewater Region. The series of workshops are designed to elevate business, enhance skills and gain insight and connect entrepreneurs.

- October 7, 2024 (8:30 a.m. – 12:00 p.m.) – Calabogie Community Hall
- October 9, 2024 (8:30 a.m. – 12:00 p.m.) – Ash Grove Inn, Barry's Bay
- October 16, 2024 (8:30 a.m. – 12:30 p.m.) – Whitewater Municipal Office, Cobden
- October 18, 2024 (12:30 p.m. – 4:00 p.m.) – Petawawa Quality Inn & Suites
- October 21, 2024 (1:00 p.m. – 2:00 p.m.) – Webinar (virtual only)

A nominal fee of \$28.25/person is applied to each in-person workshop which includes a catered lunch. There is no fee to attend the webinar on October 21, 2024. [Advanced registration](#) is required for all events.

FORESTRY REPORT

Prepared by: Lacey Rose, County Forester
Prepared for: Development and Property Committee
September 9, 2024

INFORMATION

1. **Communications Updates**

- a. The County Forester attended an update call from the Ontario Forest Industries Association on August 15, 2024. The main issues in the forest sector, province-wide, continue to be the pulpwood crisis, softwood lumber duties, slow movement on pushing the biomass agenda forward, the potential impacts of the CN/CP work stoppage, and species at risk.
- b. The County Forester and Chair Brose attended a Board meeting for the Shaw Woods Outdoor Education Centre on August 15, 2024. The Centre is gearing up for another school year, but bookings and participation of students may be impacted by bussing. Trail use by the public was high during the summer months, and the addition of a new surplus parking area has been useful.

2. **Black Ash Update**

Staff recently completed the first assessment of black ash trees in an area planned for harvest in 2025, in the Douglas Tract of the Renfrew County Forest. Thirty-two trees were assessed within or directly adjacent to the three-hectare spruce plantation due for thinning. Twenty-one were deemed to be healthy and will need to be protected under the Endangered Species Act. As a result, the area will not be able to be harvested. The time required to assess these trees, collect data, and complete the report required to be submitted to the Ministry of the Environment, Conservation and Parks (MECP) tripled the amount of time staff had to spend in this area. A number of issues and concerns with the requirements of the assessment protocol arose during the process and were included in the report.

The purpose of this spruce plantation, which was a failed agricultural area replanted by the Province of Ontario on behalf of the County of Renfrew during the Agreement Forest era in 1971, was to transition the area back to natural forest area. The impact of this protection will be a stagnating spruce plantation of declining health, with a 100% ash understory that will succumb to Emerald Ash Borer (EAB). Thinning is necessary to encourage the regeneration of other species but is no longer viable without an exemption to black ash protection for sustainable forest management on private land woodlots.

This will be a recurring problem in our area's private and municipally-owned forests. The ability to improve forest health and sustainably manage Renfrew County's forests will be impacted by the protection of black ash.

3. **Beachburg Tract Update**

Chemical site preparation is now complete. No complaints or inquiries were received from the public and by all appearances, trail closures have been respected. The reduction of fast-growing, competitive species will mean better success of planted seedlings in spring 2025. It is expected that a mechanical brush saw treatment will be necessary two to three years after planting due to the high level of competition.

Black Ash Assessment – Douglas Tract – Renfrew County Forest

Background and Additional Information

Submitted by: Lacey Rose, R.P.F. #2213, County Forester

lrose@countyofrenfrew.on.ca

Date of field data collection: August 6, 2024

Qualifications of Assessor:

The assessor is a Registered Professional Forester and full member of the Ontario Professional Foresters Association (OPFA), practicing in Ontario since 2008. The assessor has been educating the public, elected and municipal staff about EAB since 2012, spent several years trapping and monitoring for EAB, conducting tree health assessments, mapping of local spread and reports, and has been involved with Federal EAB parasitic wasp trials. Jake Wakelin, Forest Technician and Provisional Member of the OPFA, was also an assessor on this field work.

Location:

Douglas Tract is at 283 McLarty Road, partially in the Township of Admaston/Bromley, which is included in the [Geographic scope of Regulatory Approach for Black Ash in Ontario](#), and partially in North Algoma Wilberforce, which is not included. The surrounding area is privately owned forest and agricultural land.

