

Township of Admaston/Bromley  
First Monthly Meeting  
Thursday, September 7<sup>th</sup>, 2023 @ 7:30 p.m.

AGENDA

1. Call Meeting to Order
2. Moment of Silence
3. Approval of Agenda
4. Disclosure of Pecuniary Interest
5. Minutes
  - 5a Resolution to adopt Minutes of Council Meeting [August 17<sup>th</sup>, 2023](#)
6. Delegations and Guests
7. **Planning and Economic Development Committee** – Chair Keith Gourley, Committee Member Kevin LeGris
  - 7a [Zoning By-Law Amendment Report – 173/22](#)
8. **Community Service Committee** – Chair Angela Field, Committee Member Brian Hamilton
  - 8a
9. **Operations Committee** – Chair Brian Hamilton, All of Council
  - 9a [Lynch Road Culvert Report](#)
  - 9b [McMahon Road Culvert Report](#)
10. **Waste Management Committee** – Chair Michael Donohue, All of Council
  - 10a
11. **Finance and Administration Committee** – Chair Michael Donohue, All of Council
  - 11a [Stop Up and Closed Unopened Road Report](#)
12. **Protective Services Committee** – Chair Kevin LeGris, Committee Member Angela Field
  - 12a [Douglas Beach Report](#)

13. **County of Renfrew** – Mayor Michael Donohue

**13a**

14. **By-Laws**

**14a** [2023-38](#) – Zoning By-Law Amendment

[2023-39](#) – Road Closing By-law

[2023-40](#) – Amend Open Air Burning By-Law

15. Old Business

**15a** [Action Tracking List](#)

16. New Business

17. **Closed Session**

**17a**

18. Confirmatory By-Law

**18a** [2023-41](#) being a by-law to confirm proceedings of Council Meeting

19. Question Period

20. Adjournment

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**PLEASE NOTE** “Submissions received by the public, either orally or in writing may become part of the public record/package”.

### **Council Information**

**C1:** [County of Renfrew Development Charges Background Study](#)

Township of Admaston/Bromley  
Second Monthly Meeting

Council met for their second monthly meeting on Thursday August 17<sup>th</sup>, 2023. Present were Mayor Michael Donohue, Deputy Mayor Kevin LeGris, Councillors Angela Field, Keith Gourley and Brian Hamilton.

Staff Members present were CAO/Clerk Jennifer Charkavi, Treasurer-Deputy CAO/Clerk Kelly Coughlin, Public Works Superintendent (Acting) Steve Visinski and Finance Clerk Meagan Jessup. Also present was Audio/Video System Specialist Nate MacIsaac and Jacqueline Johnston from FB Connect via zoom.

**Agenda Items 1 and 2 – Call Meeting to Order and Moment Silence**

Mayor Donohue called the Meeting to Order at 7:30 pm. A moment of silence followed.

**Agenda Item 3 – Approval of Agenda**

**Resolution No. 19/08/23**

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED that Council approve the Agenda for August 17<sup>th</sup>, 2023, Regular Council Meeting.

Carried

**Agenda Item 4 – Disclosure of Pecuniary Interest**

None.

**Agenda Item 5 – Minutes**

**5a** Resolution to adopt Minutes of the Regular Council Meeting August 3<sup>rd</sup>, 2023.

**Resolution No. 20/08/23**

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED that Council adopt the following meeting Minutes:

- August 3<sup>rd</sup>, 2023, Regular Council Meeting

Carried

**Agenda Item 6 – Delegations and Guests**

**6a** FB Connect – Jacqueline Johnston – Presentation on Communication Towers.

Jacqueline Johnston from FB Connect presented on behalf of Xplore Communications the current project. The project consists of two towers that are approximately 45' tall resulting in no lighting requirements. The Towers are low visual to reduce visibility impacts. The two towers are required to send and receive communications in a particular area.

Council wondered how the consultation process worked. Jacqueline answered that the requirement is 135 m and in rural that is not many notices mailed, however it was placed in both the Eganville Leader and the Renfrew Mercury. Council also wondered how secure the towers are. Jacqueline answered that they are very secure, with anti-climb mechanisms and are built to withstand weather and they do self-collapse for extra protection.

Council thanked FB Connect for the presentation.

**Agenda Item 7 – Planning and Economic Development Committee** – Chair Keith Gourley, Committee Member Kevin LeGris

**7a** Building and Sewage Report – June

**7b** Building and Sewage Report - July

**Resolution No. 21/08/23**

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED THAT Council accepts Building and Sewage Reports for June and July 2023 as information. Carried

**7c** Concurrence Request for Communication Tower

Councillor LeGris was concerned, not just with this tower but others that have come before Council in the past, should their placement change, do they have a duty to re-issue the public notice. Mayor Donohue felt that there must be some leeway for placement as terrain can offer difficulties.

Councillor Field had the same concern as if this tower before Council tonight moves, it would then have more public notices required.

Staff will confirm the placement of the tower and if further notices are required.

**Resolution No. 22/08/23**

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED THAT Council direct the Mayor to sign a formal letter of concurrence to FB Connect with a copy to ISED in order to permit FB Connect to move forward with the installation of the proposed communication tower as presented this date.

AND BE IT RESOLVED THAT the Council of the Township of Admaston/Bromley concurs that the proposal by FB Connect to erect a communication tower on lands known as 1578 Foy Road, Renfrew, Ontario, is fully compliant in the Township's opinion, with respect to the stipulated Proponent duties of municipal and public consultation in accordance with the requirements of ISED Canada's default protocol CPC-2-0-03 Issue 5 (July 2014) "Radiocommunication and Broadcasting Antenna Systems", as all Proponent obligations have been satisfactorily addressed. Council is aware that the jurisdiction for approval of the noted facility rests strictly with ISED Canada, and that the Township's role is one of a commenting body to ISED and the Applicant.

AND BE IT FURTHER RESOLVED THAT the Township of Admaston/Bromley has a Site Plan Control By-Law and has requested that FB Connect complete a Site Plan Application for the proposed communications tower to be erected at 1578 Foy Road, Renfrew, Ontario.

Carried

**Agenda Item 8 – Community Service Committee** – Chair Angela Field, Committee Member Brian Hamilton

None.

**Agenda Item 9 – Operations Committee** – Chair Brian Hamilton, All of Council

None.

**Agenda Item 10 – Waste Management Committee** – Chair Michael Donohue, All of Council

**9a** June and July Public Works Report

**Resolution No. 23/08/23**

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED THAT the Council receive the Public Works June and July 2023 Report as information.

Carried

**9b** Culvert Replacement Report

Culver life expectancy was discussed.

**Resolution No. 24/08/23**

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED THAT Council receive the Culvert Inspection/Replacement report as information as submitted and circulated.

Carried

**Agenda Item 11 – Finance and Administration Committee** – Chair Michael Donohue, All of Council

Requests for reconsideration and write offs were discussed and the new Farm Forestry Exemption was explained by Treasurer-Deputy CAO/Clerk.

**11a** July Financial Overview

Treasurer-Deputy CAO/Clerk Coughlin reviewed the format presented.

**Resolution No. 25/08/23**

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT Council accept the July 2023 Year to Date Financial Overview Report as information as submitted and circulated.

Carried

**11b** July Payment Register

**Resolution No. 26/08/23**

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT Council approve the Payment Register for July 2023.

Carried

**11c** Road Transfer Request

Council noted that this is not the first time a request as such has come before Council. There are many of these situations in the Township.

**Resolution No. 27/08/23**

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED THAT Council accept the offer of the transfer of the road so that the estate administration can be completed, however, do not share in any of the costs associated for the transfer of the road, including a survey.

Carried

**11d Refreshment Vehicle By-Law Amendment Report**

**Resolution No. 28/08/23**

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED THAT the Council of the Township of Admaston/Bromley pass by-law 2023-36 to amend By-Law 2021-23 to regulate and license the operation of Refreshment Vehicles in The Township of Admaston/Bromley to include a TSSA Inspection Certificate.

Carried

**11e Valley Heritage Radio – Bingo – OLG Requirements – Municipal Support**

**Resolution No. 29/08/23**

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED THAT the Council of the Township of Admaston/Bromley authorize the Mayor to sign the approval letter supporting Valley Heritage Radio to continue to sell bingo cards and 50/50 tickets (licensed by the Township of Horton) at vendors located in the Township of Admaston/Bromley.

Carried

**Agenda Item 12 – Protective Services Committee** – Chair Kevin LeGris,  
Committee Member Angela Field

None.

**Agenda Item 13 – County of Renfrew** – Mayor Michael Donohue

None.

**Agenda Item 14 – By-Laws**

**14a 2023-36 – Amend Refreshment Vehicle By-Law**

**Resolution No. 30/08/23**

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED THAT the Council adopt the following by-laws:

- 2023-36 – Amend Refreshment Vehicle By-Law

Carried

**Agenda Item 15 – Old Business**

**15a Action Tracking List**

**Resolution No. 31/08/23**

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED that Council receive the Action Tracking List as information.

Carried

**Agenda Item 16 – New Business**

CAO/Clerk Charkavi mentioned that the Township now has a free subscription service on the website, so residents can be made aware when new items are posted on the township’s website (council agendas, calendar events, emergency notifications, etc.)

Councillor Brian Hamilton would also like to see some consideration to sponsor the Taste of the Valley event in Cobden.

**Agenda Item 17 – Closed Session**

**17a Employee Negotiations**

As per Section 239 2 (d) – Labour relations or employee negotiations.

More specifically to discuss the recruitment for the Chief Building Official.

**Resolution No. 32/08/23**

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT Council move into a Closed Session at 8:45 p.m.

As per Section 239 2 (d) – Labour relations or employee negotiations.

More specifically to discuss the recruitment for the Chief Building Official

Carried

Audio/Video System Specialist Nate MacIsaac, Public Works Superintendent Steve Visinski and Finance Clerk Meagan Jessup left the council chambers at 8:46 p.m.

***Council rose from Closed Session 9:13 pm and had nothing to report.***

**Agenda Item 18 – Confirmatory By-Law**

**18a By-law 2023-37 being a by-law to confirm proceedings of Council Meeting**

**Resolution No. 33/08/23**

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED that By-law 2023-37, being a By-law to Confirm the Proceedings of the Council of the Township of Admaston/Bromley at the meeting held August 17<sup>th</sup>, 2023, be now numbered, deemed read three times and passed.

Carried

**Agenda Item 19 – Question Period**

None.

**Agenda Item 20 – Adjournment**

**Resolution No. 34/08/23**

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED that the Thursday, August 17<sup>th</sup>, 2023, Township of Admaston/Bromley Council meeting be adjourned at 9:13 p.m.

Carried

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Mayor

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CAO/Clerk

**Township of Admaston/Bromley**  
**477 Stone Road, R.R. #2**  
**Renfrew, ON**  
**K7V 3Z5**  
**E-Mail Address – [info@admastonbromley.com](mailto:info@admastonbromley.com)**

**613-432-2885 Stone Road Office**  
**613-432-4052 Fax**

**613-432-3175 Stone Road Garage**  
**613-646-7918 Cobden Road Garage**

**REPORT**

**Date:** September 7<sup>th</sup>, 2023  
**To:** Council  
**Re:** Amend the Zoning By-Law 2004-13 (173/22)  
**From:** Jennifer Charkavi

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At the Public Planning meeting held on September 7<sup>th</sup>, 2023, there was a proposal to amend the zoning By-Law 2004-13 which is a condition of approval of Consent File B173/22 which will amend By-Law 2004-13 to rezone the severed lands, in Consent File No. B173/22, that are zoned Extractive Industrial (EM) to Rural (RU) to ensure the entire severed lot is in the same zone. All other provisions of the Zoning By-Law apply.

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**Recommendation:**

BE IT RESOLVED that Council approves By-Law 2023-38 being a By-Law to amend By-law Number 2004-13 for the purpose of rezoning the severed lands, in Consent File No. B173/22, that are zoned Extractive Industrial (EM) to Rural (RU).



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**REPORT**

Date: September 7th, 2023  
To: Council  
From: Steve Visinski  
Re: Lynch Road Culvert

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**Background:**

As Council is aware there are two larger size culverts on Lynch Road that were to be replaced this year as a Capital project. County staff have reviewed these culverts and determined they will meet the requirements of the County of Renfrew's policy PW-02 for adoption upon replacement. As per the Policy all costs would be shared equally between the Township and the County. Once completed the culverts become the responsibility of the County of Renfrew.

**Discussion:**

As these culverts are not in need of emergency replacement the County is requesting this be deferred to 2024. This will allow for the County's Day Labour Construction Crew to complete the project at a lower cost.

The County is requesting that Council approve moving forward with the Design stages this year to be completed by the County's Civil Designer. The approximate cost would be \$15,000 - \$18,000. These costs will still be split equally between the County and the Township. It is important to note that should this be completed by outside consultants prices typically range around \$30,000.

**Financial Implications:**

As per the 2023 budget there was \$140,000 allocated for the replacement of Lynch Road culverts. Deferring this project until 2024 will leave the potential to reallocate funds to other projects, such as the emergency repair required for McMahon Road.

**People Consulted:**

CAO/Clerk Jennifer Charkavi

Treasurer-Deputy CAO/Clerk Kelly Coughlin

Taylor Hanrath (Manager of Infrastructure Department of Public Works & Engineering  
County of Renfrew)

**Recommendation for Council:**

**BE IT RESOLVED THAT** Council authorize the County of Renfrew to complete the design of the Lynch Road culverts in 2023.

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**REPORT**

Date: September 7, 2023  
To: Council  
From: Steve Visinski  
Re: McMahon Road Culvert

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**Background:**

Council is aware of the issues and need of replacement this year for the McMahon Road culvert. The County of Renfrew has agreed to lead the design and construction of this project along with the adoption of this culvert upon completion as per the County's policy PW-02. The County of Renfrew is completing the design stages and are looking to start construction this September.

