



DEVELOPMENT & PROPERTY COMMITTEE

Wednesday, October 31, 2018

A meeting of the Development & Property Committee was held on Wednesday, October 31, 2018, at 9:00 a.m., at the County of Renfrew Administration Building, Pembroke, Ontario.

Present were: Robert Sweet, Chair
Jennifer Murphy, Warden

and Committee Members: Glenda McKay, Peter Emon, Sheldon Keller, Terry Millar

Regrets: Deborah Farr

Staff Present: Paul Moreau, Chief Administrative Officer/Clerk
Craig Kelley, Director of Development & Property
Shelley Sheedy, Director of Long-Term Care
Charles Cheesman, Manager of Planning Services
Bruce Howarth, Senior Planner
Evelyn VanStarkenbug, Administrative Assistant

Chair Sweet called the meeting to order at 9:00 a.m. The roll was called and no pecuniary interests were disclosed.

Mr. Cheesman overviewed the Addendum to the Development & Property Committee Report, which is attached as Appendix A.

Mr. Kelley advised Committee that staff will forward the Addendum to the Development & Property Committee Report to the local municipalities. He noted that staff have met with the Ministry of Municipal Affairs and Housing (MMAH) twice in the past month and that staff has not yet received a draft decision on the County Official Plan Amendment (OPA) No. 25 from MMAH. Mr. Kelley advised Committee that there are plans for conference calls within the next week between MMAH staff and County staff to have further discussions.

Committee questioned whether the date of the original holdings could be changed to July 1, 2019 instead of December 31, 2018, which would provide landowners who wish to sever property an opportunity to file a severance application. Mr. Cheesman advised Committee that the Ministry has advised staff that if they wish to change the date for original holdings from June 1, 1971, the date will need to have significance such as the approval date of the Official Plan Amendment.

Mr. Cheesman noted that staff are reviewing the pre-consultation files and intend on notifying those who have indicated an interest in severing property to move forward with their applications prior to December 31, 2018.

Warden Murphy indicated that an immediate meeting with the Minister of Municipal Affairs and Housing, Steve Clark or his Parliamentary Assistant, Jim McDonell is required. Mr. Kelley advised that staff have been in contact with Minister Clark's assistant and they are looking to schedule a meeting between the Minister and the County. Councillor Emon questioned if the County of Renfrew ask could be to request the Minister to consider accepting the County OPA as submitted; or to leave the existing Official Plan in place and then resubmit the draft OPA after the PPS is updated.

Mr. Moreau advised Committee that MMAH staff has stated that even though there is a new government in place, they have not received any new direction and it is "business as usual." The 2014 Provincial Policy Statement (PPS) has not changed and the interpretation on the PPS has not changed. He advised Committee that it is important that contact is made with Chief of Staff to schedule a meeting with the Warden, Director of Development & Property and the Manager of Planning Services to explain the position of the County of Renfrew and the challenges they have with the Ministry's proposed revisions.

Councillor McKay questioned whether it would be beneficial for local municipalities to write a letter to the Minister imploring that MMAH work with the County of Renfrew on the Official Plan Amendment and to advise that the County of Renfrew is passionate about their community and to reiterate the need for the Minister to meet with County representatives. Mr. Moreau noted that staff could put together a few points that could assist municipalities with drafting up resolutions to send to the Minister.

Mr. Cheesman advised Committee that if the Ministry does not make a decision by December 24, 2018 the Official Plan Amendment is open to appeal. He noted that even if the County of Renfrew does not appeal, there is opportunity for others to file an appeal.

Mr. Cheesman advised Committee that an option for the County of Renfrew would be to accept the suggested modifications from the Ministry. The Ministry has indicated to staff that the County of Renfrew could request exemption status for any future County Official Plan Amendments, permitting the County of Renfrew, as long as it is not a 5-year review, to revise the Official Plan through regular reviews and PPS changes and not require Provincial approval.

Committee discussed the option to halt further discussions with the Ministry staff until a meeting with the Minister of Municipal Affairs and Housing occurs.

RESOLUTION NO. DP-C-18-10-88

Moved by: Councillor Emon

Seconded by: Warden Murphy

THAT the Development & Property Committee recommends that the Council of the County of Renfrew through a recorded vote formally requests an immediate meeting with the Minister of Municipal Affairs and Housing to discuss the Draft Official Plan Amendment No. 25 (OPA 25) as we remain concerned the discussion is rushed and prejudicial to the interests and future of the

communities of the County of Renfrew; AND FURTHER THAT County of Renfrew staff should no longer continue dialogue with Ministry staff until such time as a meeting takes place.

CARRIED.

RESOLUTION NO. DP-C-18-10-89

Moved by: Councillor Emon

Seconded by: Warden Murphy

THAT this meeting adjourn and the next regular meeting be held on November 13, 2018 at the County of Renfrew Administration Building. Time – 9:56 a.m.

CARRIED.

**ADDENDUM TO
DEVELOPMENT & PROPERTY COMMITTEE REPORT
OCTOBER 31, 2018**

RESOLUTIONS

13. County Official Plan Amendment No. 25 (OPA 25) Update

RESOLUTION NO. DP-CC-18-10-88

Moved by Chair
Seconded by Committee

THAT the Council of the County of Renfrew in a recorded vote is formally requesting an immediate meeting with the Minister of Municipal Affairs and Housing to discuss the Draft Official Plan Amendment No. 25 (OPA 25) as we remain concerned the discussion is rushed and prejudicial to the interests and future of the communities of the County of Renfrew; AND FURTHER THAT County of Renfrew staff should no longer continue dialogue with Ministry staff until a meeting takes place; AND FURTHER THAT staff be directed to pursue immediately, all courses of action including legal avenues.

Background

On October 24, 2018 Director Craig Kelley, Manager of Planning Services, Charles Cheesman, and Senior Planner, Bruce Howarth met with staff from the Kingston Office of the Ministry of Municipal Affairs and Housing (MMAH) in Pembroke.