Status of Emerald Ash Borer (EAB):

EAB is well-established along major road corridors in the area. Ash decline is visible alongside McLarty Road on the way into the Tract, adjacent to agricultural area. Top dieback started this season, in 2024. These trees are on private property and are out of the scope of this assessment. No exit holes or larval galleries were observed on any ash assessed as part of this exercise. One tree, roadside, had woodpecker activity and a thinning crown. It has been the author's experience (based on early trap results) that trees in interior forest are far slower to reach levels of high infestation, decline and death than those nearby along roadsides.

Reason for Assessment:

The 3 hectare spruce plantation was prescribed and marked for harvest (1st thinning) in advance of the 2025 Renfrew County Forest Harvest Tender. Many ash trees were observed by the tree marker along stand edges and in failed parts of the plantation where gaps existed. The area would have been available for harvest between January 1, 2025 and

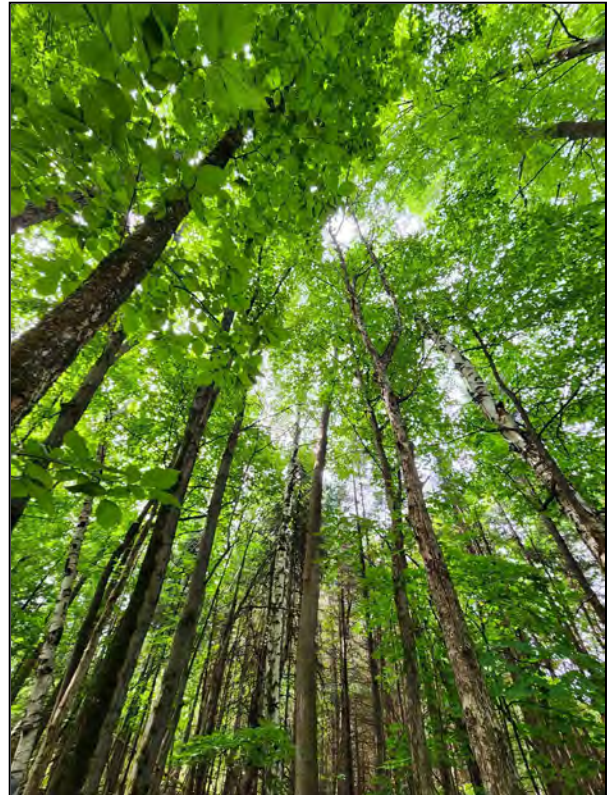


Figure 1. Typical condition of stand edges of spruce plantation

December 31, 2025, excluding any species at risk timing restrictions for other species requiring protection.

Complications Encountered During Assessment:

Identification: At least three species of ash are present in this stand: white, black and green were all observed. All species are present in high concentration, at all development stages. The understory is dominated by poison ivy and seedlings of all three species of ash. Although white and black are reasonably easy to differentiate without being able to see leaves, green and black have very similar bark, making identification difficult when crowns are not reachable or visible. It is widely believed that these species of ash hybridize, making identification even more difficult. Although binoculars were used to attempt to confirm finer details for identification, the poor visibility of crowns in a closed canopy created a challenge. It is possible that some of the assessed trees are green ash, which are not protected under the ESA, but will be included to err on the side of caution under the ESA.



Figure 2. Understory dominated by 3 ash species throughout stand.

Documentation: Taking pictures of assessed tree crowns was futile as these trees are in a forest where the canopy is completely closed. From photos, it is not possible to see tops or anything that would help with a desktop review in this condition. The file size of the 60+ photos accompanying this assessment is vast (350MB+), and cannot be emailed. They are included in an Appendix 1 but at a lower resolution. Should MECP wish to receive these photos in their original format, please provide a means of sending them along, such as a file transfer site.

Increased staff time: The time required to assess the ash trees in this 3ha stand and complete the compilation of data to submit tripled the time that would normally be required to ready this stand for harvest.

Requirement to count black ash less than 1.37m in height and/or less than 8cm DBH: This is an impossible task. Aside from the fact that three species of ash are growing alongside each other and each would have to be assessed carefully to determine which are black ash, a few counts of 1m square sample plots yielded 1 to 7 ash seedlings/saplings. The entire understory is full of ash. A reasonable projection would be 30,000-210,000 ash (black, white or green) less than 8cm DBH in this 3ha stand, with no symptoms of EAB. This is not a rare understory forest condition in Renfrew County Forests.

Result of Assessment:

21 out of 32 trees assessed were determined to be “healthy” according to the [Protocol](#) and must be retained and their 30m radial habitat protected according to the ESA. As a result, the thinning of this

stand will not be feasible or operationally viable. Less than 1.2 hectares of this 3 hectare stand would be available for harvest, with a complex layout required to ensure protection of “healthy” black ash. A map is included on page 4 of this report.