**Discussion:**

Speaking with the County's Manager of Capital Works this project would be completed with the County's Day Labour Construction Crew. The current cost estimate provided is approximately \$200,000 however using the County's Day Crew may have some further savings. This cost as per policy PW-02 the \$200,000 will be split equally between the County and the Township. The choice of replacement at this time will be a Corrugated Steel Pipe (CSP) with the same size of 3M in diameter. This cost also includes the design of the project. This project was already deemed to be completed by Council as an emergency repair in May, 2023.

Lynch Road culverts were planned to be part of the capital projects this year. After further investigation into the County's policy PW-02 these culverts will also fall under the adoption by the County of Renfrew as they have a span greater than 3M. This project is not an emergency and is suggested to be deferred until 2024. There was \$140,000 budgeted for Lynch Road, but these funds could be reallocated to McMahon Road for 2023. *(corresponding report provided on Lynch Road in this Council Agenda)*

**Financial Implications:**

Staff recommend reallocating the funds originally approved in the 2023 Capital Budget for the Lynch Road Culvert project (\$140,000) to the McMahon Road Culvert emergency repair project. Those funds are sufficient to meet budget estimates provided by the County of Renfrew Manager of Capital Works for this emergency repair.

Any remaining funds left in the budget for this project will be transferred to Road Reserve at year end to help offset future capital roads projects.

**People Consulted:**

CAO/Clerk Charkavi

Taylor Hanrath (Manager of Infrastructure Department of Public Works & Engineering County of Renfrew)

Treasurer-Deputy CAO/Clerk Coughlin

**Recommendation for Council:**

BE IT RESOLVED THAT Council receive the information on McMahon Road Culvert;

AND BE IT RESOLVED THAT Council direct staff to allocate the budgeted Lynch Road Culvert funding of \$140,000 to the McMahon Road Culvert repair for 2023 with any remaining funds to be transferred to the Road Reserve to help offset future capital road projects;

AND BE IT FURTHER RESOLVED THAT Council approve deferring the Lynch Road Culvert project to 2024.

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E-Mail Address – [info@admastonbromley.com](mailto:info@admastonbromley.com)

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**REPORT**

Date: September 7<sup>th</sup>, 2023  
To: Council  
From: Jennifer Charkavi  
Re: Stop Up and Close an Unopened Road Allowance

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**Background:**

The Fire Committee recommended to Council the expansion to the Douglas Fire Hall to build a new garage. Funding was received for a portion of the expansion, including site preparation.

Surveys had been completed on the land adjacent to the Douglas Fire Hall. A portion of the unopened road allowance (Hill Street) has been surveyed and has a PIN.

**Discussion:**

The by-law being considered this evening is a housekeeping item to ensure that the portion of the unopened road allowance that was surveyed for the Township is registered property owned by the Township, specifically the Douglas Fire Hall and that the highway, as per the Municipal Act, 2001, as amended, is stopped up and closed.

The neighbouring properties are owned by the Township on either side of the road allowance. Only a portion of the unopened road allowance is being stopped and closed. In addition, no access is being denied to any neighbouring property owners as the unopened road allowance (King Street) provides any access required. As well as the portion of the unopened road allowance (Hill Street) not being closed.

Public notice was placed in the Eganville Leader and on our website as per our Notice Policy. At the time of writing this report no one has come forward stating that their land will be prejudicially affected by the passing of this by-law.

**Financial Implications:**

There are no financial implications.

**Recommendation for Council:**

BE IT RESOLVED THAT Council pass By-law 2023-39 to stop up and close a portion of the unopened road allowance (Hill Street) for the proposed Fire Hall Expansion.

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**REPORT**

Date: September 7, 2023  
To: Council  
From: Jennifer Charkavi  
Re: Douglas Beach

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**Background:**

The Township of Admaston/Bromley has a beach in Douglas. The beach has continued on a path of destruction and vandalism for many years, and it continues today, increasing over last couple of years.

Every summer the police are called to the area by the neighbours and others enjoying the beach as it is meant to be enjoyed. Recently staff called the OPP to have individuals removed from the property or be charged with trespassing.

The Township usually has to replace the sign at the beach every couple of years as it usually gets torn down. Staff have also been advised that the Douglas Lions Club had built outhouses at one point, and they were also destroyed.

**Discussion:**

Staff need to ensure that the Township has enforcement enabled. To begin with, staff are proposing to amend the Open-Air Burning By-Law to include language to state no burning at the Douglas Beach. Staff have consulted with neighbouring Fire Chiefs and the Ontario Fire Marshall's Office to gain clarification on what a municipality can do.

Secondly, staff are working on a by-law that will enable enforcement of no overnight camping at the beach, and it will include littering and damaging of property provisions, this by-law is still being researched and will be brought forward at a later date. Staff feel something must be done and that by not allowing fires at the beach will be a good starting point.

**Financial Implications:**

There will be more enforcement calls for either the Douglas Fire Department or By-Law Enforcement.

**People Consulted:**

Treasurer-Deputy CAO/Clerk Coughlin,  
Fire Chief, Bill McHale  
OFM Advisor

**Recommendation for Council:**

BE IT RESOLVED THAT Council adopt By-Law 2023-40 to amend the Open-Air Burning By-law to prohibit burning at the Douglas Beach.





**THE CORPORATION OF THE  
TOWNSHIP OF ADMASTON/BROMLEY**

**BY-LAW NUMBER 2023-38**

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A By-law to amend By-law Number 2004-13 of the Corporation of the Township of Admaston/Bromley, as amended.

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PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF ADMASTON/BROMLEY HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2004-13, as amended, be and the same is hereby further amended as follows:  
  
    (a) Schedule "A" to the Township of Admaston/Bromley Zoning By-law is amended by rezoning those lands described as Part of Lot 13, Concession 6, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, from Extractive Industrial (EM) to Rural (RU), as shown on Schedule "A" attached hereto.
2. THAT save as aforesaid all other provisions of By-law 2004-13, as amended, shall be complied with.
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 7th day of September, 2023.

This By-law read a THIRD time and finally passed this 7th day of September, 2023.

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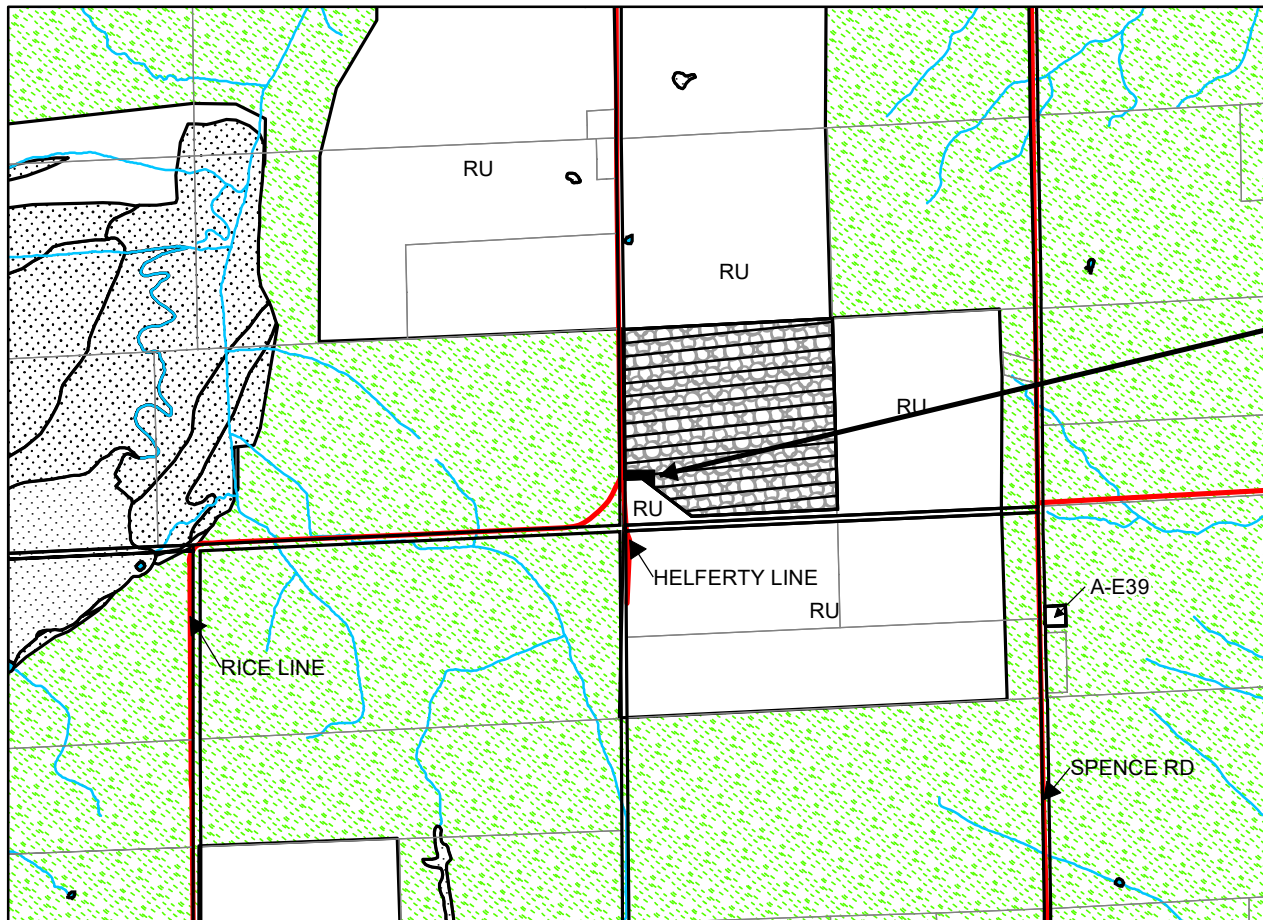
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

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CAO/Clerk

# SCHEDULE "A" TO BY-LAW 2023-38



From EM  
To RU



1:24,000

## CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

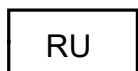
This is Schedule "A" to By-law Number \_\_\_\_\_  
Passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signatures of Signing Officers:

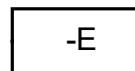
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Mayor

\_\_\_\_\_  
Clerk

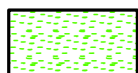
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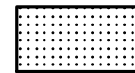
Rural



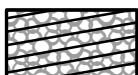
Exception Zone



Agriculture (A)



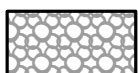
Environmental Protection (EP)



Extractive Industrial (EM)



Area affected by  
this Amendment:  
From EM To RU



Extractive Industrial Reserve (EMR)

THE CORPORATION OF TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW NO. 2023-39

Being a By-law to provide for the closing and stopping up of part of the unopened road known as Hill Street on Registered Plan 1 in the geographic Township of Admaston/Bromley being Part 1 of Plan 49R-19801 in the Township of Admaston/Bromley, County of Renfrew being of PIN 57240-0184 (LT).

**WHEREAS** the *Municipal Act* 2001 (as amended) c. 25 Section 11 assigns specific spheres of jurisdiction to Municipalities;

**AND WHEREAS** the *Municipal Act* 2001 (as amended) c. 25 Section 11(3) (1) allows Municipalities to pass by-laws dealing with highways within their jurisdiction;

**AND WHEREAS** the said part of the unopened road (Hill Street) is not used as a publicly travelled road;

**AND WHEREAS** it is expedient to pass a by-law relating to the stopping up and closing of part of the unopened road allowance (Hill Street) in the geographic Township of Admaston/Bromley being Part 1 of Plan 49R-19801 in the Township of Admaston/Bromley for the purposes of a fire hall expansion;

**AND WHEREAS** notice of the intent of this By-Law has been published in the Eganville Leader and posted on the Township Website. No person has objected to the passage of said By-Law, and no person will be deprived of ingress and egress to and from their land or place or residence;

**NOW THEREFORE** the Municipal Corporation of the Township of Admaston/Bromley enacts as follows:

1. **THAT** part of the unopened road known as Hill Street on Registered Plan 1 in the geographic Township of Admaston/Bromley being Part 1 of Plan 49R-19801 in the Township of Admaston/Bromley, County of Renfrew being of PIN 57240-0184 (LT) is hereby closed and stopped up;
2. **THAT** this by-law shall come into force and effect upon a registration of a certified copy of the by-law in the Land Registry Office for the County of Renfrew.

READ a first and second time this 7<sup>th</sup> day of September 2023

READ a third and final time this 7<sup>th</sup> day of September 2023

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Mayor

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CAO/Clerk

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

By-Law No. 2023-40

Being a By-Law to amend By-Law No. 2015-35  
to establish requirements for open air burning

WHEREAS the Fire Code, paragraph 2.6.3.4, provides that open air burning shall not be permitted unless approved by the Fire Chief, or designate, or unless such burning consists of a small, confined fire, supervised at all times, and used to cook food on a grill or a barbeque;

AND WHEREAS the Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4, as amended, provides:

In section 7.1(1)(a) that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of spreading of fires;

In section 7.1(1)(b) that a council of a municipality may pass by-laws regulating the setting of open air fires, including establishing the times during which open air fires may be set;

NOW THEREFORE the Council of the Corporation of the Township of Admaston/Bromley enacts as follows:

1. Council hereby amends Part 1.0 Definitions of By-Law No. 2015-35 by adding new definitions as set out in the following paragraph:  
  
“Cooking Appliances” shall mean a portable or fixed device designed and intended solely for the cooking of food in the open air but does not include an outdoor fireplace or a campfire. Cooking appliances are barbecues, smokers, masonry barbecues, charcoal appliances, hibachis, and contained pizza ovens, or any such appliance that can be used for cooking.  
  