The Ministry presented the tabled draft chart of comments showing the policy issues and draft direction that the Ministry proposes to take on the updated County of Renfrew Official Plan. A draft decision was not presented by the Ministry outlining the proposed modifications and the Ministry cannot definitively say if they will be providing one before it goes to the Assistant Deputy Minister's office in Toronto. This is unfortunate because, while helpful, the chart only presents the direction of the proposed changes and not the actual wording of the proposed modifications.

County and Ministry staff went through the chart, item by item; below is only a summary of the main issues.

- (i) Conformity of Lower-tier Policies with Upper-tier Plan (No. 1 on the Ministry Chart) – The Province proposes to modify the Plan to strengthen the language that lower-tier Plans shall conform to the upper-tier Plan and be consistent with the Provincial Policy Statement (PPS).
- (ii) Growth Allocations (No. 4 on the Ministry Chart) – The Province once again confirmed that there is no flexibility in these growth allocations. As we reported to Committee on October 16, 2018 these allocations mean that, if a given

municipality exceeds its pre-determined allocations, an Official Plan Amendment would be required to permit any new development in the municipality.

- (iii) Environmental Impact Study Requirements (No. 25 on the Ministry Chart) – Staff is very aware and supports the concerns of County Council and the public regarding the preparation of unnecessary studies to support a development application. The proposed change would give some discretion to non-experts (i.e., planners) to determine if studies are required in a given situation e.g., if the proposed development is minor in nature and if impacts can be mitigated.
- (iv) Natural Heritage System and the Identification of Linkages (No. 26 on the Ministry Chart) – This proposed modification is welcome news to Planning Division staff. Instead of requiring the County to map linkages between natural heritage features and areas, as could have been the case, the Ministry is proposing a policy that the County shall attempt to identify, in the future, the natural linkages between these features and areas.
- (v) Karst Topography (No. 27 on the Ministry Chart) – The Ministry’s proposed change would require a desktop evaluation of the site by a geoscientist as a first step to determine the presence of karst (limestone). This desktop exercise will undoubtedly lead to a site inspection by a geoscientist at the applicant’s cost. The Ministry does not support our current made-in-Renfrew County approach of requiring the digging of test pits and review by a Chief Building Official as a first step in the process. This process has been in place for a number of years and has worked well for our area.
- (vi) Consent Policies (No. 37 on the Ministry Chart) – The proposed change by the Province would limit the number of residential lots created through consent in the rural area. The revision put forward by MMAH would be to permit only three residential lots from a holding. The Ministry position is based on focusing growth in settlement areas and ensuring consistency in how they implement the Provincial Policy Statement across municipalities.

To provide context, the applicable 2014 PPS sections are excerpted below:

1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);

- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

MMAH staff members said they were prepared to discuss revised wording from the County for the consent policies. Therefore, we have prepared revised wording for the consent policy that would comprise two components as follows:

The first component of the policy, which can be characterized as the “2+2 policy”, is based on MMAH’s recently approved policy for Hastings County and is intended to address section 1.1.5.2 c) of the PPS noted above. This component of the policy would apply to all rural lands covered under the County of Renfrew Official Plan and would permit 2 lots from an original landholding and a possibility of a further 2 lots if the previous two lots have been built on with a habitable structure. There would also be a provision that a lot previously created by consent which is less than 2 hectares in area should not be further subdivided. (This latter provision is also based on the approved Hastings policy which states that a lot created after December 31, 1998 should not be further subdivided to create a new lot.)

The second component of the policy, which can be characterized as the “2+2+ Planning Justification Report policy”, preserves a part of our current policy and is intended to address Section 1.1.5 c) of the PPS noted above. This second component of the policy would only apply to resource-based recreational areas (i.e., waterfront areas, ski hills, golf courses), and would permit more than 4 lots if a Planning Justification Report was prepared.

In both these components we are proposing to change the date of the original holding from June 1, 1971, to December 31, 2018, which is effectively the date of the approval of the updated County of Renfrew Official Plan by the Province. By advancing the date of the original holding forward by almost fifty years, we are in effect clearing the slate in terms of the severance history. It is, in other words, equivalent to pressing the reset button on the severance history. The revised consent policy is tabled.

Please note that County staff has consistently and vigorously argued before the Province to keep the current consent policy for all rural lands in Renfrew County, but to no avail.

- (vii) Clarification of the Definition of Reserve Sewage Capacity (No. 40 on the Ministry Chart) – This continues to be a vexing issue that does not seem to go away. Section 1.6.6.6 of the PPS states that planning authorities may allow lot creation only if there is confirmation that there is sufficient reserve sewage system capacity. We were assured in our discussions with MMAH staff some time ago that the definition of “reserve sewage system capacity” in the PPS would include the spreading of septage onto fields and sites approved by the Ministry of the

Environment, Conservation and Parks (MECP). Unfortunately, MECP has brought this issue up again. MMAH staff has undertaken to review and work with MECP on producing revised wording that is consistent with the position previously confirmed by MMAH.

- (viii) Proposed Changes to the Map Schedules (No. 45 on the Ministry Chart) – There are three main changes proposed: 1) designating more lands Agriculture on the main Schedule ‘A’ map, especially in North Algona Wilberforce and Horton Townships; 2) adding additional significant woodlands to Schedule ‘B-4’ Natural Heritage Features; and 3) adding deer wintering yards to Schedule ‘B-4’ Natural Heritage Features.

The designation of more lands to Agriculture will be problematical to the Township of North Algona Wilberforce which has stated, by Council resolution, that it does **not** support the designation of additional agriculture lands in its municipality.

We also received the revised Agriculture mapping for Horton Township. Basically, the Ministry is proposing to double the amount of lands that were designated Agriculture in the adopted Official Plan. The adopted Official Plan designation was based on a ground-truthing exercise by Horton Township Council. The proposed modified Agriculture designation is essentially a return to the Agriculture designation originally proposed by the Ontario Ministry of Agriculture, Food and Rural Affairs in the Spring of 2017.