The purpose of this spruce plantation, which was a failed agricultural area replanted by the Province on behalf of the County during the Agreement Forest era in 1971, was to transition the area back to natural forest area.

The impact of this protection will be a stagnating spruce plantation of declining health, with a 100% ash understory that will succumb to EAB. Thinning is necessary to encourage the regeneration of other species but is no longer viable without an exemption to black ash protection for sustainable forest management on private land woodlots.

This will be a recurring problem in our area’s private and municipally-owned forests. The ability to improve forest health and sustainably manage Renfrew County’s forests will be impacted by the protection of black ash.

Please feel free to contact me for further discussion on this topic. The County of Renfrew submitted comments at every stage of public consultation on the protection of black ash. **We still await a positive decision on a conditional exemption for the protection of black ash during sustainable forest management activities on private land, to avoid further impacts to the forest sector and landowners.**

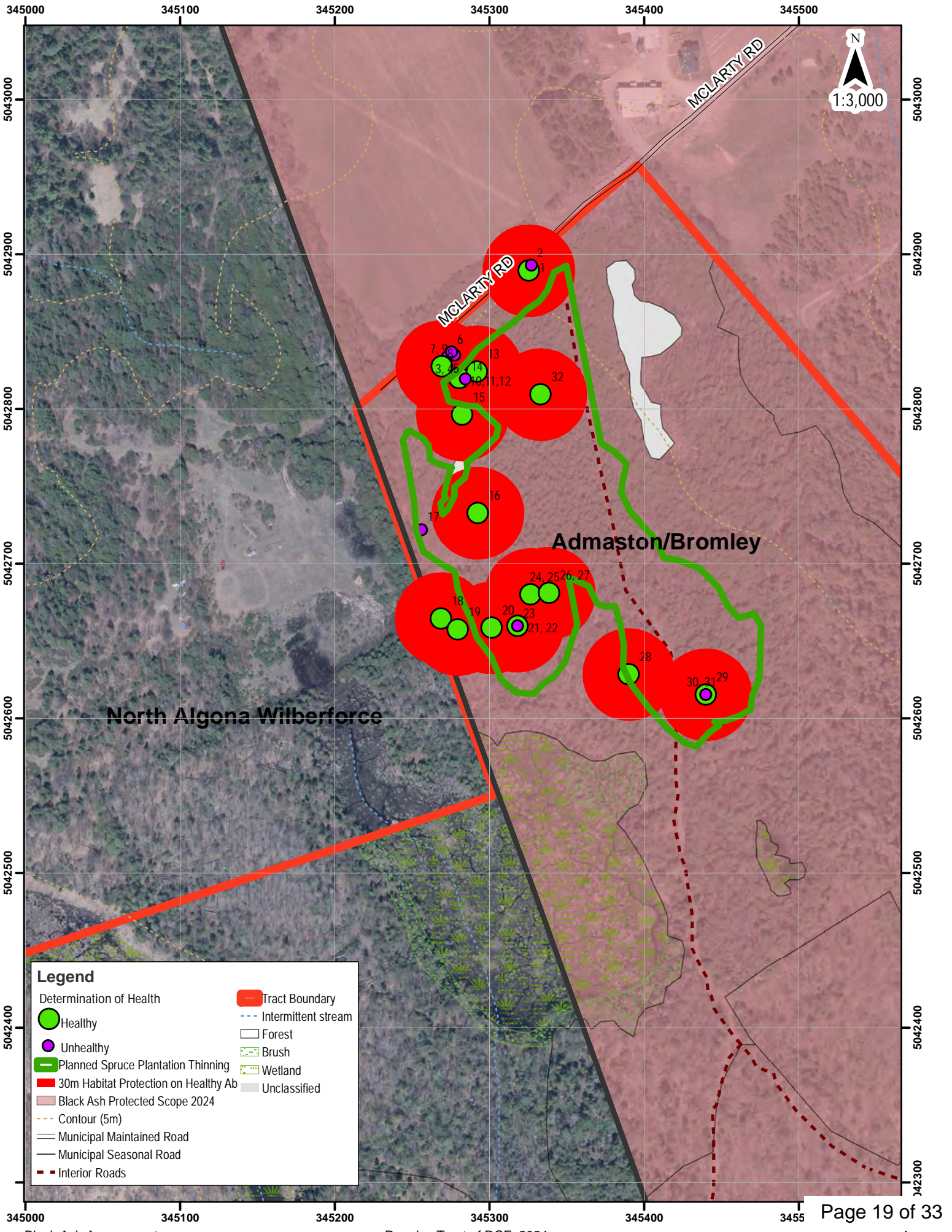


Lacey Rose, R.P.F.
County Forester
County of Renfrew

lrose@countyofrenfrew.on.ca

613-735-2788 x438

Assessment of Black Ash in Spruce Plantation Thinning Area, Douglas Tract



Legend

- | | |
|--------------------------------------|---------------------|
| Determination of Health | Tract Boundary |
| Healthy | Intermittent stream |
| Unhealthy | Forest |
| Planned Spruce Plantation Thinning | Brush |
| 30m Habitat Protection on Healthy Ab | Wetland |
| Black Ash Protected Scope 2024 | Unclassified |
| Contour (5m) | |
| Municipal Maintained Road | |
| Municipal Seasonal Road | |
| Interior Roads | |

Black Ash Health Assessment Report Worksheet

Report Details	
Name of qualified professional preparing report	Lacey Rose, R.P.F. / Jake Wakelin
Description of qualifications of qualified professional	
Supporting documentation attached <input type="checkbox"/>	See attached document
Description of the activity that may impact Black Ash, including if the activity is part of a larger activity (e.g. development)	Spruce plantation thinning
Site name (if applicable) and address	Douglas Tract; 283 McLarty Road
Assessment dates	06-Aug-24

Number of Black Ash	
Count of individual Black Ash trees that may be impacted by the activity	
Count of Black Ash Trees less than 1.37m in height and/or less than 8 cm DBH	30,000-210,000
Count of Black Ash with a Diameter at Breast Height (DBH) of 8 cm or greater	32

