



**MUNICIPALITY OF NORTH GRENVILLE
 AGRICULTURE AND RURAL AFFAIRS ADVISORY
 COMMITTEE MEETING AGENDA**

Wednesday, November 6, 2024, 4:15 p.m. - 6:15 p.m.
 Held in Meeting Room 1, 285 County Road 44

Pages

A. Open Meeting

B. Land Acknowledgment

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

C. Approval of the Agenda

D. Disclosure of Interest

E. Approve Minutes of Previous Meeting

- | | | |
|----|---|---|
| 1. | Committee Meeting Minutes - June 5, 2024 | 1 |
| 2. | Committee Meeting Minutes - September 4, 2024 | 6 |

F. Delegations

G. Decision Items

H. Correspondence/Information Items/Reports

1. Backyard Chickens Bylaw
2. Lindsay Rd Update - Clerk's Office
3. Biodiversity Discussion With EAAC, Coordination
4. Rural CIP comments, Martha Bradburn

9

I. Other Business

1. Items for Next Meeting

J. Public Questions

K. Adjournment



MUNICIPALITY OF NORTH GRENVILLE
AGRICULTURAL AND RURAL AFFAIRS ADVISORY COMMITTEE
MINUTES

3
June 5, 2024, 4:15 p.m. - 6:15 p.m.
Held in Meeting Room 1, 285 County Road 44

MEMBERS PRESENT Shawn Carnegie
Kristin Strackerjan
Deb Wilson
Martha Bradburn
Leela Ramachandran

MEMBERS ABSENT Deron Johnston
Josh Scharf
Joseph Scott
Rachel Everett-Fry
Rebecca Campbell

STAFF PRESENT Chloe Preston, Municipal Clerk
Amy Martin, Director of Planning & Development

A. Open Meeting

The meeting was opened at 4:32 PM

B. Land Acknowledgment

The Land Acknowledgment was read by Leela Ramachandra

C. Approval of the Agenda

Amended: Chloe Preston, Municipal Clerk, requested to move item H. Correspondence/Information Items/Reports above item G. Decision Items, regarding the new Committee Clerk Position.

Moved By Martha Bradburn

Seconded By Leela Ramachandran

The Agricultural and Rural Affairs Advisory Committee agenda for June 5, 2024 be approved as amended.

CARRIED

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

Deb Wilson requested to amend previous minutes for March 6, 2024: "funding request made to council, Mr. Redmond", incorrectly named, it was Wayne Brown. Mr. Redmon did not attend the meeting.

Moved By Deb Wilson

Seconded By Shawn Carnegie

Be It Resolved:

The meeting minutes of the Agricultural and Rural Advisory Committee meeting on March 6, 2024 be approved as amended.

CARRIED

1. Committee Meeting Minutes - March 6, 2024

F. Delegations

None.

G. Decision Items

1. Rural and Agriculture CIP

CIP document was amended with changes from last meeting, Deputy Director/Manager of Planning, Phil Mosher created information sheet. By-law has to create zoning area, to includes particular areas within the downtown, coordinate with Operations. The report notes eligibility requirements.

Martha Bradburn will read and update her comments, she will email changes to Phil Mosher and Amy Martin. Clarification on process for application with building department, applicants will still have to go through the process for building application for any changes. Suggested to add under section 4. " complies with Ontario property standards and Ontario Building Codes". Roadside Improvement Grants section needs clarification relating to eligibility and signage. Shawn

Carnegie asked about trucks, trailers or sea containers. Amy Martin noted a permit is required for a sea container on property.

This was moved to the next meeting.

#ARAAC-2024- Deferred

Moved By Deb Wilson

Seconded By Martha Bradburn

The Agricultural and Rural Affairs Advisory committee make the following recommendation to Council:

Moved to next meeting.