“Douglas Beach” an area identified by a beach and boat launch, legal description Concession 9 PT Lot 4, RP 157, RP 49R11121 PTS 1 to 24, Roll # 474205401531550, owned by the Township of Admaston/Bromley.
2. Council hereby amends Part 2.0 General Provisions of By-Law No. 2015-35 by adding item 2.6 and 2.7, as set out in the following paragraph:  
  
2.6 No person shall at any time set, maintain or allow to be set or maintained any campfire or open air fire at the Douglas Beach.  
  
2.7 No person shall at any time use a cooking appliance at the Douglas Beach.
3. Council hereby amends Schedule “A” of By-Law No. 2015-35 by adding the set fines as set out in the following paragraph:

Set, maintain or allow to be set or maintained any campfire or open air fire at the Douglas Beach	2.6	\$450
Use a cooking appliance at the Douglas Beach	2.7	\$450

4. That this By-Law shall come into force and take effect September 7<sup>th</sup>, 2023.

Read a first and second time this 7<sup>th</sup> day of September 2023

Read a third time and finally passed this 7<sup>th</sup> day of September 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO/CLERK

### ACTION TRACKING LIST

				Updated Information
				NEW
Date	Item	Assigned To	Due Date	Current Status
October 2021	UPDATE Asset Management Plan	CAO/Clerk	Early 2023	MFOA will be assisting to complete the AMP.
October 2022	Joint Roads Review	CAO/Clerk	Early 2023	Staff have been involved in working with Consultant and Townships of Whitewater Region and Greater Madawaska.
October. 2020	Fencing By-Law	Clerk/CBO	continuing	Look into updating the fencing by-law.
November. 2020	LEG report to Committee	CAO/Clerk	continuing	The CAO/Clerk is provide Council with Regular updates. Recreation
October 2021	Forced Roads	Clerk	continuing	Staff are to investigate a policy for the assumption of forced roads.
February 2023	Backyard Chickens	CAO/Clerk	continuing	Draft By-Law - Planning & EconDev Committee
June. 2023	Fees & Charges By-Law	CAO/Clerk	Dec-23	Amend Fees & Charges for municipality
June. 2023	Reserve Policy	Treasurer-Deputy CAO/Clerk	Dec-23	Bring a policy forth for reserve funds
July. 2023	Fireworks By-Law	CAO/Clerk & Fire Chief	early 2024	Work on a Fireworks by-law to prohibit fireworks during a fire ban.
Sept. 2023	No Camping at Beach By-Law	CAO/Clerk	Spring 2024	Work on a by-law to eliminatate overnight camping at the beach

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW No. 2023-41

**A BY-LAW TO CONFIRM PROCEEDINGS OF  
THE COUNCIL OF THE TOWNSHIP OF ADMASTON/BROMLEY  
AT THE COUNCIL MEETING SEPTEMBER 7, 2023.**

**WHEREAS** Subsection 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** Subsection 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law;

**AND WHEREAS** it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Township of Admaston/Bromley at this meeting be confirmed and adopted by by-law;

**THEREFORE** the Council of the Township of Admaston/Bromley enacts as follows:

1. That the actions of the Council at its meeting held on the 7<sup>th</sup> day of September 2023 and in respect of each motion, resolution and other action passed and taken by the Council at its said meetings, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified, and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Head of Council and proper officers of the Corporation of the Township of Admaston/Bromley are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Admaston/Bromley to all such documents.
3. That this By-Law shall come into force and take effect upon the passing thereof.

READ a first and second time this 7<sup>th</sup> day of September 2023.

READ a third time and finally passed this 7<sup>th</sup> day of September 2023.

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Mayor

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CAO/Clerk





# County of Renfrew

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Development Charges – Council Workshop Meeting  
August 30, 2023

# Agenda



- Introductions
- Timelines of the Study Process
- Legislative Changes to the D.C.A.
- Development Charges Overview
- D.C. Exemptions
- D.C. Scenarios
- Surveys of D.C. Rates
- Next Steps
- Questions



# Development Charges (D.C.)



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)



# Timelines of the Study Process

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County of Renfrew

# Timelines of the Study Process



1

**April 20, 2022**

Development Charges 101 Council Workshop

2

**August 2022 – May 2023**

County of Renfrew D.C. Start-up Process

- Kickoff meeting, staff interviews, growth forecast development, calculations, and policy review

3

**August 17, 2023**

Finance Committee Meeting

4

**August 30, 2023**

Council Workshop Meeting

5

**September, 2023**

Revise calculations and policies based on feedback from Council and Staff

6

**Fall, 2023**

Provide D.C. Report to Staff

7

**Minimum of 60 Days After the Release of the Report**

Consideration of the D.C. By-law

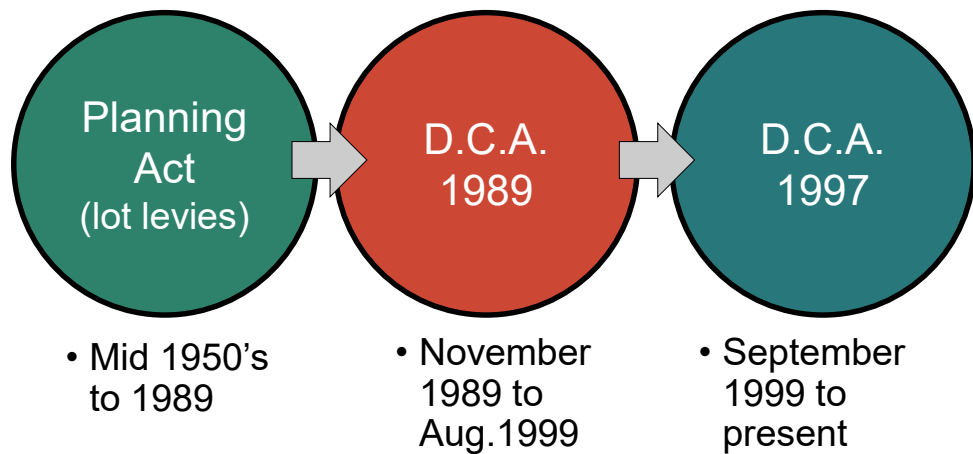


# Legislative Changes to the D.C.A

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County of Renfrew

# History of D.C.s



## Amendments to D.C.A. 1997

1. Bill 73: January 2016
2. Bill 108: June 2019
3. Bill 138: December 2019
4. Bill 197: July 2020
5. Bill 213: December 2020
6. Bill 109: April 2022
7. Bill 23: November 2022

# Recent Changes to the D.C. Legislation



- There were a number of recent changes to the D.C.A. These changes were provided through:
  - Bill 108: *More Homes, More Choice Act*, 2019
    - Provided timing of payment provisions (for Rental Housing, Institutional development, and non-profit housing), D.C. rate freeze for site plan and zoning by-law amendments, and allows for interest to be applied
  - Bill 138: *Plan to Build Ontario Together Act*, 2019
    - Removed instalment payments for commercial and industrial
  - Bill 197: *COVID-19 Economic Recovery Act*, 2020
    - Provides a list of D.C. eligible services, classes of services, and removal of the 10% mandatory deduction and 10-year planning horizon
  - Bill 213: *Better for People, Smarter for Business Act*, 2020
    - Mandatory exemption for universities
  - Bill 109: *More Homes for Everyone Act*, 2022
    - Rules for Annual Treasurer's Statement
  - Bill 23: *More Homes, Built Faster Act*, 2022
    - Summary is provided on the next few slides

# Changes to the D.C.A. - Bill 23



- The Province passed Bill 23: *More Homes Built Faster Act, 2022* on November 28, 2022
- This Bill amends a number of pieces of legislation, including the Development Charges Act (D.C.A.), and the Planning Act
  - These changes impact development charges (D.C.s), community benefits charges (C.B.C.s), and parkland dedication
- The changes provided through Bill 23 would negatively impact a Municipality's ability to collect revenues to fund growth-related capital expenditures

# Changes to the D.C.A. – Bill 23 - continued



## Additional DC Exemptions:

- **Affordable Rental Unit:** Where rent is no more than 80% of the average market rent, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
  - **Affordable Owned Unit:** Where the price of the unit is no more than 80% of the average purchase price, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
  - **Attainable Unit:** Excludes affordable units and rental units, **will be defined as prescribed development or class of development** and sold to a person who is at “arm’s length” from the seller.
    - Note: for affordable and attainable units, the municipality shall enter into an agreement which ensures the unit remains affordable or attainable for 25 years.
- 
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws
  - **Non-Profit Housing:** Non-profit housing units are exempt from D.C. installment. Outstanding installment payments due after this section comes into force will also be exempt from payment of D.C.s.
  - **Additional Residential Unit Exemptions** (units in existing rental buildings, 2nd and 3rd units in existing and new singles, semis, and rowhouses)

Currently  
NOT in  
force

Currently  
in force



# Changes to the D.C.A. – Bill 23 - continued



## **D.C. Discounts:**

- Rental Housing Discount (based on number of bedrooms – 15%-25%)

## **D.C. Revenue Reduction:**

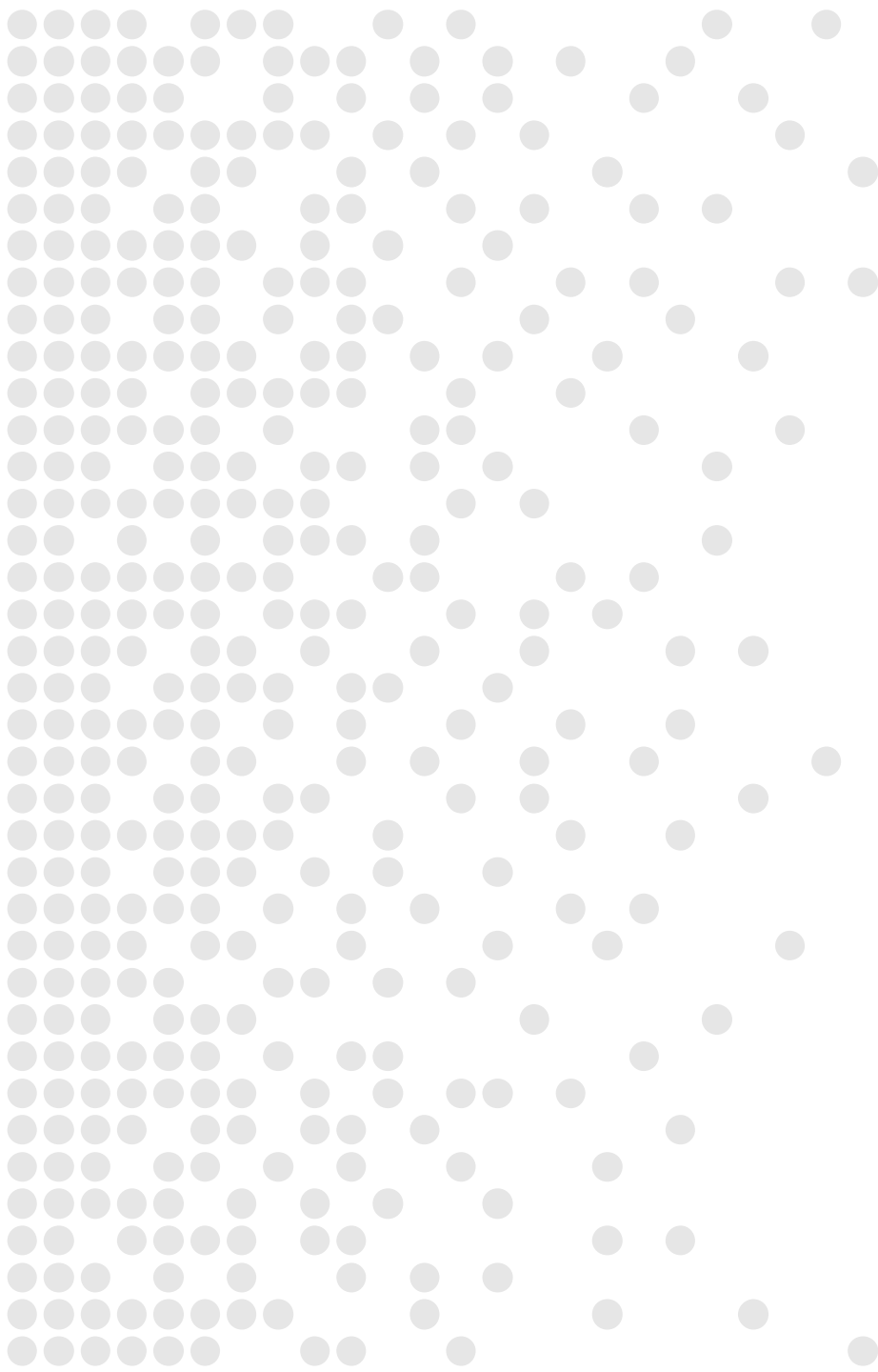
- Removal of Housing as an Eligible D.C. Service
- Capital Cost Amendments (restrictions to remove studies and land)
- Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law) - These rules apply to a D.C. by-law passed on or after January 1, 2022
- Historical Levels of Service from 10 years to 15 years