Statement of health determination: By signing below, I attest to the health condition determinations that I have made as a qualified professional in this Black Ash Health Assessment Report.

Signature: _____



Lacey Rose, R.P.F.

Signature: _____

Jake Wakelin

Jake Wakelin, Provisional Member of the OPFA

Health Assessment Results Douglas Tract, August 6, 2024

#	Date of assessment	Geographic Coordinates UTM NAD 83 18N	DBH (cm)	Canopy condition rating (1-5)	Signs of past or present EAB infestation	Severity of EAB infestation	Other factors contributing to condition of tree	Severity of other factcions	Determination of health condition	Detailed description of evidence of health status	File name(s)/ photo identifiers	Notes
1	2024-08-06	45° 31.345' -76° 58.832'	13.9	1	N	N/A	Growing in stone fence row	Low	Healthy	Some epicormic branching	Figure 1, 2	
2	2024-08-06	45° 31.345' -76° 58.833'	18.4	3	Y	MED	Growing in stone fence row	Low	Unhealthy	Some woodpecker damage. Thinning crown w/ dieback	Figure 3, 4	
3	2024-08-06	45° 31.315' -76° 58.872'	9.9	4	N	N/A	N/A	N/A	Unhealthy	Few live branches in canopy	Figure 5, 6	
4	2024-08-06	45° 31.315' -76° 58.872'	15.4	5	N	N/A	N/A	N/A	Unhealthy	No live branches in crown	Figure 7, 8	
5	2024-08-06	45° 31.315' -76° 58.873'	27.2	5	N	N/A	N/A	N/A	Unhealthy	No live branches in crown	Figure 9, 10	
6	2024-08-06	45° 31.313' -76° 58.872'	14.6	4	N	N/A	N/A	N/A	Unhealthy	Very poor crown.	Figure 11, 12	
7	2024-08-06	45° 31.310' -76° 58.873'	11.6	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 13, 14	
8	2024-08-06	45° 31.310' -76° 58.873'	18.7	5	N	N/A	N/A	N/A	Unhealthy	No live branches in crown	Figure 13, 14	
9	2024-08-06	45° 31.307' -76° 58.872'	13	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 15, 16	
10	2024-08-06	45° 31.308' -76° 58.865'	12.3	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 17,18	
11	2024-08-06	45° 31.307' -76° 58.867'	11.8	1	N	N/A	30,000-210,000	N/A	Healthy	No signs of stress	Figure 17,18	
12	2024-08-06	45° 31.307' -76° 58.867'	16	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 17,18	
13	2024-08-06	45° 31.312' -76° 58.858'	8.9	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 19, 20, 21	
14	2024-08-06	45° 31.303' -76° 58.862'	16.9	4	N	N/A	N/A	N/A	Unhealthy	Heavy crown dieback, epicormic branches	Figure 22, 23	
15	2024-08-06	45° 31.297' -76° 58.868'	8.9	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 24, 25	
16	2024-08-06	45° 31.257' -76° 58.857	18.6	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 26. 27	Possible green ash
17	2024-08-06	45° 31.252' -76° 58.883'	23.1	4	N	N/A	N/A	N/A	Unhealthy	Very poor crown.	Figure 28, 29	
18	2024-08-06	45° 31.228' -76° 58.882'	31.3	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 30, 31	