CARRIED

H. Correspondence/Information Items/Reports

Amendment H. Item added, Chloe Preston, Municipal Clerk discussed new Committee Clerk position advised of operational changes to all Advisory Committees. Committee agenda reports to be included for new items, agendas are shared with the public and requirement for transparency. Shawn Carnegie inquired about Committee calendar on the Municipality of North Grenville site suggesting the meeting dates are posted months in advance.

Discussion to replace member Deron Johnston. There is an open call for members. Leela Ramachandra asked about Rachel Everett-Fry attendance, Chloe Preston noted Rachel had full intentions to attend and there hasn't been success reaching out to her, she suggested that we draft communication to reach out to her to confirm if she is willing to take a leave of absence.

ACTION: Committee Clerk will draft a letter to be reviewed by the chair, to be sent to Rachel Everett-Fry to confirm her interest as a member.

I. Other Business

1. Kemptville Campus Ag Lands

Campus update, no update from committee to campus about agricultural land and future plan suggestions. Discussion regarding CEDAC meeting conversation of Federal Government Co-location co-housing, space sharing. Federal Government has been shown the building space at the Campus. Suggestion of a motion to council to bring forward their support for his co-housing options..

MOTION: " The Agriculture and Rural Affairs Advisory Committee formally endorse any efforts to creating a co-location working space (hoteling) for all federal employees on the Kemptville Campus".

Moved By Martha Bradburn

Seconded By Deb Wilson

Be it resolved THAT

The Agriculture and Rural Affairs Advisory Committee formally endorse any efforts to creating a co-location working space (hoteling) for all federal employees on the Kemptville Campus.

CARRIED

2. Backyard Chickens

Confirmed that this has come up previously and By- Law has researched it back in 2022. There are two components, By-Law, ensuring compliance, and zoning. Concerns of animals escaping and the spread of diseases. Additional research needs to be completed, outlining options and limitations, and researching other communities that have Backyard Chickens By-Laws.

ACTION: Amy Martin will reconnect with By-Law. This matter will be discussed at the next meeting.

3. Items for Next Meeting

Lindsey Rd allowance (Blue Gypsy 1595 Lindsay rd.), requesting drainage update on decision. Petition as been signed by neighbours. Possible discussion in the future with EAAC to discuss biodiversity.

1. Backyard Chickens Bylaw- Amy to follow up with Josee Lizotte
2. Lindsay Rd Update from Clerks office regarding sale
3. Coordination meeting with EAAC to discuss biodiversity

4. All Chairs meeting update

J. Public Questions

None.

K. Adjournment

Next meeting September 4th.

Moved By Shawn Carnegie

Seconded By Deb Wilson

*The regular meeting of the Agricultural and Rural Affairs Advisory
Committee adjourned at 6:00 PM.*

CARRIED



**MUNICIPALITY OF NORTH GRENVILLE
AGRICULTURAL AND RURAL AFFAIRS ADVISORY COMMITTEE
MINUTES**

**September 4, 2024, 4:15 p.m. - 6:15 p.m.
Held in Meeting Room 1, 285 County Road 44**

MEMBERS PRESENT Co-chair Shawn Carnegie
Deb Wilson
Martha Bradburn
Josh Scharf
Joseph Scott

MEMBERS ABSENT Co-Chair Councillor Kristin Strackerjan
Rachel Everett-Fry
Leela Ramachandran

STAFF PRESENT Amy Martin, Director of Planning & Development
Senterre McKenna, Committee Clerk

A. Open Meeting

Appointed Co-Chair Deb Wilson called the meeting to order at 4:17p.m.

B. Land Acknowledgment

Committee member acting Co-Chair Deb Wilson read the land acknowledgment.

C. Approval of the Agenda

#ARAAC-2024- 14

Moved By Joseph Scott

Seconded By Josh Scharf

Be it resolved:

THAT the Committee agenda for September 4, 2024 be approved as presented.