# Changes to the D.C.A. – Bill 23 – continued



## **D.C. Administration:**

- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years

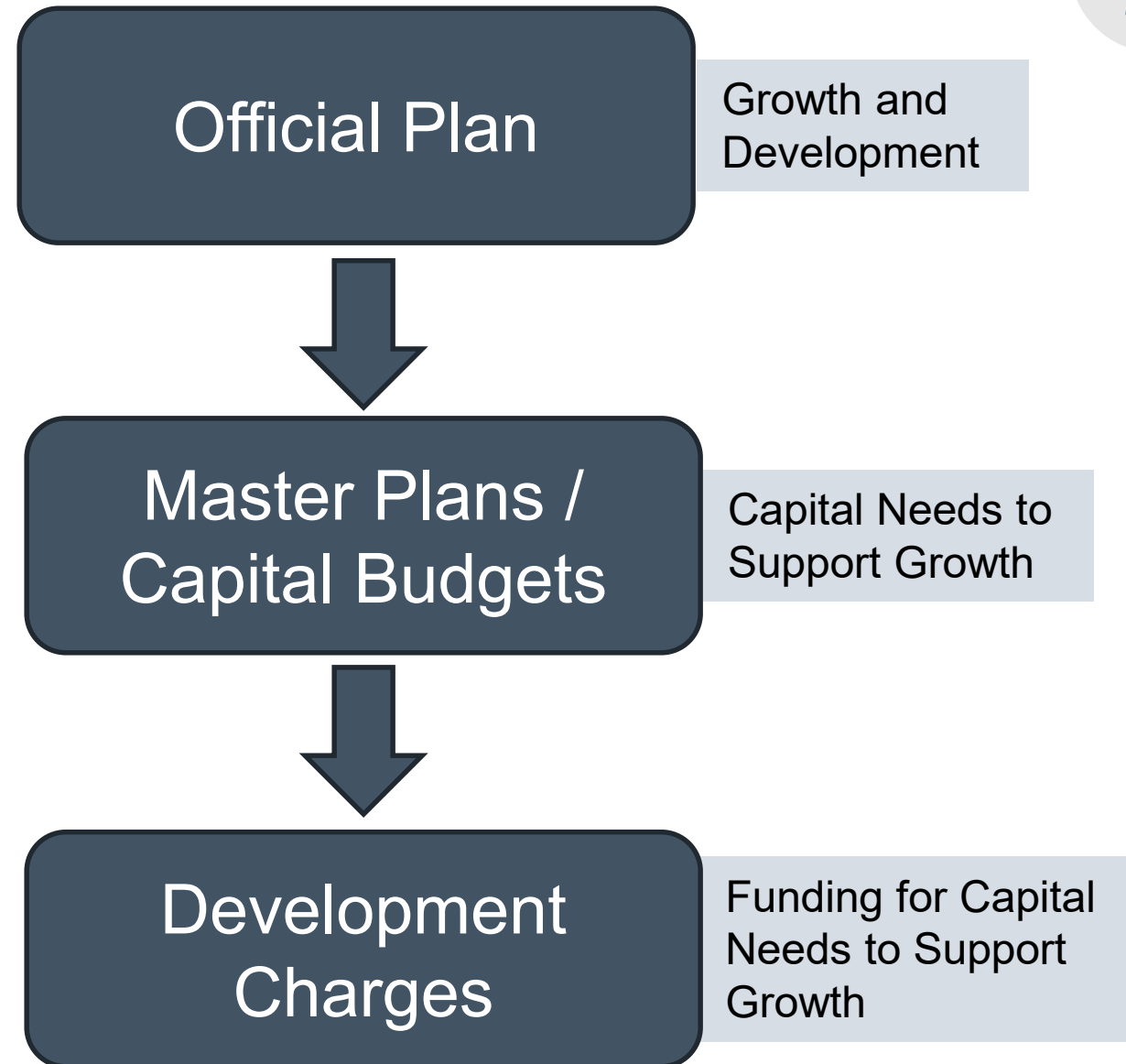
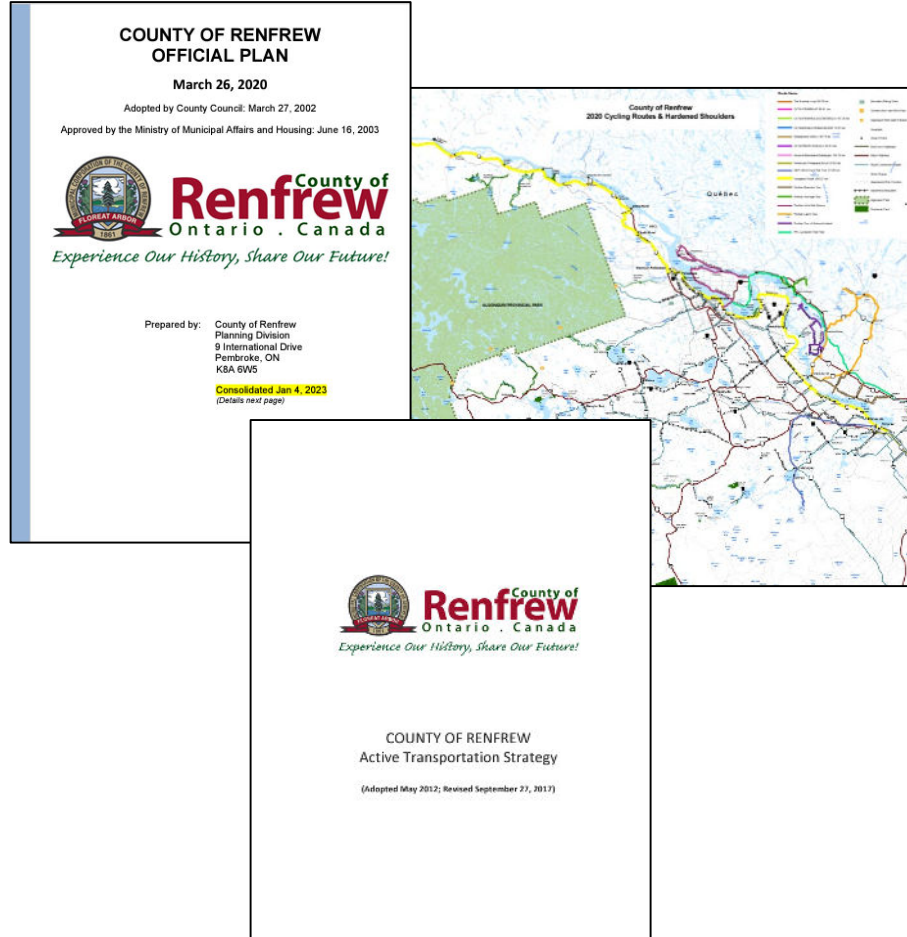


# Development Charges Overview

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County of Renfrew

# Municipal Financial Planning Framework



# Methodology

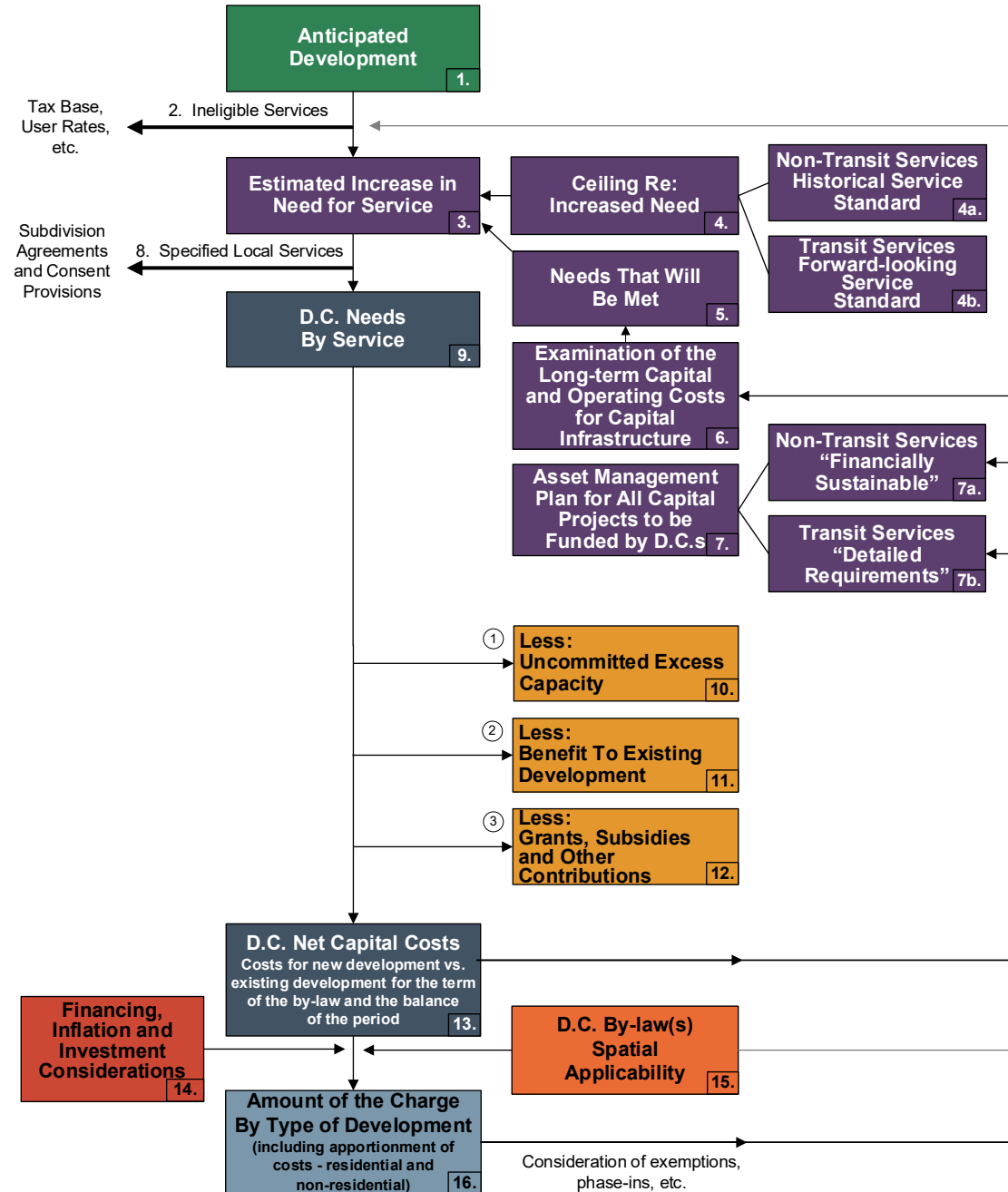


The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. Amounts in excess of **15-year** historical service calculation
  - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

**\*Amended as per Bill 23**

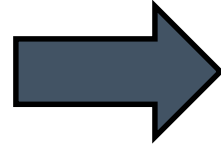
# The Process of Calculating a Development Charge under the Act that must be followed



# Overview of the D.C. Calculation

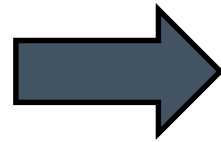


Cost of Infrastructure  
Required to  
Accommodate  
Growth

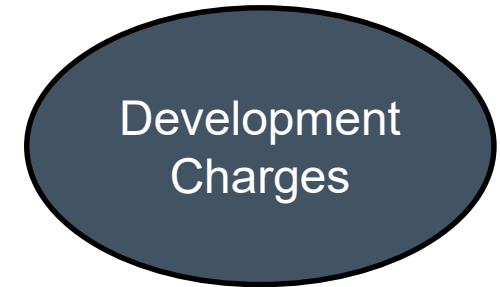


\$

Residential and Non-  
residential Growth



Development Charge  
per Unit  
(for Residential Growth)



Development Charge  
per Sq.ft.  
(for Non-residential  
Growth)

# D.C. Eligible Services



1. Water
2. Wastewater
3. Storm water drainage
4. **Services related to a highway.**
5. Electrical power services.
6. Toronto-York subway extension.
7. Transit
8. Waste diversion
9. Policing
10. Fire protection
11. Ambulance
12. Library
13. Long-term Care
14. Parks and Recreation
15. Public Health Services
16. ~~Housing Services~~
17. Childcare and early years services.
18. Provincial Offences Act
19. Emergency Preparedness
20. Airports (Waterloo Region only).

**D.C. eligible services being considered for the County's D.C. By-law.**

**\*Amended as per Bill 23**



# Growth Forecast Summary



Measure	County-Wide 13-Year 2023 to 2036
(Net) Population Increase	10,093
Residential Unit Increase	5,789
Non-Residential Gross Floor Area Increase (sq.ft.)	2,540,100

# Service Standards



- Service standard measure provides a ceiling on the level of the charge which can be imposed
- D.C.A., 1997, as amended, provides that the ceiling is based on the “average of the past **15 years**”
- The D.C.A. requires a detailed review of service levels and requires consideration of both “quantity” and “quality” measures
- This involves reviewing the capital inventories in detail over the past **15 years**
- Note that this measure does not apply to water, wastewater, storm water and Transit (which now has a forward-looking service standard)

**\*Amended as per Bill 23**

# Service Standard Worksheet



## County of Renfrew Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
R4 (Rural Freeway)	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	\$1,560,000
U4 (Urban Freeway / Major Arterial)	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	\$2,588,000
R3 (Rural Arterial)	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	14.92	\$1,560,000
U3 (Urban Minor Arterial)	7.26	7.26	7.26	7.26	7.26	7.26	7.80	7.80	7.80	7.80	7.80	7.80	7.80	7.80	7.80	\$2,588,000
R2 (Rural Collector)	364.98	364.98	364.98	364.98	364.98	364.98	365.68	365.68	365.68	365.68	365.68	365.68	365.68	365.68	365.68	\$1,450,000
U2 (Urban Collector)	13.76	13.76	13.76	13.76	13.76	13.76	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	\$2,207,000
R1 (Rural Local)	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	404.90	\$1,300,000
U1 (Urban Local)	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	\$2,207,000
<b>Total</b>	<b>816.42</b>	<b>816.42</b>	<b>816.42</b>	<b>816.42</b>	<b>816.42</b>	<b>816.42</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	<b>818.60</b>	

Population	108,106	108,190	108,214	108,509	109,323	109,966	110,621	111,052	111,563	111,511	112,014	112,023	112,119	112,381	114,039
Per Capita Standard	0.0076	0.0075	0.0075	0.0075	0.0075	0.0074	0.0074	0.0074	0.0073	0.0073	0.0073	0.0073	0.0073	0.0073	0.0072