Health Assessment Results Douglas Tract, August 6, 2024

#	Date of assessment	Geographic Coordinates UTM NAD 83 18N	DBH (cm)	Canopy condition rating (1-5)	Signs of past or present EAB infestation	Severity of EAB infestation	Other factors contributing to condition of tree	Severity of other factions	Determination of health condition	Detailed description of evidence of health status	File name(s)/ photo identifiers	Notes
19	2024-08-06	45° 31.122' -76° 58.862'	17.7	2	N	N/A	Growing in stone fence row	Low	Healthy	No signs of stress	Figure 32, 33	
20	2024-08-06	45° 31.125' -76° 58.847'	13.2	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 34, 35	Possible green ash
21	2024-08-06	45° 31.217 -76° 58.838'	9.5	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 36, 37	Possible green ash
22	2024-08-06	45° 31.217 -76° 58.838'	9.8	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 36, 37	Possible green ash
23	2024-08-06	45° 31.217 -76° 58.838'	8.2	5	N	N/A	N/A	N/A	Unhealthy	No live branches in crown	Figure 36, 37	
24	2024-08-06	45° 31.230' -76° 58.830'	13.8	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 38, 39	
25	2024-08-06	45° 31.228' -76° 58.823'	9	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 40, 41	
26	2024-08-06	45° 31.232' -76° 58.813'	13.7	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 42, 43	
27	2024-08-06	45° 31.232' -76° 58.813'	15.2	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 42, 43	
28	2024-08-06	45° 31.205' -76° 58.780'	9	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 44, 45	
29	2024-08-06	45° 31.192' -76° 58.745'	25.6	2	N	N/A	Heavy lean	Med	Healthy	No signs of stress	Figure 46, 47	
30	2024-08-06	45° 31.192' -76° 58.745'	11.9	4	N	N/A	Heavy lean	Med	Unhealthy	Few live branches in canopy	Figure 48, 49	
31	2024-08-06	45° 31.198' -76° 58.742'	25.9	5	N	N/A	N/A	N/A	Unhealthy	No live branches in crown	Figure 50, 51	
32	2024-08-06	45° 31.302' -76° 58.823'	18.9	1	N	N/A	N/A	N/A	Healthy	No signs of stress	Figure 52, 53	Possible green ash

Appendix 1

Photos of Assessed Black Ash

Note: Each labelled photo of the assessed ash truck is followed by a photo of that tree's crown.

REAL ESTATE DIVISION REPORT

Prepared by: Kevin Raddatz, Manager of Real Estate
Prepared for: Development and Property Committee
September 9, 2024

INFORMATION

1. Building Condition Assessments

The Building Condition Assessments (BCAs) are complete with reports received. Roth IAMS (Integrated Asset Management Strategies) will present the report at the Renfrew County Housing Corporation Board of Directors on September 10, 2024 and to County Council on September 25, 2024.

PLANNING DIVISION REPORT

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

Prepared for: Development and Property Committee

September 9, 2024

INFORMATION

1. Subdivision Update

- a. The Ida Street subdivision (File #: 47T-22002) in Arnprior was draft approved and the developer now has three years to satisfy the conditions of approval. The draft approval is to create 55 new rowhouse dwellings.
- b. The Morrison subdivision (File #: 47T-23002) in Deep River was final approved which creates 12 new rowhouse dwellings.

2. GIS Update

On August 13, 2024, staff entered into a data-sharing agreement with Esri Canada to contribute data to their Community Maps of Canada. This collaboration will enhance Esri's base map information for our region. The County will provide only publicly available data, including roads, property parcel outlines, trails, forest tracts, municipal boundaries, and other points of interest. Additionally, under our current Enterprise License Agreement (ELA) with Esri, the County can share data on behalf of lower-tier municipalities if they wish to contribute, such as trails, municipal parks, sidewalks, parking lots, and other points of interest on the base maps. There is no cost to join or participate in this program.