Finally, the Province is working with the Township of Laurentian Valley to provide updated Agriculture mapping that would be shown on a new Schedule – ‘B-5’ to the County of Renfrew Official Plan. This revised Agriculture mapping would then be incorporated into the Laurentian Valley Township’s Official Plan when the Township Plan is updated.

We have not yet received the revised mapping for the Mineral Aggregate designation from MMAH but expect it soon.

With respect to the additional lands to be designated Agriculture and Mineral Aggregate we have asked MMAH to provide the number of properties affected by these map modifications. Planning Division staff is proposing to identify these property owners and notify them of these changes and recommend that they contact the Ministry if they have any questions.

The significant woodland layer that we prepared for the area of the County covered by Ecoregion 6E included contiguous blocks of 150 or more hectares of wooded areas. The Province is proposing to modify that layer by showing 50-hectare blocks resulting in more areas showing as significant woodlands on Schedule ‘B-4’ Natural Heritage Features.

Staff had previously indicated to MMAH that mapping the deer wintering yards, which are considered significant wildlife habitat under the PPS, was a non-starter for the County of Renfrew. The impact of the deer wintering yard mapping has been softened to some extent by the fact that the Ministry's proposed policy modification would leave it up to a non-biologist (i.e., a planner) to determine if a study is required for a given development, based on certain criteria such as the scale of the development and expected impact.

Additional pieces of correspondence that were received are tabled as follows:

- (a) A letter dated September 19, 2018 to the Ministry of Municipal Affairs and Housing from Mr. Brian Whitehead on behalf of the Renfrew County Water Quality Leadership Group (RCWQLG). The RCWQLG is requesting changes to the updated Official Plan to recognize the role of the public and watershed stewardship councils in watershed planning.
- (b) A letter dated October 24, 2018 to the Ministry of Municipal Affairs and Housing from Janet Stavinga, Executive Director of the Algonquins of Ontario (AOO). The AOO shares many of the goals and objectives in the draft Official Plan and requests just minor changes. The AOO acknowledges and appreciates the reference to the Algonquin Land Claim in Section 1.1 of the Official Plan and only requests it also refer to engagement regarding mutually beneficial economic development.

MMAH wants Section 1.1 expanded to include reference to a protocol for identifying cultural heritage and/or archaeological resources that are of interest to Indigenous communities. (Please see No. 16 in the MMAH chart.)

All of which is respectfully submitted.

Robert Sweet, Chair

And Committee Members: P. Emon, D. Farr, S. Keller, G. McKay, T. Millar, J. Murphy

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	Policy Issue	Draft Direction	Discussion and Next Steps
1.	Conformity of lower tier policies with upper-tier plan	<ul style="list-style-type: none"> • Current policy direction is that lower tier policy development shall have regard to upper-tier policies. • Revisions are suggested to ensure that all lower tiers shall amend their Official Plans to conform with the applicable policies of the upper-tier plan. 	
2.	Additional references to MTO permitting requirements and planned expansions	<ul style="list-style-type: none"> • MTO has requested minor changes throughout the document to reflect their permitting process for development in proximity to provincial highways. • This includes references to specific types of development that should be circulated to MTO, such as infrastructure projects, utility construction, temporary special events, settlement area expansion, etc. • Also, references to the Highway 17 expansion requires some minor revisions to more accurately describe the project. • In several instances, MTO has requested that additional studies be referenced. These studies could be requested through their review and/or permitting process. These studies include an illumination plan and a stormwater management strategy. 	
3.	Second Units	<ul style="list-style-type: none"> • Revisions are recommended to ensure second unit policies do not inadvertently permit two single detached dwellings on one lot. 	
4.	Growth Allocations	<ul style="list-style-type: none"> • Further policy direction required to ensure consistency with PPS policy regarding upper tier growth management. • Recommended changes are to replace 	

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		projections with allocations and require amendments to the plan to change Appendix A allocations.	
5.	Provincial Policy Statement (PPS) applicability	<ul style="list-style-type: none"> The adopted plan includes a number of sections that address official plan amendments and conformity exercises for lower tier official plans. Additional policy direction is suggested to make it clear that all amendments to the Official Plan and lower tier official plan conformity exercises shall be consistent with the Provincial Policy Statement (PPS). 	
6.	Settlement Area expansions	<ul style="list-style-type: none"> In a number of instances the adopted policy does not accurately reflect policy 1.1.3.8 of the PPS. Minor revisions to the settlement area policies are required to ensure consistency with 1.1.3.8 of the PPS. In addition to this, for the purposes of identifying when a settlement area expansion shall be triggered, it is recommended that settlement area boundaries be clearly identified in lower tier Official Plans. 	
7.	Appropriate cross-references to servicing polices	<ul style="list-style-type: none"> In a number of instances throughout the plan, development on private services is referenced. Minor revisions are suggested to ensure an appropriate cross reference to the servicing policies of Section 2 of the plan. 	
8.	Conservation of cultural heritage resources	<ul style="list-style-type: none"> PPS policy states that significant built heritage resources, cultural heritage landscapes and significant archaeological resources shall be conserved. The adopted plan includes instances where it states that these policies “may” 	

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	<p>be conserved.</p> <ul style="list-style-type: none"> Revisions are required in order to make it clear that these resources “shall” be conserved. 		
9.	<p>Clarification of study names and additional studies</p>	<ul style="list-style-type: none"> In a number of instances throughout the plan, revisions are suggested to include additional studies that may be required in order to either satisfy the requirements of a particular Ministry’s permitting or that may be used to demonstrate consistency with a PPS policy. These include studies such as a conservation plan, a visual impact assessment and an illumination plan. 	
10.	<p>Revisions required to accurately reflect the PPS definition for development</p>	<ul style="list-style-type: none"> In a number of instances the adopted plan includes a definition for development that is inconsistent with the definition for development in the PPS. These amended definitions have been included as a trigger for certain study requirements. Revisions are suggested to remove these definitions and replace them with the PPS definition for development. 	
11.	<p>Reference to different Ministry standards</p>	<ul style="list-style-type: none"> Minor revisions are requested throughout the document to the current references to the standards and guidelines. 	
12.	<p>Changes to Ministries review role</p>	<ul style="list-style-type: none"> In several instances in the document there are references to Ministries playing a particular review role, which they no longer play. These references have been removed and/or clarified to reflect that Ministry’s role. These changes include clarification of MNRF’s role in the Managed Forest Tax Incentive Program (MFTIP). 	
13.	<p>Inclusion of OPA</p>	<ul style="list-style-type: none"> The McNab Braeside OP is still in effect 	