15 Year Average	2008-2022
Quantity Standard	0.0074
Quality Standard	\$1,405,936
Service Standard	\$10,404

D.C. Amount (before deductions)	13 Year
Forecast Population	10,093
\$ per Capita	\$10,404
Eligible Amount	\$105,006,865

# Service Standard Worksheet Continued



**County of Renfrew  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: Value of roadways (\$)

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
R4 (Rural Freeway)	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800	9,718,800
U4 (Urban Freeway / Major Arterial)	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640	5,253,640
R3 (Rural Arterial)	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200	23,275,200
U3 (Urban Minor Arterial)	18,788,880	18,788,880	18,788,880	18,788,880	18,788,880	18,788,880	20,186,400	20,186,400	20,186,400	20,186,400	20,186,400	20,186,400	20,186,400	20,186,400	20,186,400
R2 (Rural Collector)	529,221,000	529,221,000	529,221,000	529,221,000	529,221,000	529,221,000	530,236,000	530,236,000	530,236,000	530,236,000	530,236,000	530,236,000	530,236,000	530,236,000	530,236,000
U2 (Urban Collector)	30,368,320	30,368,320	30,368,320	30,368,320	30,368,320	30,368,320	32,442,900	32,442,900	32,442,900	32,442,900	32,442,900	32,442,900	32,442,900	32,442,900	32,442,900
R1 (Rural Local)	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000	526,370,000
U1 (Urban Local)	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380	5,164,380
<b>Total</b>	<b>1,148,160,220</b>	<b>1,148,160,220</b>	<b>1,148,160,220</b>	<b>1,148,160,220</b>	<b>1,148,160,220</b>	<b>1,148,160,220</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>	<b>1,152,647,320</b>
Population	108,106	108,190	108,214	108,509	109,323	109,966	110,621	111,052	111,563	111,511	112,014	112,023	112,119	112,381	114,039
Per Capita Standard	10,621	10,612	10,610	10,581	10,502	10,441	10,420	10,379	10,332	10,337	10,290	10,289	10,281	10,257	10,107
<b>15 Year Average</b>	<b>2008-2022</b>														
Service Standard \$ per Capita	\$10,404														

# Capital Costs



- Capital Cost Definition has been broadened to include:
  - Acquire land or interest in land
  - Improve land
  - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
  - Equipment and rolling stock
  - Capital component of a lease for the above
  - Circulation materials for Libraries
  - Interest on money borrowed to pay for the above
- Any planning horizon for future capital needs can be used, except for Transit (which is limited to 10 years)
- Capital costs must be reduced by grants, subsidies and other contributions.
- May include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

# Limitations on Capital



- Certain Capital Costs may not be included:
  - Parkland Acquisition
  - Vehicle & Equipment with avg. life of <7 years
  - Computer Equipment that is not integral to the delivery of the services
  - Studies
  - Possible removal of land acquisition for services (yet to be defined by the regulations)

# Capital Program for 2023 Study



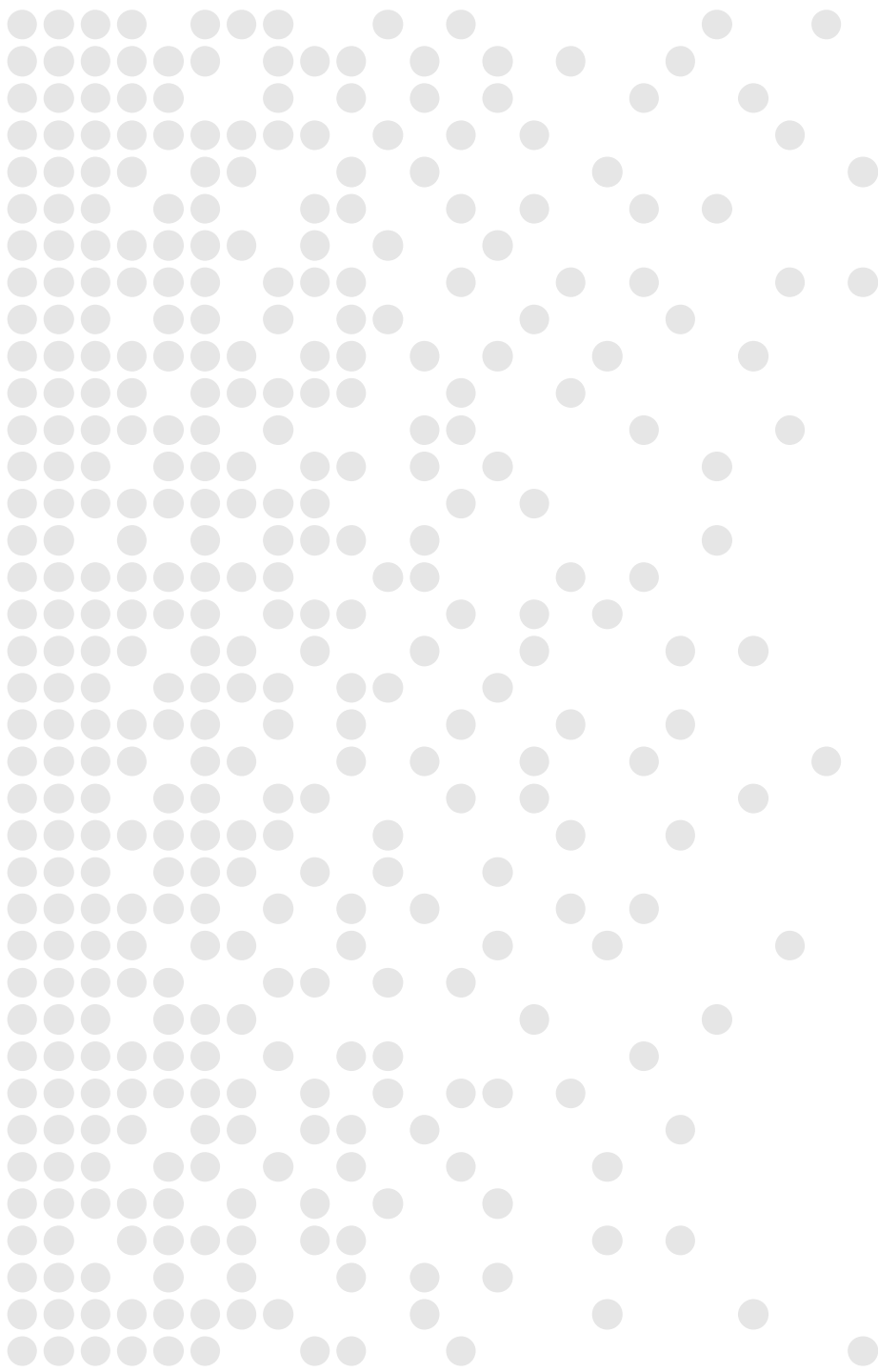
Increased Service Needs Attributable to Anticipated Development  2023-2036	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
								74%	26%
Services Related to a Highway - Roads and Related	54,549,000	3,148,500	-	51,400,500	18,740,200	748,000	31,912,300	23,615,102	8,297,198
Services Related to a Highway - Public Works (Facilities, Fleet, and Equipment)	1,760,000	-	-	1,760,000	-	-	1,760,000	1,302,400	457,600
<b>Total</b>	<b>56,309,000</b>	<b>3,148,500</b>	<b>-</b>	<b>53,160,500</b>	<b>18,740,200</b>	<b>748,000</b>	<b>33,672,300</b>	<b>24,917,502</b>	<b>8,754,798</b>

# Local Service Policies



- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A., therefore, need to be clear:
  - What will be included in the D.C.; and
  - What will be required by developers as part of their development agreements
- Items considered in Local Service Policies may include:
  - Local, rural, collector & arterial roads,
  - Intersection improvements & traffic signals,
  - Streetlights & sidewalks,
  - Bike Routes/Bike Lanes/Bike Paths/Multi-Use
  - Trails/Naturalized Walkways,
  - Noise Abatement Measures,
  - Land dedications/easements,
  - Water, Wastewater & Stormwater, and
  - Park requirements.





# D.C. Exemptions

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County of Renfrew

# Mandatory Exemptions



## Mandatory Exemptions

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Affordable and Attainable units (to be in force at a later date);
- Affordable inclusionary zoning units;
- Non-profit Rental Housing;
- Discount for Rental units based on bedroom size; and
- Phase-in of D.C.s.

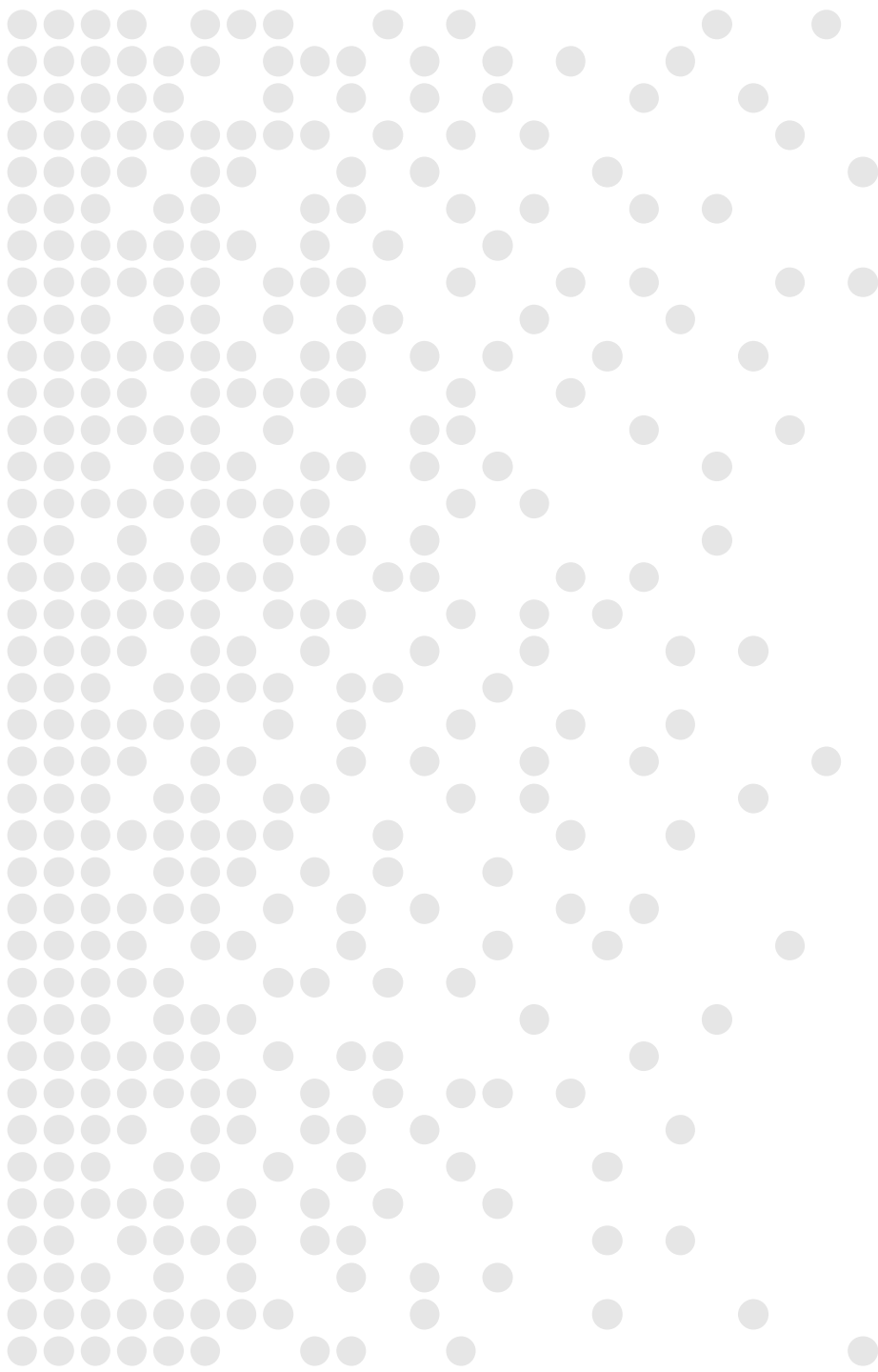
## Discretionary Exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law).

# Common Discretionary Exemptions



- Places of worship
- Bona fide farm buildings (but not the house)
- Industrial development
- Downtowns or infill development
- Brownfield redevelopment
- Hospitals



## D.C. Scenarios

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County of Renfrew

## D.C. Scenarios



- Through working with Staff, we have calculated two D.C. scenarios:
  - Scenario 1 – County-Wide D.C.
  - Scenario 2 – Corridor-Area Specific D.C.