3. Provincial Planning Statement (PPS) Update

On August 20, 2024, the Province of Ontario released the final version of the Provincial Planning Statement, 2024, which is set to take effect on October 20, 2024. The PPS is a set of directions provided by the province that municipal planners, planning boards, and decision makers follow for land-use planning and development in Ontario. Planning approval authorities are required to be consistent with the PPS when making decisions under the Planning Act.

The new PPS, 2024 replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for Greater Golden Horseshoe, integrating them into a single planning document which applies to the entire province. The greatest impact of the policy changes will apply to the Greater Toronto Area, areas with mass transit, and high growth areas which are called "large and fast-growing municipalities". Based on staff's review, the amended planning statement will have minimal policy impacts to the County

of Renfrew and our local municipalities. The provincial summary of the changes and a copy of the revised PPS is available at [Provincial Planning Statement, 2024 | ontario.ca](https://www.ontario.ca/provincial-planning-statement-2024).

The following are specific changes that staff would like to highlight:

Housing: There is a requirement that planning authorities establish and implement minimum targets for the provision of housing that is affordable to low and moderate income households. Changes include the coordination of planning for housing with Housing Service Managers to address the full range of housing options, including affordable housing. While these are laudable goals, and staff fully support the premise behind these policy statements, there is not an implementation path forward that we can see. In Renfrew County we do not have the ability to utilize the "inclusionary zoning" provision, which is essentially a by-law making a minimum amount of affordable housing a mandatory component of new development.

As highlighted in both the Mesa and Housing Summit summary reports, the development industry in low/slow growth areas is already challenging. The private sector bears a significant level of responsibility for housing development in Ontario. The premise is that where there is a viable market, profit margins will follow, and construction will address housing needs. In Renfrew County, growth, demand and profitability need to be understood and addressed. The financialization of housing is identified as a barrier to increasing the availability of affordable housing. Developers in Renfrew County, similar to other rural areas of Ontario, face narrow profit margins, and introducing additional costs to fund or incorporate affordable units below market rate affects the viability of projects, and potentially contributes to them being viewed as unmarketable. The County of Renfrew is supportive of the inclusion of affordable housing in private development, but there is currently no incentive mechanism to encourage or mandate the private sector to increase the construction of affordable units.

The County of Renfrew Official Plan already contains a target and "encourages" 15% of new housing units to be affordable – many of the local official plans also contain the same 15% target. The County of Renfrew is looking at options to incentivize affordable housing through the implementation of a Regional Incentives Plan and introducing programs through the Renfrew County Housing Corporation. However, these incentives will need to be funded by the County through the property tax. The amount of funding that may be provided by the County is not likely going to significantly move us towards the 15% target. Without significant provincial investment, planning staff currently do not see a way to implement these minimum targets for the provision of affordable housing for low and moderate income housing.

Rural Areas: These policies in the new planning statement are largely the same as the 2020 PPS and there are not any anticipated impacts to Renfrew County or the local municipalities as a result of the new planning statement. It is notable that unlike the

2023 Draft PPS released for commenting, the statement does not identify multi-lot residential development as a permitted use on rural lands.

One policy to note is a slight revision to section 2.6.4 which now states that "Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses." Essentially residential uses are the "non-related" uses that implement constraints on resource related uses. At the time of the last update to the Official Plan, separation distances for certain resources were significantly increased – for example the separation from sand/aggregate deposits increased from 150m to 300m. This policy, in conjunction with section 2.5.2 of the new planning statement requiring rural settlement areas to be the focus of growth and development in the rural areas, are policies to indicate that historical promotion by Renfrew County for growth through scattered severance applications in the rural areas will need to be revisited.

Environmental Protection / Natural Heritage Policies: No significant changes or impacts.

Natural Hazards: No significant changes or impacts.

Aggregate Resources: No significant changes or impacts.

Cultural Heritage / Archaeology: The planning statement has been revised to encourage planning authorities to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. This could be implemented at the next update to the Official Plan by issuing a Request for Proposals (RFP) for a consultant to undertake the work. The planning statement also includes wording in different sections of the plan regarding coordination with indigenous communities (Introduction, 4.6, 6.2). "Planning authorities shall undertake early engagement with indigenous communities and coordinate on land use planning matter 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 aboriginal or treaty rights". At this time, we are not aware of any provincial guidelines, standards or recommendations with regards to how to engage with our indigenous communities and what constitutes consideration of indigenous interests or impacts on treaty rights.