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11 to McNab Braeside OP	<p>until such time as the County OP is approved and then it will be repealed.</p> <ul style="list-style-type: none"> • McNab Braeside intends to use the County Official Plan as their primary planning document. • When the County adopted their Plan earlier this year, it included site specific OPAs from the McNab Braeside Official Plan. • However, subsequent to that submission OPA 11 was approved by the County. • OPA 11 is proposed to be rolled into the County OP decision. 	
14. Employment Planning	<ul style="list-style-type: none"> • The PPS includes policy direction regarding the upper tier's role in growth and employment management. • Additional policy direction is recommended that enables the County to take an enhanced role in the employment and economic development planning consistent with PPS policies regarding upper tier growth management. 	
15. Energy Conservation, Air Quality and Climate Change	<ul style="list-style-type: none"> • The plan as adopted does not contain policies which address section 1.8 of the PPS. • Additional policy direction is recommended. 	
16. Indigenous engagement	<ul style="list-style-type: none"> • The PPS includes policy direction that requires planning authorities to consider the interests of indigenous communities in the conservation of cultural heritage and archaeological resources. • Further policy direction is recommended to enable the County to develop a protocol for identifying cultural heritage and/or archaeological resources that are of interest to Indigenous communities. 	
17. Cemeteries and Burial Sites	<ul style="list-style-type: none"> • The PPS requires the conservation of significant archaeological resources, which may be present in cemeteries and burial sites. 	

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		<ul style="list-style-type: none"> • Additional policy direction is recommended to ensure the conservation of cemeteries and burial sites. • Additional policy outlines the requirement for an archaeological assessment where a development has the potential to impact a known or suspected burial site. • Proposed policy addition includes references to both the <i>Ontario Heritage Act</i> and the <i>Funeral, Burial and Cremation Services Act</i>. 	
18.	Clarification of the definitions of natural heritage features, how they are identified, adjacent land requirements, and demonstration of no negative impact test	<ul style="list-style-type: none"> • Additional policy direction is recommended regarding the identification of natural heritage features. • Suggested policy additions include clarification that not all natural heritage features are known and mapped, and appropriate analysis should be undertaken where information gaps exist. • Other recommended policy changes include revisions to how features are described as well as their adjacent lands descriptions. • Further detail is also recommended regarding when features are to be evaluated in order to ensure relevant no negative impact tests of the PPS are met. 	
19.	Hazards	<ul style="list-style-type: none"> • The current hazard lands policies do not adequately address policy 3.1.7 of the PPS. • Policy revisions are suggested to address policy 3.1.7 of the PPS regarding development in proximity to hazardous lands and hazardous sites. 	
20.	Structures constructed in the 30 metre setback	<ul style="list-style-type: none"> • The adopted plan includes policy direction on structures permitted within a 30 metre setback from water. 	

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	from a waterbody	<ul style="list-style-type: none"> Additional policy is recommended to ensure adequate protection of the waterbody by prohibiting the provision of water or sewer services (grey or blackwater). 	
21.	Marine Archaeology	<ul style="list-style-type: none"> The County plan as adopted does not include policies specific to marine archaeology. Additional policy direction is recommended to address marine archaeological sites, which are included in the PPS definition of archaeological resources. Suggested changes are to include policy stating that a marine archaeological assessment may be required for waterfront development if marine archaeological features are identified through a <i>Planning Act</i> application. 	
22.	Special Policy Exceptions in various designations.	<ul style="list-style-type: none"> The adopted County plan includes a number of special policy exceptions to different land use designations. While it is recognized that amendments to designations are contemplated under the Planning Act, it is recommended that additional policy detail be included recognizing that these established uses are permitted to continue, however in the long-term they are intended to cease and be replaced by uses that fully conform to the Official Plan. 	
23.	Minimum lot size for at-capacity lakes	<ul style="list-style-type: none"> The County Plan as adopted includes a number of references to a minimum lot size for waterfront lots. Minor clarifications are suggested to clarify that the minimum lot size for development adjacent to an at-capacity lake is 1 hectare. 	
24.	Asset Management	<ul style="list-style-type: none"> The County plan as adopted does not specifically address asset management. It is recommended that additional policy 	

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		detail be included that addresses asset management and its role in planning for infrastructure and public service facilities and their financial viability.	
25.	Environmental Impact Study Requirements	<ul style="list-style-type: none"> • Additional policy detail is recommended to ensure the appropriate level of study is undertaken to demonstrate no negative impact on natural features and their function as per the relevant policies in Section 2.1 of the PPS. • Further policy detail includes clarification regarding the qualifications of who shall undertake the evaluation of a particular features, e.g.. a forester would evaluate a woodland, a biologist would evaluate significant wildlife habitat. • Further clarification is also recommended regarding the appropriate scoping of an EIS. Criteria for scoping could include: <ul style="list-style-type: none"> ➤ A previous study conducted in the area satisfies the County that the no negative impact test has been met. ➤ A proposed development or site alteration is minor in nature and the assessed impacts to features and functions are easily avoidable. (i.e. are short in duration, small in scale and most impacts can readily be mitigated through site layout, site design, timing of work, etc); or ➤ Other criteria for discussion 	
26.	Natural Heritage System and the identification of linkages	<ul style="list-style-type: none"> • As adopted, the County plan does not currently identify linkages between natural heritage features and areas. • Revisions are recommended to clarify that the County shall in the future attempt to further strengthen the system through the identification of natural linkages between features and areas. 	
27.	Karst Topography	<ul style="list-style-type: none"> • Policy revisions regarding the evaluation of Karst topography are recommended to ensure the hazard is adequately 	