# Scenario 1 – County-Wide D.C.



The assumptions include:

- The capital program is to be recovered on a County-wide basis
- This D.C. would apply to all residential and non-residential developments within the County

# Scenario 2 – Corridor-Area Specific D.C.



The assumptions include:

- The following County Municipalities located along the Trans-Canada Highway (Hwy 417) are included as part of the Corridor-Area Specific calculations due to their proximity to the planned capital works
- All the identified capital is to be recovered on a Corridor-Area Specific basis
- A deduction of 5% was made to the gross capital costs to account for the potential benefit of the capital works by growth within the non-corridor municipalities
- Should the County choose this scenario, the 5% deduction will need to be funded from taxes, rates, or other non-D.C. sources
- This area-specific D.C. would only apply to residential and non-residential developments within the corridor municipalities

## **Corridor Municipalities:**

1. Town of Arnprior
2. Township of McNab/Braeside
3. Town of Renfrew
4. Township of Horton
5. Township of Whitewater Region
6. Township of Laurentian Valley
7. Town of Petawawa
8. Town of Laurentian Hills
9. Town of Deep River

# Rate Comparison



## Scenario 1 – County-Wide D.C.

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>County Wide Services:</b>						
Services Related to a Highway	4,759	3,907	2,883	2,170	1,913	3.45
<b>Total County-Wide Services</b>	<b>4,759</b>	<b>3,907</b>	<b>2,883</b>	<b>2,170</b>	<b>1,913</b>	<b>3.45</b>

## Scenario 2 – Corridor-Area Specific D.C.

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Corridor Area-Specific Services:</b>						
Services Related to a Highway	5,647	4,636	3,421	2,575	2,270	3.55
<b>Total Corridor Area-Specific Services</b>	<b>5,647</b>	<b>4,636</b>	<b>3,421</b>	<b>2,575</b>	<b>2,270</b>	<b>3.55</b>





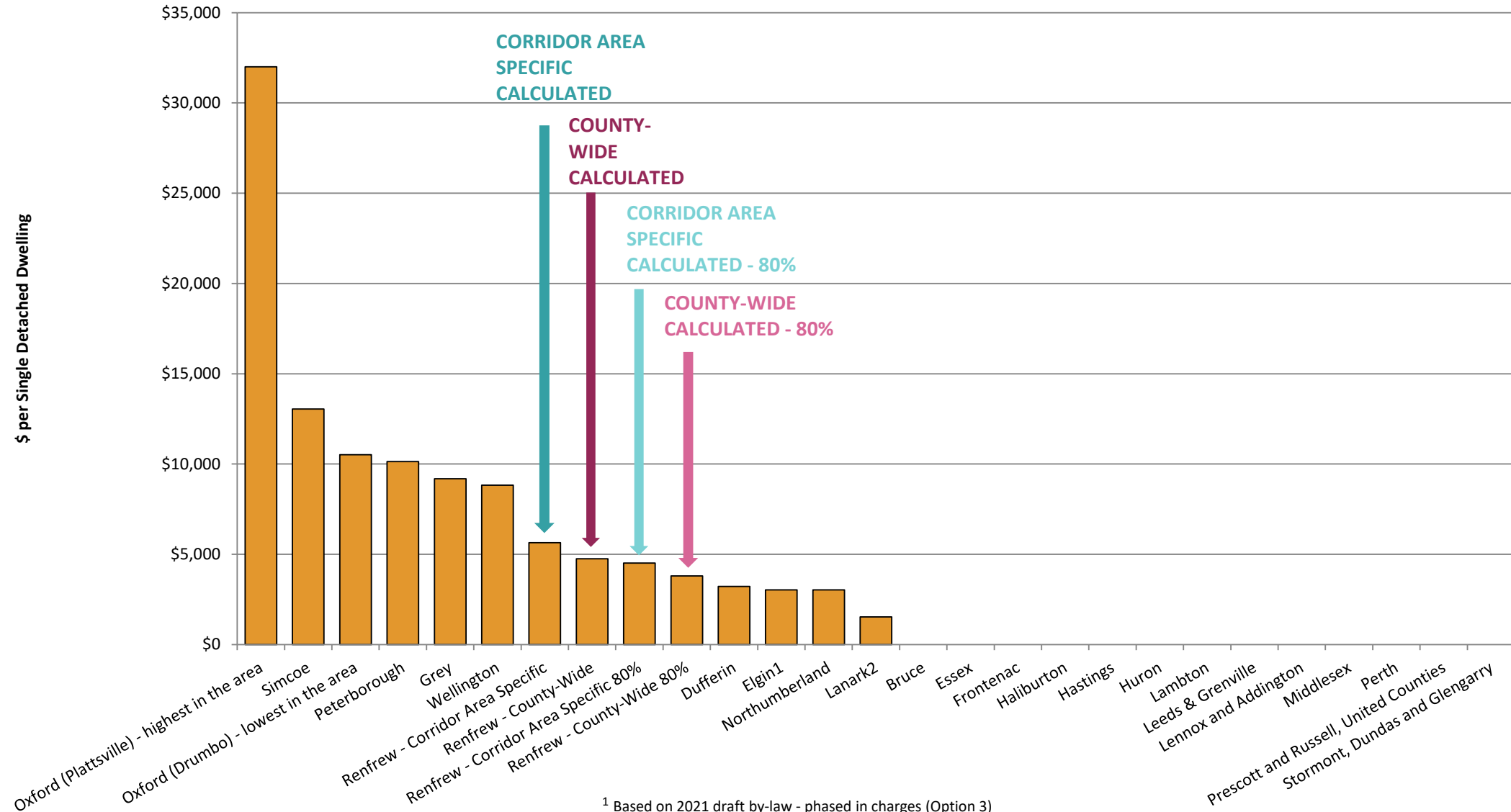
# Surveys of D.C. Rates

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County of Renfrew

# Development Charge Rates for Ontario Counties

## Single Detached and Semi-Detached Dwellings

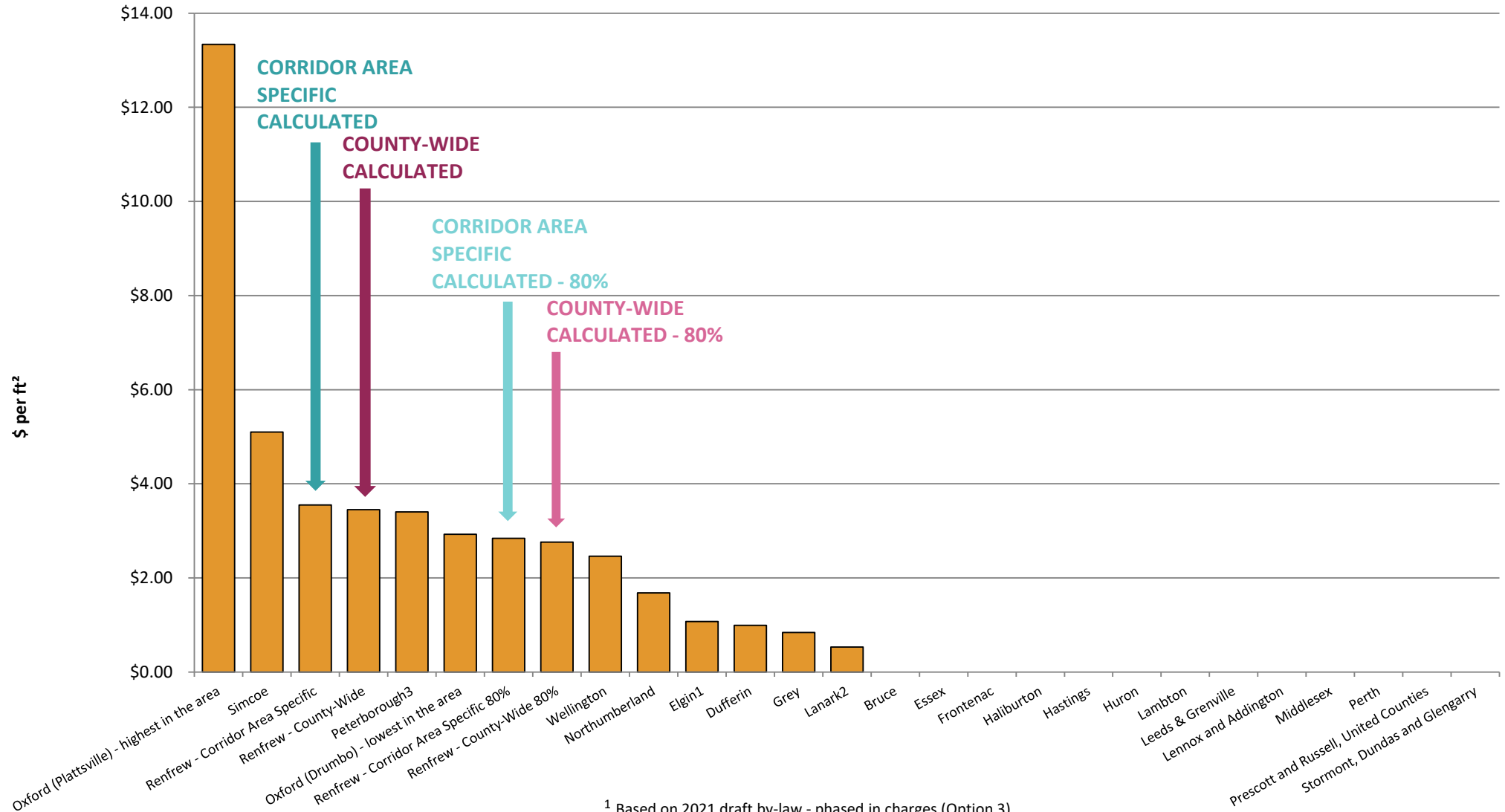


<sup>1</sup> Based on 2021 draft by-law - phased in charges (Option 3)

<sup>2</sup> 2021 Rate

# Development Charge Rates for Ontario Counties

Commercial Development - per sq.ft.



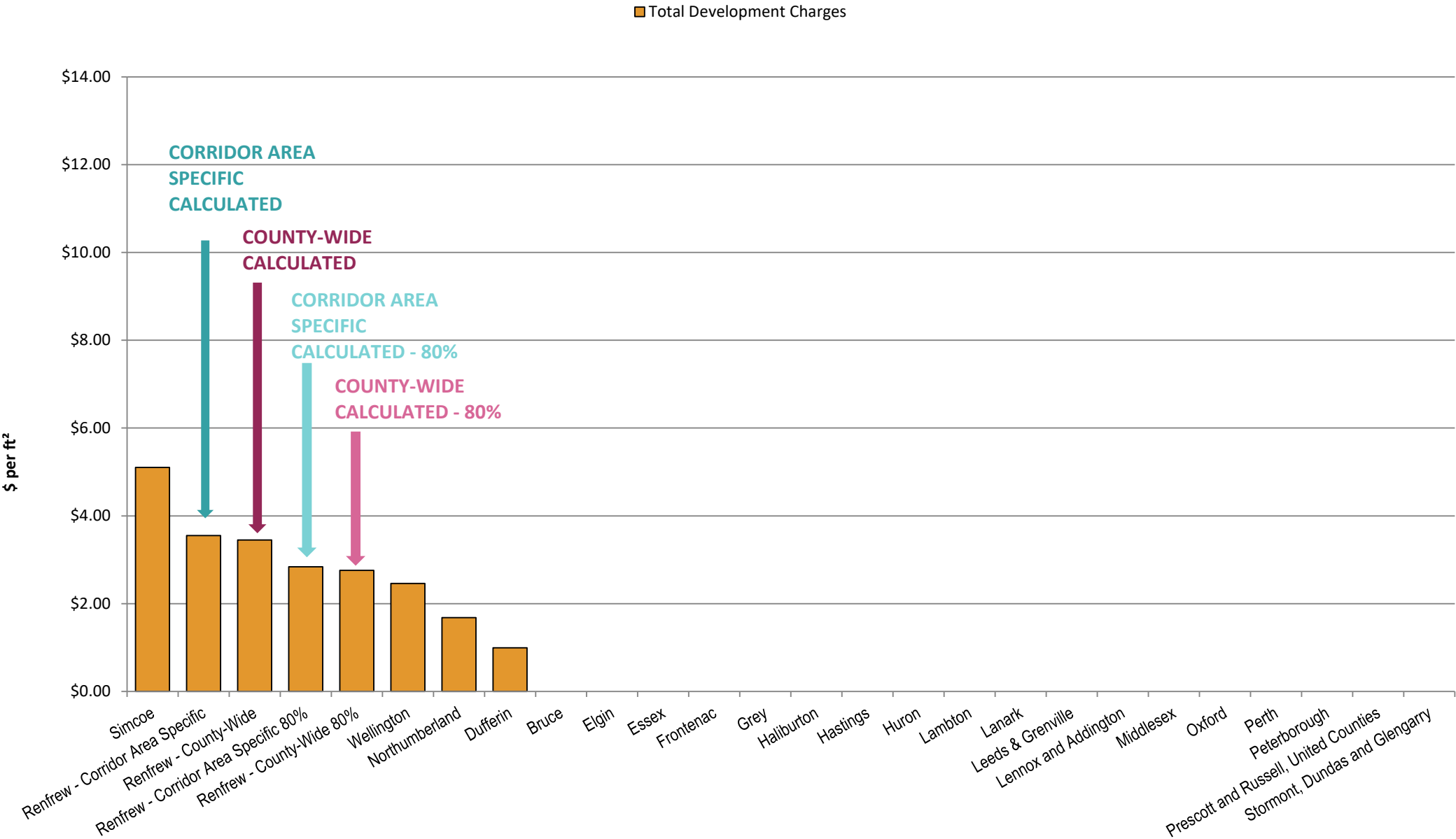
<sup>1</sup> Based on 2021 draft by-law - phased in charges (Option 3)

<sup>2</sup> 2021 Rate

<sup>3</sup> for development > 250 sq.m.