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

1. Committee Meeting Minutes - None

F. Delegations

G. Decision Items

H. Correspondence/Information Items/Reports

1. Official Plan Consultation, Dillon Consulting

Megan Reddy and Nicole Beuglet from Dillon Consulting, opened their discussion on the Official Plan consultation with members of the ARAAC group. The following questions were asked to the members, with a focus on three areas with 9 specific question to assist in collecting information:

Living in North Grenville:

Q1: What are your main concerns related to housing within the Municipality?

Q2: What do you see as the biggest constraints to adding more diversity into North Grenville's housing stock?

Q3: Thinking about the geographic relationship between where housing and agricultural lands are currently located, are there any particular areas where you think housing should be a focus?

Playing in North Grenville:

Q1: What do you believe the key challenges or issues related to recreational and leisure activities are for North Grenville residents?

Q2: What types of opportunities for leisure spaces would you like to see prioritized as the Municipality grows? As this growth does occur how can we ensure everyone has access to our leisure spaces?

Q3: What kinds of recreational spaces, natural areas and programmable spaces would you like to see more of?

Working in North Grenville:

Q1: What kinds of industry and associated land uses do you think should be prioritized to improve economic diversity within North Grenville?

Q2: Do you think any of the current policies have acted as barriers towards advancing the agricultural sector's economic goals?

Q3: What changes would you like to see to ensure the local economy, as it relates to agriculture, grows in both a financially and environmentally sustainable manner?

I. Other Business

None.

J. Public Questions

None.

K. Adjournment

#ARAAC-2024- 15

Moved By Josh Scharf

Seconded By Joseph Scott

Be it resolved:

THAT the meeting be adjourned at 5:59 p.m.

CARRIED

A Rural CIP for North Grenville: A proposal to the Agricultural and Rural Affairs Advisory Committee

Last updated February 27, 2024

Introduction:

The Municipality of North Grenville is determined to see its Rural area become a thriving, vibrant area for locals and visitors, generating employment opportunities and contributing to a complete community.

The Municipality created this Rural CIP to address present and future opportunities in rural areas.

Part of this plan includes a suite of incentive programs through the Rural CIP to foster development in rural areas. Staff can guide individuals looking to submit applications to any of the criteria.

General Eligibility Criteria:

1. Final eligibility criteria will be determined through the demonstrated success of the project through all stages of application (as required) for planning approval, building permit issuance, and building code compliance, construction, occupancy, financial viability, and evaluation by the Ontario Municipal Property Assessment Corporation.
2. All proposals shall conform to the Official Plan, Zoning By-law and Council approved design guidelines and other planning requirements.
3. Property taxes shall be in good standing at the time of application and throughout the length of any incentive or grant commitments. Where arrears exist, an application will not be approved and/or grants will not be advanced until arrears are eliminated.
4. The property must conform to all property standards.
5. During preparation of its annual budget Council will determine the contribution to be made available to the various CIP programs for the following year. The financial incentive programs available under this CIP will be administered by staff within the budget established by council. Projects will not be approved that result in over-expenditure to what has been allocated to the CIP programs by council.
6. If the applicant is in default of any program requirement or any other requirement of the Municipality, the Municipality may delay, suspend or cancel the amount of its program approval and/or the financial incentives.
7. The Municipality reserves the right to audit any studies and/or works approved under the incentive program.
8. The Municipality may at its discretion and without further amendment to the CIP, extend or discontinue any program when it deems appropriate. Notwithstanding this, participants in various programs prior to their discontinuation may continue to receive approved incentives/grants after the closing of the program as determined through individual agreement with the Municipality and subject to available funding approved by the Municipality.
9. No application is guaranteed an approval, the Municipality has full authority over all decisions, and final decisions with respect to applications and the allocation of funds shall be made in accordance with the guidelines below.
10. As a condition of the approval, the applicant and/or owner of the property are required to enter into an Agreement with the municipality. Depending on the nature of the program applied for,

these agreement may be registered on title of the applicable property. The agreement may be made with respect to terms, duration, default, penalty, and termination provisions of the financial incentive.