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	<p>screened for prior to development.</p> <ul style="list-style-type: none"> • Proposed revisions include a three phase approach, beginning with a desktop evaluation of the site by a geoscientist. • This revision is recommended to ensure future development avoids potentially hazardous areas and protects public health and safety. 	
<p>28. Lower Tier Policy Development</p>	<ul style="list-style-type: none"> • The Urban Communities and Laurentian Valley Township Sections currently contain policy direction regarding the update of those lower tier Official Plans. • Additional policy detail is recommended to ensure relevant Provincial interests are addressed through lower tier official plan updates. • Recommended policy revisions include, <ul style="list-style-type: none"> - policy direction to authorize second units in accordance with Section 16(3) of the Planning Act. - policy that encourages lower tiers to plan for and identify areas of employment. - the identification and protection of all natural heritage features as identified in the PPS. - water resource policies that protect, improve or restore the quality and quantity of water - policies that appropriately identify and plan for development in proximity to hazards. - policies that encourage the co-location of services in community hubs. - policies regarding settlement area expansions. - growth management policies including the limiting of residential development in rural 	

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	<p>areas and the focusing of growth to settlement areas.</p> <ul style="list-style-type: none"> - affordable housing policy, including the establishing of targets for housing that is affordable to low and moderate income households. - Energy conservation, air quality and climate change policy. - Servicing polices that outline the hierarchy of services established in the PPS, as well as where each servicing option may be permitted. - Policies that address prime agricultural resources and aggregate resources <ul style="list-style-type: none"> • Recommended policy revisions should serve as the basis for more detailed policy development at the local level. 	
29. Identification of aggregate resources	<ul style="list-style-type: none"> • Additional policy detail provided to outline the framework for identification of aggregate resources, including clarification that all licensed pits and quarries and designated Mineral Aggregate resources are identified on Schedule “A” and lands not currently located within the designations identified on Schedule “A” may be designated by an amendment to this Plan. • Further revisions are suggested regarding the identification of adjacent land influence areas. It is recommended that they be identified on Land Use Plan Schedule “B” – Map 3, and be used as a constraint overlay in the review of planning applications. 	
30. Qualifications for someone undertaking a study related to aggregate resources	<ul style="list-style-type: none"> • Additional detail is recommended regarding the qualifications required for someone undertaking studies related to aggregate resources. • This includes additional detail that specifies, that qualified means an individual or 	

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	company with professional accreditation or specialized training in the specific discipline required, and/or quantifiable expertise in the relevant field of study.	
31.	Uses that may hinder the extraction of aggregate resources	<ul style="list-style-type: none"> • The current policy direction does not accurately reflect policy 2.5.2.5 of the PPS. • Minor revisions are recommended to ensure that issues of public health, public safety and environmental impact are addressed.
32.	Adjacent Land Influence Areas as setback distances	<ul style="list-style-type: none"> • Additional policy detail is recommended to clarify that in the absence of site specific studies, the minimum separation distance shall be 500 m for a quarry and 300 m for a pit.
33.	At Capacity Lakes description	<ul style="list-style-type: none"> • Revisions to the description of an at-capacity lake are recommended to more accurately reflect MECP's interests.
34.	Development within 300 metres of an at-capacity lake apply	<ul style="list-style-type: none"> • Policy direction in the adopted plan includes references to lot creation within 300 metres of an at-capacity lake. • A revision is recommended to clarify that all development, not just lot creation, is subject to the policies of 2(a).
35.	Noise impacts from a Provincial highway	<ul style="list-style-type: none"> • Additional revisions are recommended to acknowledge that MTO will not be responsible for any impact, inclusive of noise and vehicle light impact that a Provincial highway may have on adjacent properties and that MTO will not construct any works to abate those impacts.
36.	Airport policy additions	<ul style="list-style-type: none"> • As adopted, the County Plan does not include sufficient detail consistent with policy 1.6.9.2. • It is recommended that additional detail be added to the County's airport policy

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		to ensure consistency with 1.6.9.2 of the PPS.	
37.	Consent policies	<ul style="list-style-type: none"> • It is recommended that the adopted policies be revised to limit the number of residential lots created through consent in the rural area • Recommended revisions to include a revised consent policy permitting 3 consents from an existing lot of record. 	
38.	Special Policy exception 5 – Village Community - Development Reserve Area	<ul style="list-style-type: none"> • It would appear that what is being contemplated through this designation constitutes a settlement area boundary expansion. • Policy revisions are recommended to include the requirement of a comprehensive review as per the policies of the Village of designation. 	
39.	Calabogie Resort	<ul style="list-style-type: none"> • MECP has identified an interest in the adopted policy for Calabogie Resort. • A policy revision is recommended to appropriately cross-reference to the Municipal Responsibility agreement section in the general development policies. • Additional policy detail is also recommended regarding the servicing implications if the resort considers establishing units that serve as individuals' principle residences including references to responsibilities and obligations under the Safe Drinking Water Act and MECP Guideline D-5 Planning for Sewage and Water Services). 	
40.	Clarification of the definition of reserve sewage capacity to ensure	<ul style="list-style-type: none"> • As adopted, the County Official Plan includes policy detail that is inconsistent with the definition of reserve sewage capacity within the PPS. 	