# Development Charge Rates Ontario Counties

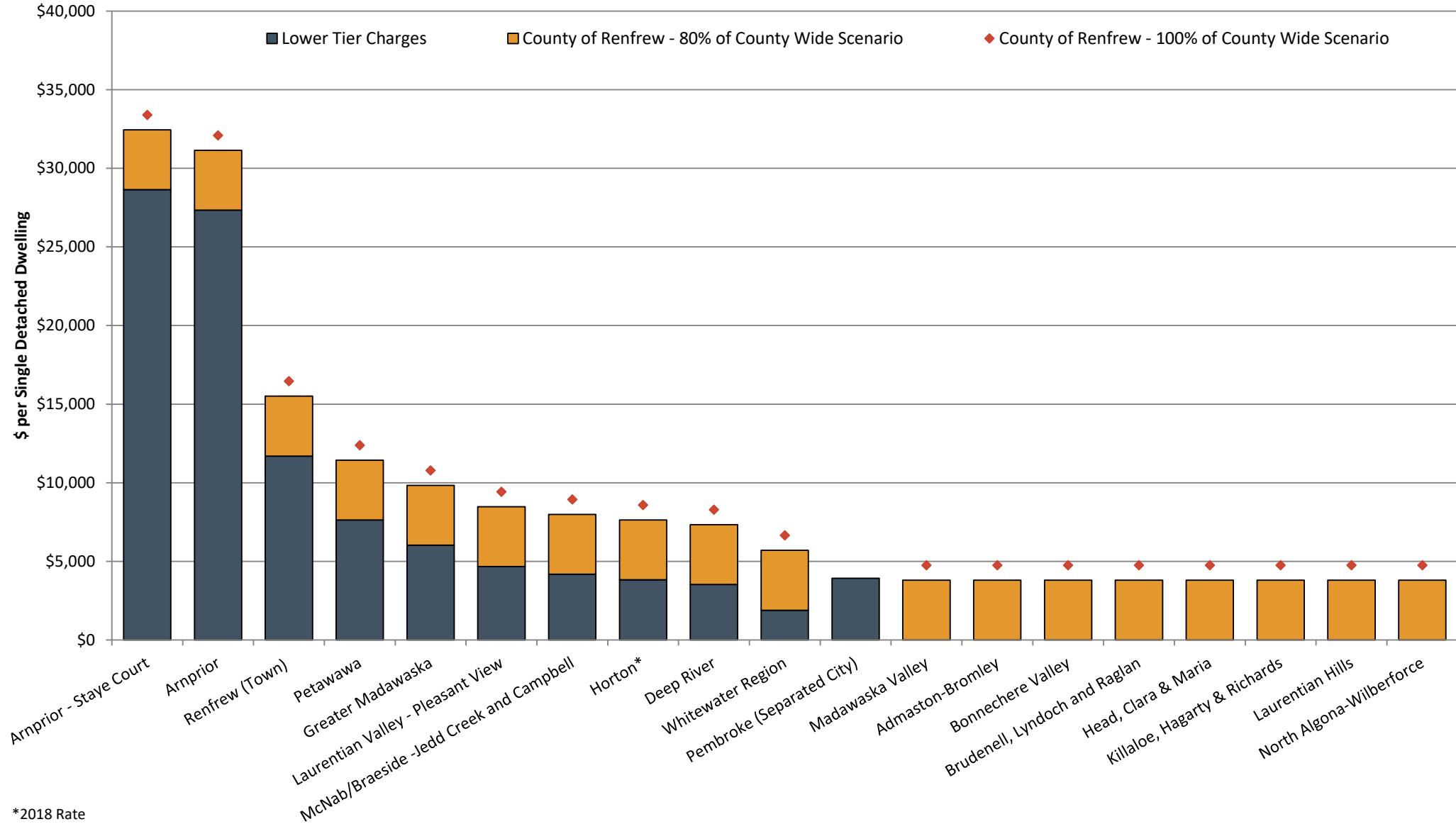
## Industrial Development - per sq.ft.



# Development Charge Rates for Municipalities in Renfrew County

## Scenario 1 - County-Wide D.C.

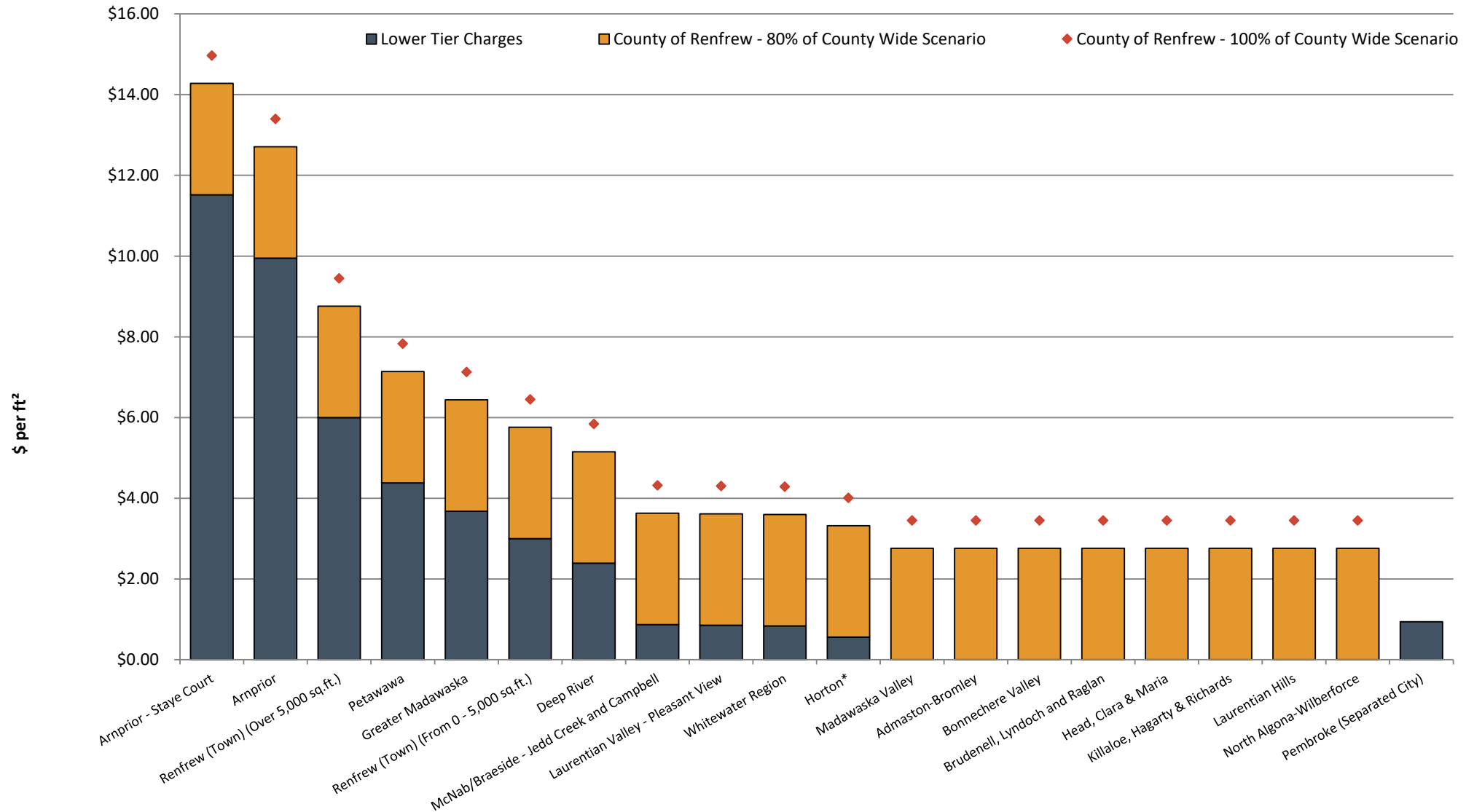
### Single Detached and Semi-Detached Dwellings



# Development Charge Rates for Municipalities in Renfrew County

## Scenario 1 - County-Wide D.C.

Commercial Development - per sq.ft.