11. Funding will only be provided after an agreement is executed, if required, and once all other conditions have been met.
12. Successful applicants are ineligible to participate in the Program again for two (2) calendar years. All eligible applications will be considered on a competitive basis. There is no guarantee of funding for any of the applicants.
13. If the funding is recurring over multiple years, then funding will only be issued if appropriate documentation is provided and accepted by the Municipality each year, as required.
14. Grants will not be applied retroactively to works started prior to the application intake date.
15. In accordance with Section 28(7.3) of the *Planning Act*, the total amount of financial incentives (including tax assistance) given by the Municipality to a specific development shall not exceed the eligible costs with respect to those lands and buildings.
16. In addition to the foregoing, eligible properties must meet the following specific requirements to be eligible to apply for the Rural CIP program:
 - a. Eligible Owners and authorized Tenants of lands and buildings located in agricultural or rurally zoned areas of North Grenville (outside of Service Area 1/Kemptville urban boundary) may apply for funding. Project activities must take place within this area.
 - b. The type of property or use subject to an application must be clearly identified as eligible. Generally, this includes properties with a full or partial commercial use, or properties designated as agricultural, rural, outdoor/recreational, etc.
 - c. To be eligible for funding, proposed projects must demonstrate some level of improvement over the existing conditions and not simply represent a Life-cycle replacement or ongoing operating costs.

Commented [PM1]: Perhaps instead: works commenced after submitted an application but prior to application approval are done at the applicant's risk?

Commented [PM2]: Can also have more specific eligibility criteria based on the activity.

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General Project Types:

- Tax-Increment Equivalent > Commercial Grant
 - o The tax increment equivalent farm grant (TIEFG) program is designed to support the development of agricultural operations in the rural area of North Grenville.
 - o Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - A minimum of 1000 ft² of new agricultural space, livestock facility, manure storage facility as an addition to existing or as a stand-alone structure is proposed to be developed.
 - Bona fide farmer / farm registration
 - o Municipal Contribution:
 - The maximum amount of the grant is 90% of the annual tax increment, over the agreed base assessment and property tax liability in year 1, declining by 10% per annum.
 - The maximum duration of the program is 10 years.

Commented [PM3]: Committee to specify minimum area.

- The maximum total grant amount is limited to the lesser of the total tax increment over the duration of the program or the total eligible costs.
- The program does not apply to the portion of tax levied by the United Counties of Leeds and Grenville.
- The program does not apply to the education portion of the tax rate.
- Steps to Follow:
 - The applicant will schedule an appointment with the program administrator who will determine eligibility. The applicant must be ready to provide information on the property and the proposed project.
 - An agreement will be executed establishing the terms of the tax rebates.
 - After completion of the construction of the new agricultural space, livestock facility, manure storage facility and a reassessment by MPAC, the Municipality will establish the rebate schedule.
 - The rebates will be paid after the applicant has paid their annual taxes in entirety.

Duration/Period	Grant Share	Annual Tax Increment on Municipal Portion	Grant Value Payable	Taxes Retained by Municipality
Year 1	90%	\$50,000	\$45,000	\$5,000
Year 2	80%	\$50,000	\$40,000	\$10,000
Year 3	70%	\$50,000	\$35,000	\$15,000
Year 4	60%	\$50,000	\$30,000	\$20,000
Year 5	50%	\$50,000	\$25,000	\$25,000
Year 6	40%	\$50,000	\$20,000	\$30,000
Year 7	30%	\$50,000	\$15,000	\$35,000
Year 8	20%	\$50,000	\$10,000	\$40,000
Year 9	10%	\$50,000	\$5,000	\$45,000
Year 10	0%	\$50,000	\$0	\$50,000
Total		\$500,000	\$225,000	\$275,000