Coordination: The new planning statement places a priority on coordination between the upper-tier and lower-tier municipalities, school boards, indigenous communities, post-secondary institutions, child care facilities, other orders of government, agencies, and the public. Planning authorities are encouraged, in collaboration with school boards to consider innovative approaches in the design of schools and associated child care facilities to be planned with one another, along with parks and open space to promote cost-effectiveness and facilitate service integration. While the intention to coordinate is

encouraging, the implementation is much more difficult/complicated. There are examples in Renfrew County where the coordination between municipalities and/or between municipalities and the County has been challenging to achieve efficient service delivery.

Climate Change: The policies of the planning statement have been updated from "supporting a plan" to reduce greenhouse gas emissions and preparing for the impacts of a changing climate to "Planning authorities shall plan to...". The County of Renfrew is already undertaking a review for our corporate operations to reduce greenhouse emissions through our Climate Action Plan, however this plan does not apply to the community or development. This policy change will require the next update to the Official Plan to achieve compact and complete communities and to incorporate climate change considerations in the development of infrastructure to promote green infrastructure, and take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

Agriculture: There are a couple significant policy changes for the agriculture areas. The first is the additional flexibility and ability of a farmer to construct multiple dwellings on a property. Up to two additional dwellings may be permitted on a farm property in a prime agricultural area (subject to specific criteria on location and servicing provisions). There are restrictions on severing these dwellings as "surplus dwellings" to ensure the protection of the agricultural land.

The other change is that there will be a requirement for municipalities to use an "agricultural system approach" to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productivity of the agrifood network. These areas will incorporate prime soil areas (classes 1-3), but also include lower classes of lands (4-7) where there is agricultural use. The Ministry of Agriculture, Food and Agribusiness and Ministry of Rural Affairs have advised that they are in the process of establishing guidelines for municipalities on how to map and utilize an "agricultural system approach". This change will result in additional lands being identified for "agriculture" and the associated restrictions regarding residential and non-farm development. Staff were advised that development applications will likely be required to have "agricultural impact assessments" completed to evaluate the potential impacts of non-agricultural uses on the agricultural system.

There is a new policy supporting local food and the agri-food network. Policy 4.3.6 states that Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network. The County is already ahead on implementing this as our Economic Development Division works diligently to support our agricultural businesses and the Official Plan already contains supporting policies, including for "urban agriculture".

Infrastructure: There are a few policies in the new planning statement to highlight. The policies of section 3.6 promote comprehensive municipal planning for water, sewage and stormwater services and a new section (e) provides the basis to "consider opportunities to allocate and re-allocate" system capacity to support efficient use and meet current and projected needs. This policy supports a recent change in the Planning Act for the removal/lapsing of draft approved subdivisions. This provides municipalities with an additional incentive to provide to developers to move forward with their projects. In Renfrew County there are almost 1,700 draft approved housing units – a five-year supply waiting for the proponent to complete the conditions of approval and move forward. Some of these draft approvals date back to the early 1990's. These new planning statement policies would allow the municipality to cancel draft approval and assign the servicing capacity to a different developer who would move quicker on the development.

Section 3.6.2 added new wording to clarify that municipal sewage services and municipal water services (the preferred form of servicing) include both centralized servicing systems and decentralized servicing systems. This clarity emphasizes that municipalities may accept and assume these systems as identified in the staff report presented at the August session of Council on Communal Servicing and Municipal Service Corporations. Municipalities do not need a municipal service corporation to assume these systems.

Section 3.6.4 of the planning statement regarding private individual on-site services (well and septic) has been slightly re-worded. Private services are permitted provided that municipal water services or private communal services are not available, planned or feasible and that site conditions are suitable for the long-term with no negative impacts. The restriction on the use of private services in settlement areas for only infill and minor rounding out has been removed.

Section 3.6.5 of the planning statement addresses partial services. Previously, partial services were only permitted to address failed individual services or for minor infilling/rounding out of existing partial services. The policy has been updated to expand and provide additional flexibility "within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage service or private communal sewage services." Many of the existing partial service areas within the County (i.e. Petawawa, Beachburg, Killaloe) have municipal water with private sewage services. This is a topic that will require future discussion/understanding as to the implications for these areas and their potential growth.