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	consistency with the PPS.	<ul style="list-style-type: none"> Minor policy revisions are required to ensure consistency with the servicing policies of the PPS and the definition of reserve sewage capacity. 	
41.	Identification of aggregate resources	<ul style="list-style-type: none"> The identification of aggregate resources in the County is based on the most current information available. It is acknowledged that an update to the ARIP mapping for the area is expected from the Ministry of Energy, Northern Development and Mines, in early 2019. A proposed policy addition includes a commitment that the County will update their aggregate resource mapping in the future as new information becomes available and that that mapping may be further refined through consultation with individuals qualified to determine local significance, feasibility and/or quality of aggregate deposits. 	
42.	Proposed additions to At-Capacity Lakes	<ul style="list-style-type: none"> Adding Diamond Lake to the list of At-Capacity Lakes. Adding Bark Lake, Carson Lake and Trout Lake to the list of Near Capacity Lakes 	
43.	Watershed Planning	<ul style="list-style-type: none"> MECP discussions ongoing 	
44.	RVs in proximity to at-capacity lakes	<ul style="list-style-type: none"> MECP discussions ongoing 	
45.	Proposed changes to Schedules	<ol style="list-style-type: none"> Schedule A – <ol style="list-style-type: none"> Prime Ag area changes Mineral Aggregate area changes Add Rural Exception 18 – OPA 11 Add new at-capacity lake. Schedule B-3, <ol style="list-style-type: none"> Mineral Aggregate area changes Schedule B-4 <ol style="list-style-type: none"> Adding deer wintering 	

DRAFT - For Discussion Purposes Only

Renfrew County Official Plan
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	yards (b) Minor tweaks to the significant woodland layer d. New schedule B-5 for Laurentian Valley.	

DRAFT

Draft Revised Consent Policy

Prepared by the County of Renfrew Planning Division – October 31, 2018

- (3) In order to avoid creating a subdivision by the consent process, care shall be taken to not allow an original landholding or a general area to be fragmented over time. An original land holding is defined as any property as it existed December 31, 2018.
~~The maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the *Planning Act*. An original holding means a holding as of June 1, 1971.~~
- (4) Subject to the relevant policies of this plan, a maximum of 2 lots from the original land holding may be created by consent(s). When the original two lots are fully developed with a habitable structure, two further lots may be considered (a total of four plus the retained parcel). A lot previously created by consent which is less than 2 hectares in area should not be further subdivided to create a new lot(s).
~~In addition to the three lots normally considered, two (2) additional consents for residential purposes may be granted, provided the following criteria are considered:~~
- ~~(a) they do not create a conflict with abutting uses;~~
 - ~~(b) they do not lead to demands for increased municipal services;~~
 - ~~(c) the creation of additional lots will complete the development potential of the holding by the severance process or constitutes an infilling situation. Infilling is defined as the creation of a lot between two existing dwellings which are separated by not more than 100 metres (325 feet) or between an existing dwelling and a street which are separated by not more than 100 metres (325 feet);~~
 - ~~(d) ribbon development is not a concern;~~
 - ~~(e) that the lots can be adequately serviced with potable water and a private sewage disposal system.~~
- (5) Where consents have been granted in accordance with Subsections 14.3 (4) above and while creating more than **four (4) five (5)** lots per holding is generally discouraged, additional consents may be considered **for resource-based recreational uses (i.e., ski hills, golf courses, and waterfront areas) including recreational residential uses**, provided the approval authority and local Council are satisfied that a plan of subdivision is not required for the orderly development of the lands and the applicant submits a study addressing the following to the satisfaction of the local Council:
- (a) justification of the proposed water supply and sewage disposal services in consideration of the provincial servicing policies of Subsection 2.2 (12);
 - (b) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
 - (c) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards;
 - (d) the need for a lot grading and drainage plan; and
 - (e) the impact of the proposed development on the financial resources of the municipality.



September 19, 2018

Via e-mail

Ministry of Municipal Affairs
Rockwood House
8 Estate Lane
Kingston, ON
K7M 9A8

Attn: Michael Elms, Manager, Community Planning and Development

Dear Mr. Elms

Re: County of Renfrew Official Plan Five-Year Review (Official Plan Amendment No. 25)

Please consider this letter and the enclosed information as a request from the Renfrew County Water Quality Leadership Group (RCWQLG) for a modification to the Objectives and Watershed Planning policies of Amendment No. 25 to the County of Renfrew Official Plan (Five-Year Review). Enclosed is a copy of the following:

1. Renfrew County Water Quality Leadership Group's Comments on the County of Renfrew Draft Official Plan (OPA #25) dated September 28, 2016.
2. Copy of Staff Recommendations on the RCWQLG submission dated March 2018.
3. Memo from Jp2g Consultants Inc. to the RCWQLG dated September 18, 2018.

The RCWQLG includes representation from eleven agricultural, and other business and environmental organizations, including the Muskrat Watershed Council and the Bonnechere River Watershed Project. The RCWQLG is promoting the creation of a non-regulatory watershed council (NGO) that would take a leadership role on both water quality and quantity issues and watershed planning in Renfrew County. As part of this initiative, the RCWQLG participated in the County's Five-Year Official Plan Review, to seek the County's support for the establishment of a watershed council concept. The purpose, background, analysis and proposed policy framework for the creation of this organization is included in the attached document titled: Renfrew County Water Quality Leadership Group's Comments on the County of Renfrew Draft Official Plan (OPA #25) dated September 28, 2016. The RCWQLG also made presentations in support of the creation of a watershed council concept at all six public meetings held as part of the County's Official Plan Review during the summer of 2016.

The County of Renfrew is not prepared at this time to consider the RCWQLG proposal for amendments to the Watershed Planning policies of the County Official Plan. The only explanation received is included in the attached Summary of Municipal Comments – March/April 2018 prepared by the County of Renfrew Planning Division which states that: "Staff is of the opinion that the existing draft watershed policies contained in the Official Plan achieve a balance between considering the watersheds while recognizing the abilities of the County and local municipalities to realistically implement the policies."

While RCWQLG is pleased to see that the adopted Official Plan includes a new watershed planning section that encourages "the protection and improvement of water quality based on a watershed approach", there is no strategic planning approach proposed to achieve this policy objective. However, Section 2.2 (31) 6) of the proposed Watershed Policies recognizes that lake associations may conduct lake stewardship planning. This policy also recognizes that any recommendations of a lake plan affecting development applications may require an amendment to the Plan. The RCWQLG feels that other organizations interested in watershed planning should be treated equally with lake associations and requests that Section 2.2 (31) 6) be expanded to include watershed stewardship councils (associations). This policy modification would provide both watershed stewardship councils and lake associations with an opportunity to work with local municipalities and the County of Renfrew on watershed planning as part of a future amendment to the County Official Plan.



The RCWQLG also requests that the objectives of the County's Official Plan be modified to recognize that "the public" also has a role to play in the wise management of our resources and the well-being of the community.