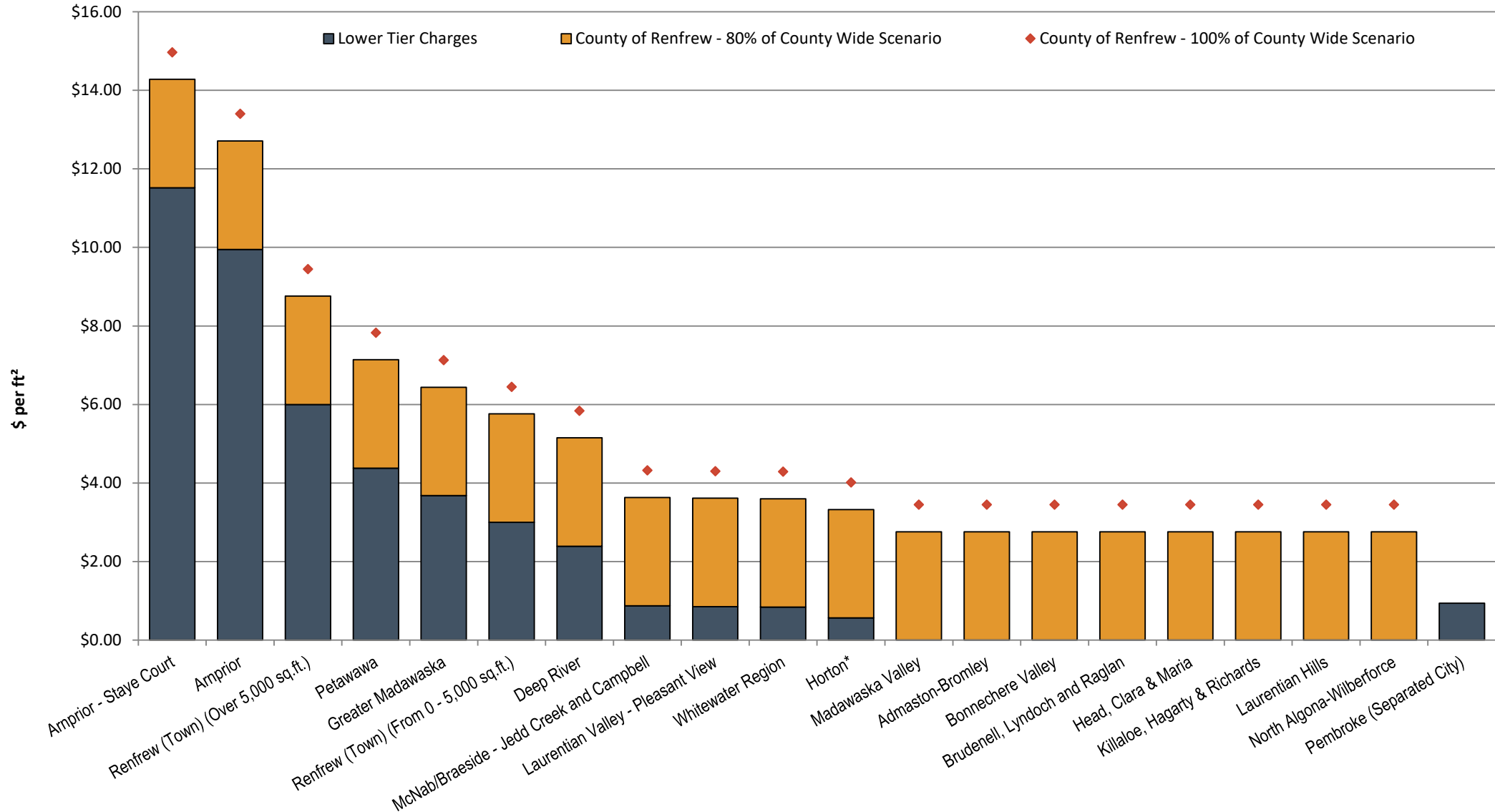


\*2018 Rate

# Development Charge Rates for Municipalities in Renfrew County

## Scenario 1 - County-Wide D.C.

### Industrial Development - per sq.ft.

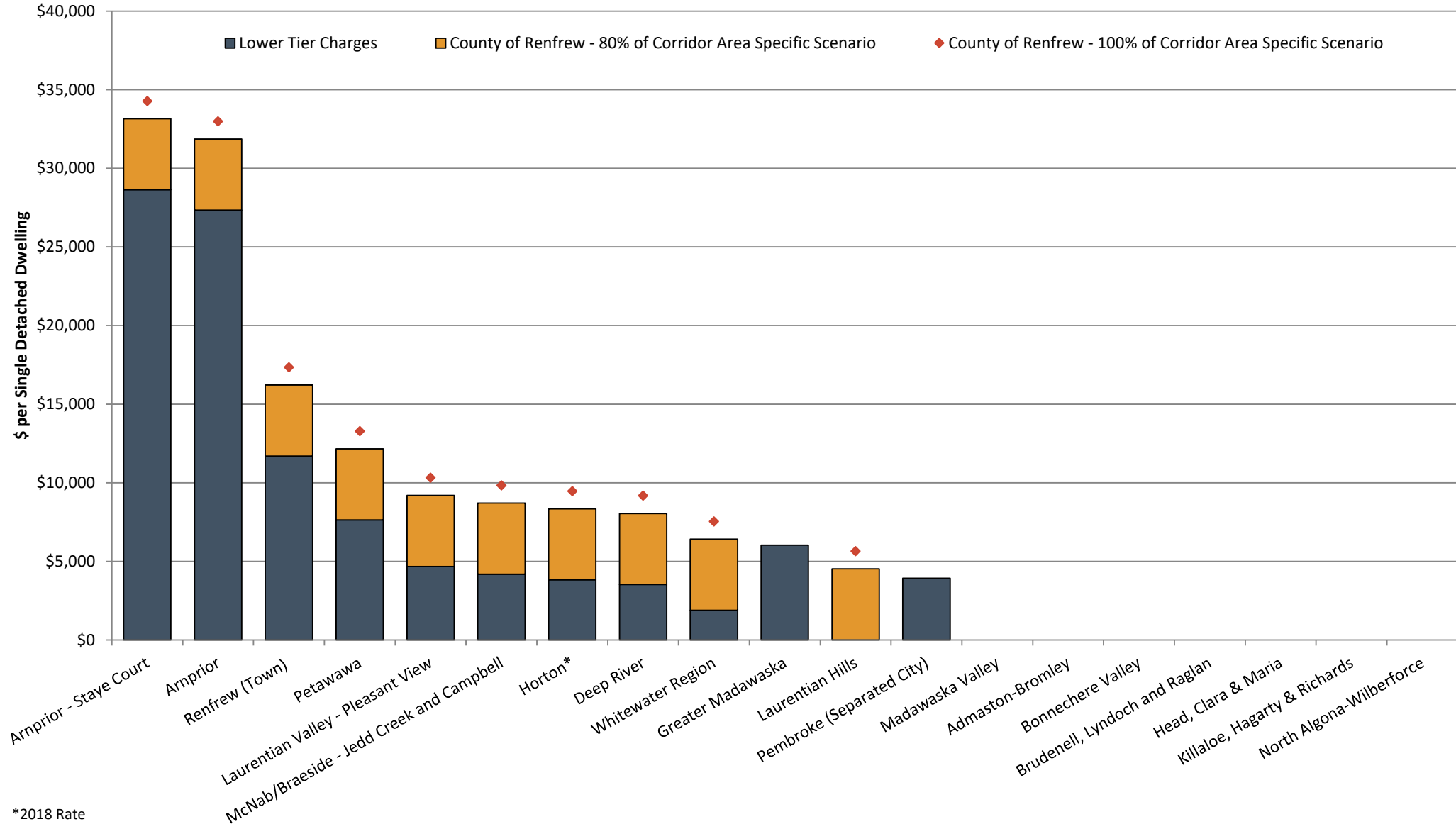


\*2018 Rate

# Development Charge Rates for Municipalities in Renfrew County

## Scenario 2 - Corridor Area Specific D.C.

### Single Detached and Semi-Detached Dwellings

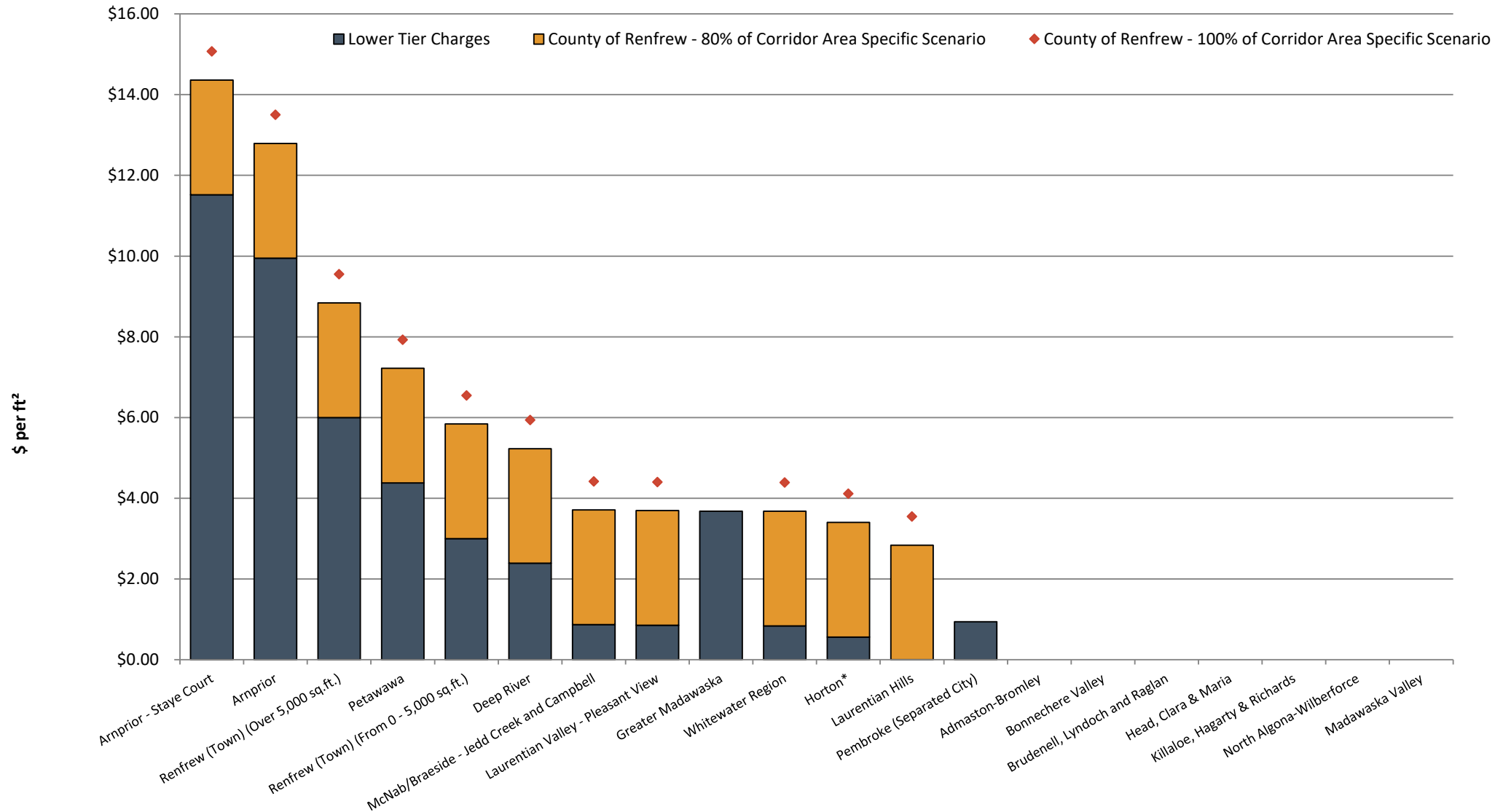




# Development Charge Rates for Municipalities in Renfrew County

## Scenario 2 - Corridor Area Specific D.C.

### Commercial Development - per sq.ft.

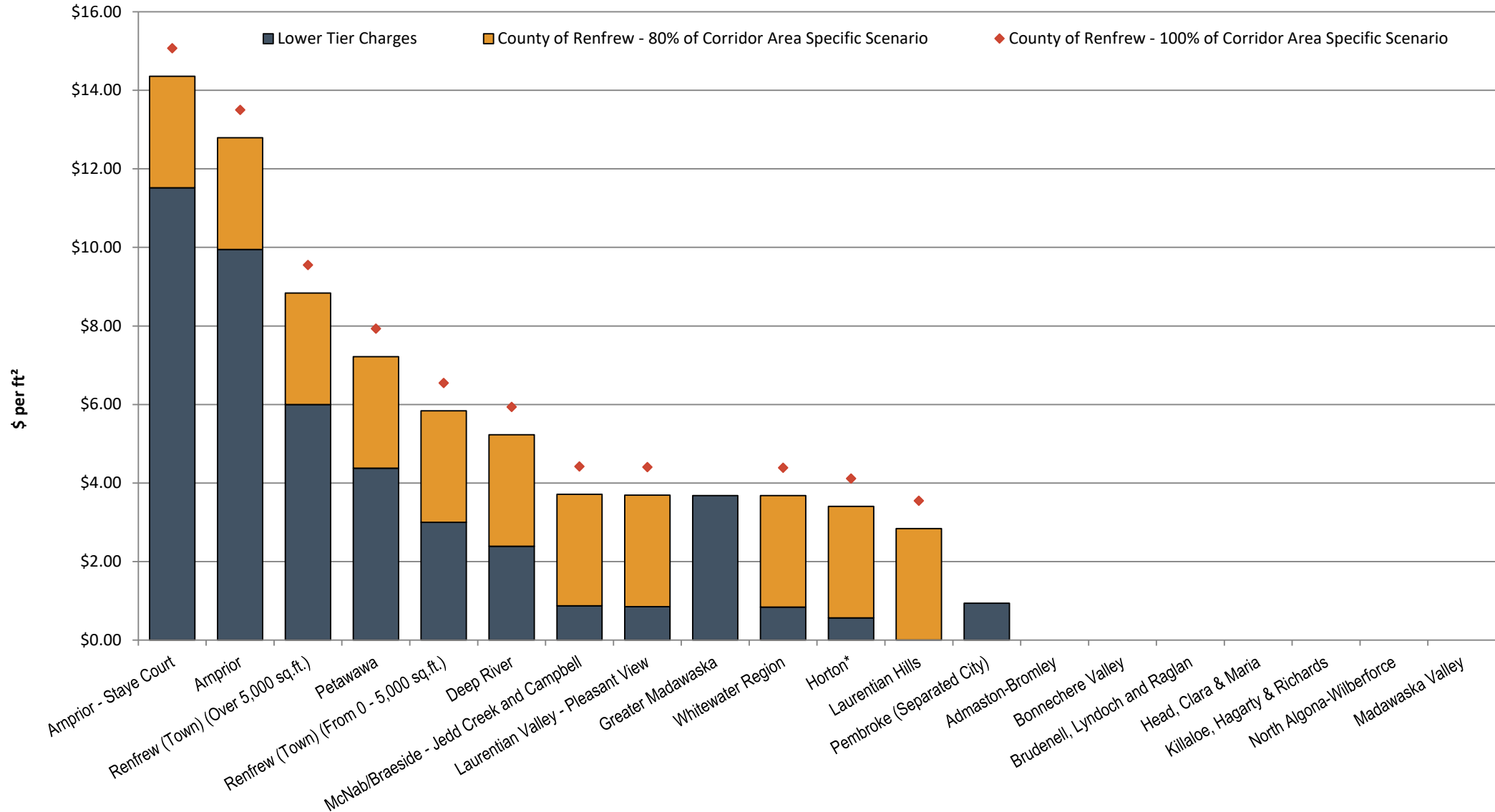


\*2018 Rate

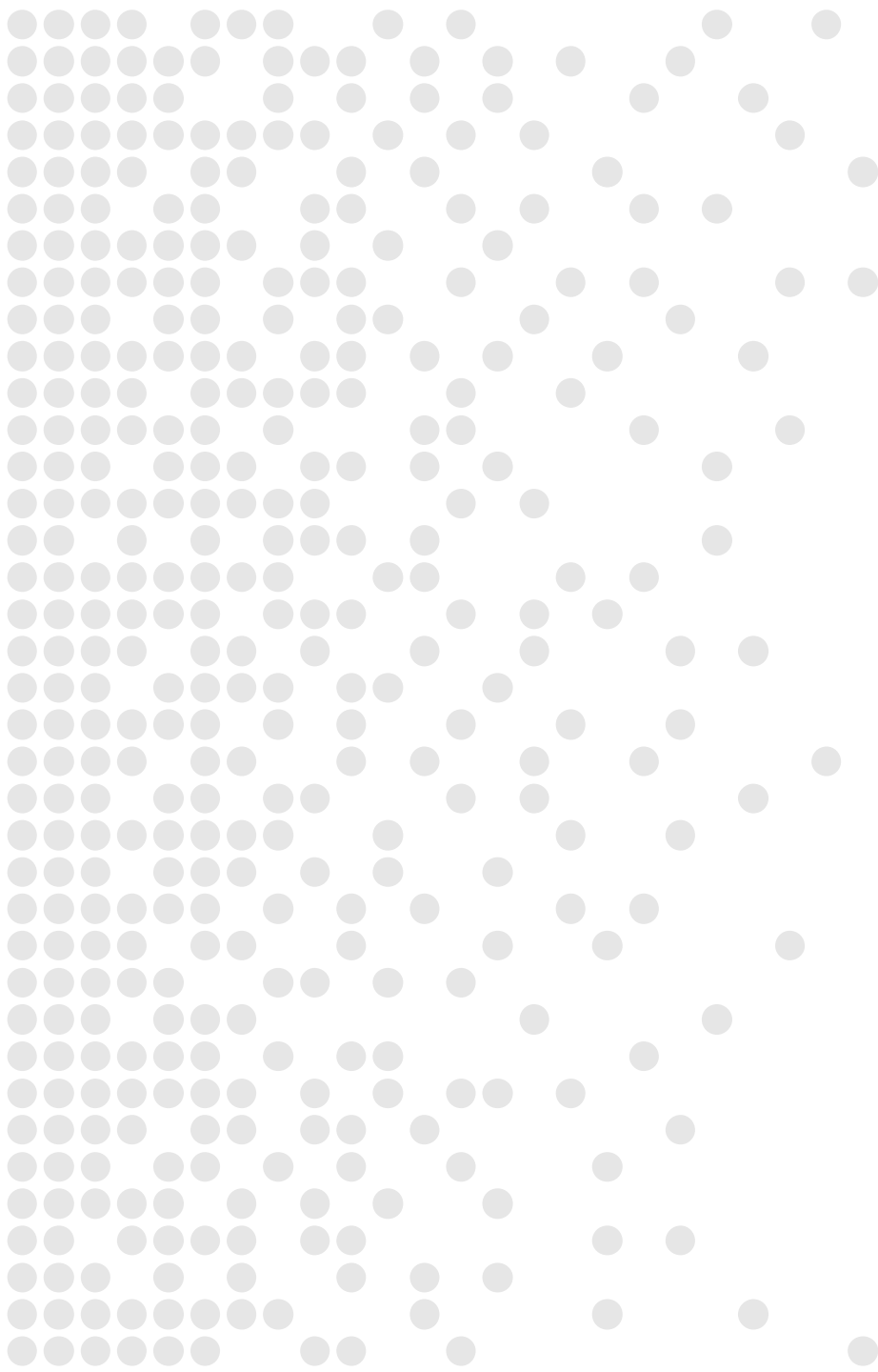
# Development Charge Rates for Municipalities in Renfrew County

## Scenario 2 - Corridor Area Specific D.C.

### Industrial Development - per sq.ft.



\*2018 Rate



## Next Steps

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County of Renfrew

# Next Steps



**April 20, 2022**

Development Charges 101 Council Workshop



**August 2022 – May 2023**

County of Renfrew D.C. Start-up Process

- Kickoff meeting, staff interviews, growth forecast development, calculations, and policy review



**August 17, 2023**

Finance Committee Meeting



**August 30, 2023**

Council Workshop Meeting



**September, 2023**

Revise calculations and policies based on feedback from Council and Staff



**Fall 2023**

Provide D.C. Report to Staff



**Minimum of 60 Days After the Release of the Report**

Consideration of the D.C. By-law

# Questions



# Questions