4. **Climate Action Plan Update**

Phase 2 of the process to create a climate action plan for the County of Renfrew, which is compiling an inventory of our greenhouse gas emissions, is complete. Work on

phases 3 and 4 are currently underway by the consultant. The goal is to have the final action plan and reduction targets finalized in the third quarter of 2024. The monitoring and implementation plan will be based on the action plan work.

The final climate report will be delivered once all sections have been thoroughly vetted. Estimated time to completion (entire mandate) is the end of November 2024.

DELEGATED AUTHORITY APPROVALS

5. The following item was approved under By-law 98-24, Delegated Authority By-law:

BY-LAW/ RESOLUTION	DATE	DESCRIPTION	DELEGATED AUTHORITY BY- LAW REFERENCE
DP-C-24-08-81 D	August 1, 2024	VertiGIS Upgrade Web Mapping Application Contract - \$48,960 plus applicable taxes (memo attached)	Section 2.1 - Agreements - Contracts

MEMORANDUM

TO: Craig Kelley, CMO, Dipl.M.A., Dipl.M.M., Ec.D., CAO/Deputy Clerk
Gwen Dombroski, Dipl.M.A., Dipl.M.M., Manager of Legislative Services/Clerk

CC: Evelyn VanStarkenbug, Administrative Assistant III

FROM: Jason Davis, Director of Development & Property

DATE: August 1, 2024

SUBJECT: Web Mapping Application Upgrade with VertiGIS

BACKGROUND

As of July 1, 2024, the ESRI JavaScript API has been officially retired. This change poses a risk of degradation or failure in our current Geocortex Web Mapping Application due to potential future browser updates. To address this, VertiGIS has developed a new application called VertiGIS Studio, which will replace the existing Geocortex application.

The Geocortex web mapping application is crucial for daily operations among many of the County's lower-tier municipalities and internal staff. It supports essential tasks such as Municipal Plan Review Reports, mail notification requirements, and the creation of maps for reports and public notices. Ensuring the County has a reliable and secure web mapping application is therefore vital.

In compliance with By-law 98-24, which delegates authority for certain agreements to the Warden, Clerk, or CAO, provided that appointments or contract awards are within approved funding allocations and free from procurement irregularities, staff have reviewed the quote for the VertiGIS Studio work and confirmed its compliance. The projected costs are within the approved budget.

If the award is approved, a report on the use of Delegated Authority will be presented at the Development and Property Committee and County Council meetings scheduled for August 2024.

FINANCIAL IMPLICATIONS

We have received a new quote for the implementation of the VertiGIS Studio application. The quote is provided as an "à la carte" estimate, with each line item including development, project management, quality assurance, and other services. The total cost for completing all listed items is \$46,410.00.

This new quote represents a \$16,575.00 reduction from last year's estimate of \$62,985.00

Professional Services Estimate

Deliverables

Item	Hours	Cost
Viewers		
PublicGISViewer configuration	16	\$4,080.00
PublicGIS Webmap configuration support	8	\$2,040.00
GISViewer configuration	31	\$7,905.00
GIS Webmap configuration support	8	\$2,040.00
Severance PDF link	2	\$510.00
Workflows		
Datalink workflows		
Sales	4	\$1,020.00
Assessment	4	\$1,020.00
Structure	4	\$1,020.00
Utility	4	\$1,020.00
Mailing Labels	4	\$1,020.00
Find Related Severances	8	\$2,040.00
MPR Report Workflow	19	\$4,845.00
Search By Civic Address	16	\$4,080.00
Search By Roll Number	4	\$1,020.00
Search By Owner Name	8	\$2,040.00
Reports and Print Templates		
Assessment Report	8	\$2,040.00
Sales Report	4	\$1,020.00
Structure Report	8	\$2,040.00
Utility Report	6	\$1,530.00
Mailing Labels	4	\$1,020.00
Mailing Labels With Roll Number	4	\$1,020.00
Print Templates (x2)	8	\$2,040.00
<i>Totals</i>	182	\$46,410.00

RECOMMENDATION

That the County approve the web mapping application upgrade with VertiGIS at a cost of \$46,410.

APPROVAL

Recommended by:



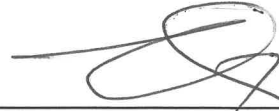
Jason Davis, Director of Development & Property

Approved by:



Gwen Dombroski, Dipl.M.A., Dipl.M.M.
Manager of Legislative Services/Clerk

Approved by:



Craig Kelley, CMO, Dipl.M.A., Dipl.M.M., Ec.D.,
CAO/Deputy Clerk