The requested modifications to the "PURPOSE AND OBJECTIVES OF THE PLAN" and Sub-section "(31) Watershed Planning" are included in the attached Memo from Jp2g Consultants Inc. to the RCWQLG dated September 18, 2018. The requested modifications are also shown with **bold italics** for wording additions and ~~strike throughs~~ for wording deletions as follows:

- a) That Section 1.3 (6) of the "PURPOSE AND OBJECTIVES OF THE PLAN" be modified as follows:

"1.3 PURPOSE AND OBJECTIVES OF THE PLAN

(6) To cooperate with local municipalities **and the public** for the wise management of our resources and the well-being of the community."

- b) That Sub-section "**(31) Watershed Planning**" of Section "**2.0 GENERAL DEVELOPMENT POLICIES**" be modified as follows:

"(d) Lake **and watershed-based** associations may conduct stewardship planning **for the protection, improvement or restoration of the quality and/or quantity of water within lakes, watersheds or sub-watersheds**. Any recommendations of a lake plan **or watershed-based plan** affecting development applications **or land use planning** may require an amendment to this Plan."

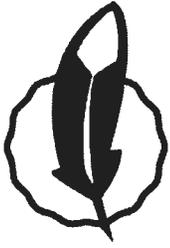
It is requested that the Ministry of Municipal Affairs provide Jp2g Consultants Inc. with a Notice of Decision regarding the Ministry's final approval of Amendment No. 25 to the County of Renfrew Official Plan.

Please do not hesitate to contact me if you have any questions.

Yours truly,
Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Brian Whitehead, MA, MCIP, RPP
Principal, Planning Services

- cc Renfrew County Watershed Quality Leadership Group (e-mail only)
- Mr. Charles Cheesman, Manager of Planning, County of Renfrew (e-mail only)
- Damien Schaefer, Planner, MMAH (e-mail only)
- Victor Castro, Surface Water Specialist, MOECP (e-mail only)



Algonquins of Ontario

October 24, 2018

Damien Schaefer
Planner
Ministry of Municipal Affairs and Housing
Municipal Services Office – Eastern Region
8 Estate Lane
Rockwood House
Kingston, ON K7M 9A8

BY EMAIL ONLY

damien.schaefer@ontario.ca

Dear Mr. Schaefer,

**Subject: Proposed Draft Official Plan Amendment 25 (Five Year Review)
County of Renfrew
Your File 47 OP 135379 (Our File CP 78-40-3-1)**

Further to your correspondence July 5, 2018, thank you for providing us with the County of Renfrew Draft Official Plan for purposes of review by the Algonquins of Ontario (AOO). Given that the County of Renfrew is entirely located within the Algonquin Traditional Territory, our Planning Consultant has undertaken a detailed review of the document and we can now advise as follows.

The AOO are currently formulating a draft Economic Development Plan for the Algonquin Land Claim Area; which includes the acquisition and future development of selected Crown lands within the County of Renfrew Planning Area.

The AOO anticipate that implementation of their Economic Development Plan under terms of the Algonquin Land Claim Treaty will mutually benefit both Algonquins and non-Native communities, particularly where development opportunities are identified and implemented having mutual regard for all constituencies and their respective needs.

It is important to note that the AOO share many of the goals and objectives identified in the Draft Official Plan which is the subject of this review.

AOO Comments on Draft Official Plan

Section 1.1 The AOO acknowledge and appreciate the reference to the Algonquin Land Claim and the statement that “the County will seek opportunities for mutually

beneficial engagement with the Algonquins on matters that affect aboriginal history and culture”.

Request 1 The AOO request that Section 1.1 also refer to engagement regarding mutually beneficial economic development.

Section 1.4 We would add that on a go forward basis there will undoubtedly be many areas of mutual interest and potential cooperation between the County of Renfrew Draft Official Plan and AOO Economic Development initiatives, particularly related to development of the Tourism Sector as per Section 1.4 (5).

Section 2.2 (6) The AOO have a significant interest in the development of any management policies or management plan dealing with Cultural Heritage and Archaeological Resources.

The AOO Settlement Area is composed of a diversity of Indigenous cultural landscapes. An Indigenous cultural landscape is a living landscape that an Aboriginal people value because of their enduring relationship with that place and its continuing importance to their cultural identity. Traditional environmental knowledge (“TEK”), an intimate knowledge of an area’s landforms, plants and animals, is reflected in an Indigenous cultural landscape. Many archaeological sites within the AOO Settlement Area are small and contain a minimal amount archaeological material, material that may be of great significance to the AOO.

Additionally, for thousands of years the unceded AOO Settlement Area was characterized by high water levels that have left a sequence of raised shorelines, and thus archaeological sites are often far inland from modern shorelines. The archaeological visibility of sites on relic shorelines and fossil islands is also affected by the expedient use of local stone for tools, which can be “invisible” to archaeologists unfamiliar with the technology.

To date, engagement with the AOO, or any specific Algonquin community, at the Stage 1 level, or any other, has been a rare occurrence. As a result, valuable sources of oral history and traditional environmental knowledge have frequently been omitted.

The AOO regards all cultural heritage sites – from sacred burials to every day stone tool workshop sites – to be of importance and worthy of investigation and protection. The AOO are in the process of developing an *AOO Enhanced Archaeology Standards and Guidelines* that will enable the producers of archaeological and cultural heritage reports to understand how to satisfy AOO requirements from the start and to prevent backtracking and study/reporting revisions. We look forward to an opportunity to speak further with the County of Renfrew and area municipalities in the coming months about this important initiative.

In the interim the AOO will continue to review draft Archaeological Assessments under the context of the use of First Nations cultural resources (oral tradition, local consultation, archaeological material), historical documents (historical air photos, census information, genealogical information), and geotechnical data (glacial/postglacial lake/river succession, local surficial geology, soils, property description).

The AOO will also have a significant interest in the development of any archaeology and/or cultural heritage management policies or management plans potentially dealing with Algonquin matters.

Request 2 **The AOO request consultation on matters of archaeological or cultural heritage interest and the opportunity for input on any Municipal Heritage Advisory Committee; as well as the opportunity to review any Archaeological Reports that indicate areas of Algonquin historical interest or potential for encountering aboriginal artifacts prior to its submission to the Ministry of Tourism, Culture and Sport.**

Request 3 **Since the potential always exists to miss important information in archaeological surveys, AOO request a new Section 2.2 (6) (1) (c) be added requiring notification to the AOO if any artifacts of aboriginal interest or human remains are encountered during development.**

AOO Contact: **Algonquins of Ontario Consultation Office**
31 Riverside Drive, Suite 101
Pembroke, ON K8A 8R6
Tel: 613-735-3759
Fax 613-735-6307
E-mail: algonquins@tanakiwin.com

Request 4 **The AOO support Ministers Modification #7 requiring development proponents to undertake archaeological impact assessments and request that it be reinstated.**

Section 2.2 (8) The AOO support the Environmental Stewardship provisions of the draft Official Plan as per 2.2 (8) a to g inclusive

- a. Habitat of Endangered or Threatened Species
- b. Areas of Natural and Scientific Interest
- c. Significant Wildlife Habitat
- d. Fish Habitat
- e. Significant Woodlands
- f. Significant Valley Lands
- g. Natural Heritage Features

Section 2.2 (20) The AOO support the revised provision of the County Official Plan which apparently is an attempt to provide local municipalities with more control over the sale of Unopened Road Allowances and Shoreline Road Allowances.

Section 2.2 (31) The AOO acknowledge and fully support the County of Renfrew efforts to protect and improve water quality on a watershed basis:

- a. Madawaska River Watershed
- b. Bonnechere River Watershed
- c. Muskrat/Indian River Watershed
- d. Petawawa/Barron River Watershed

The Algonquins have a special interest in protecting water quality as it is considered to be the lifeblood of Mother Earth.

Watersheds as noted above incorporate very important historical transportation routes. In addition, sub-watersheds were the Algonquin way of delineating family hunting grounds.

Section 5.2 (4) The AOO support the County's stated intentions to "promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourist related development(s)" and we look forward to discussing specific Algonquin initiatives in the near future.

Section 5.4 (5) The AOO support the Rural Exception One designation centered on Calabogie Peaks Resort and advise that a 458 acre parcel of Crown land in Lots 18, 19, 20 and 21, Concession 3, geographic Township of Blythfield has been identified as an Algonquin Settlement Land selection REC 177. It is our intention to work closely with Calabogie Peaks to use this land base to support and enhance their plans for a four season recreation resort.

Section 9.0 and 9.3 (1) Designation of "at capacity" lakes is extremely important to the AOO with regard to potential Economic Development opportunities. In this regard, what Lake Shore Capacity Studies were completed as background to the Official Plan designation of these lakes? If there were no Lake Shore Capacity Studies completed, what was the basis for "at capacity" designation?

We would specifically refer to work the Province has completed with regard to the Algonquin Land Claim that shows Black Donald Lake, Hurds Lake and Norway Lake are not at capacity as shown on Schedule A Map 1 of the County Official Plan. Furthermore, they are not listed in Section 9.3 (1) of the County Official Plan Update as at capacity lakes. Please clarify.

In addition, we note there are 2 unnamed lakes shown in Greater Madawaska Township on Schedule A Map 1 of the County Official Plan north of Centennial Lake Road that do not show up on our Algonquin Land Claim base mapping. Please clarify.

We also note Valiant Lake in Maria Township and McSourley Lake in Head Township have been identified as "at capacity" in the Environmental Evaluation Report. These lakes are listed in Section 9.3 (1) but are not shown as "at capacity" on Schedule A Map 1.

We refer you to the Algonquin Land Claim Environmental Evaluation Report made under the Algonquin Land Claim Declaration Order August 28, 2017, Chapter 7.1.5.

Request 5 **The AOO request clarification as to the basis of designations of certain lakes as "at capacity" and divergences between listing as per Section 9.3 (1) of the County Official Plan and mapping as per Schedule A Map 1 of the County Official Plan.**

Section 10.0 The AOO support the provision of the County of Renfrew Official Plan related to the protection, management and use of County Forests.

Section 13.3 (12) and Schedule B Map 2 The AOO support the concept of a County Trail Strategy and look forward to working with the County in enhancing the tourist economic development opportunities, particularly along and adjacent to the Algonquin Trail.

Request 6 Please amend Schedule B Map 2 to acknowledge and name the “Algonquin Trail” as opposed to labelling the former CPR right-of-way as “County Trail”.

Section 14.4 The AOO support the provisions of the County of Renfrew Official Plan related to Subdivision and Condominium development.

Section 17.6 The AOO support the use of holding zone provisions where the principle of development has been established but additional studies or conditions are required.

Our review of the County of Renfrew Official Plan Update April 25, 2018 indicates that, subject to receiving clarification as requested above, Algonquin environmental, cultural and economic interests will not be adversely impacted by the approval of the County of Renfrew Official Plan.

The AOO look forward to receiving responses to our requests contained herein and to working with the County of Renfrew and its constituent municipalities on future land use and economic development initiatives on Algonquin Settlement Land.

Notwithstanding the above, this land has never been surrendered by the Algonquins of Ontario and the Algonquins have never been compensated for any alienation of it. The consent of the AOO to this Official Plan is accordingly without prejudice to all Algonquin aboriginal rights and title and to the right of the AOO to seek accommodation or financial compensation in the context of an Algonquin Treaty for any infringement of Algonquin Aboriginal rights and title that may have resulted or may in the future result from this matter.

Sincerely,



Janet Stavinga
Executive Director

c.c. Algonquin Negotiation Representatives – AOO
Robert Potts, Principal Negotiator and Senior Legal Counsel – AOO
J. E. Hunton, MCIP, RPP, Senior Vice President, Jp2g Consultants Inc., AOO Technical Advisor
Charles Cheesman, MCIP, RPP Manager of Planning Services, County of Renfrew