- Building Fees > Grant
 - The Building Fees Grant is in place to reduce the burden of developing agricultural-related development / expansion for farm businesses.
 - Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - Bona fide farmer with valid farm registration number
 - Additional criteria to be determined with Committee contribution
 - Municipal Contribution:
 - Building fees are rebated up to a maximum of 50% up to \$2,500. Fees are rebated and not waived outright. Fees are to be paid when due and will be reimbursed to approved applicants, to a maximum set by Council each year, upon the execution of required agreements, and proof of occupancy. Fees

- associated with any other municipal process, or outside agencies are not subject to the rebate.
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 - The Grant will be paid according to the terms of the agreement upon obtaining a successful final inspection report.
- Roadside Improvement > Grant
- The Roadside Improvement Grant provides funding to eligible rural property owners and tenants who want to establish farm produce sales stands. Grants are only considered for proposals that offer:
 - Farm stands that are less than 160 ft².
 - Farm stands that comply with all setback requirements established by local and county requirements.
 - Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - The property must sell only those products produced on the property, or which otherwise have value added to them on the property.
 - If the total value of all grant applications exceeds the amount of funding available, the applications will be rated based on predetermined criteria. The applications that receive the highest scores will be eligible to receive a Grant.
 - Criteria includes, but is not limited to:
 - Quality of design
 - Quality of materials used
 - Quality of signage.
 - Properties that have received a roadside improvement grant the previous years are not eligible. Properties with new owners may be exempt from this criteria.
 - Municipal Contribution:
 - Eligible rural property owners and tenants are eligible to receive grants of up to \$5,000 per street address or roadside stand.
 - The value of the grant cannot exceed 50% of the total cost of the eligible work. In other words, if your grant application is approved, we may pay up to half of the total cost of your project.
 - Steps to Follow:
 - The applicant will schedule an appointment with the program administrator who will determine eligibility. The applicant must be ready to provide information on the property and the proposed project.
 - An agreement will be executed establishing the terms of the grant.
 - The Grant will be paid according to the terms of the agreement upon completion of the project.

- Energy Efficiency > Grant

- The Energy Efficiency Grant provides funding to improve existing farm facilities within the CIP area to provide for increased energy efficiency. Eligible energy improvements include:
 - Replacement of existing heating systems, central air conditioning systems, hot water system with recognized energy efficient systems (e.g. energy star systems).
 - Insulation upgrades to attics, exterior walls, exposed floors, basements and crawl spaces.
 - Replacement of windows or doors with energy star models.
 - Installation of small-scale renewable energy generation systems which are not subject to approval under the Green Energy Act, as determined by the Ministry of Energy.
 - Any other related improvement works as approved by the Municipality.
 - Any combination of criteria above.
- Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - Bona fide farmer with a valid farm registration.
 - **Minimum size of building to be improved?**
- Municipal Contribution:
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 - The Grant will be paid according to the terms of the agreement upon obtaining a successful final inspection report.

- Equipment Improvements > Grant

- The Equipment Improvement Grant provides funding to improve or modernize existing farm equipment. Types of improvements eligible include:
 - Facility equipment (robotic milkers, etc.)
 - Infrastructure that assists with structure automation.
- Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - Bona fide farmer with a valid farm registration.
 - **Minimum size of building to be improved?**
- Municipal Contribution:

Commented [PM4]: This requires legal review. Under 28(7.1) of the Planning Act, improvements is loosely stated. I think it can be argued that it's permitted. If the committee wants it to stay, and Council provides ultimate direction, we will circulate to legal for review.

- Eligible rural property owners are eligible to receive grants of up to \$5,000 per street address.
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 - **Minimum size of building to be improved?**
- o Municipal Contribution:
 - Eligible rural property owners are eligible to receive grants of up to \$5,000 per street address.
 - The value of the grant cannot exceed 50% of the total cost of the eligible work. In other words, if your grant application is approved, we may pay up to half of the total cost of your project.
- o Steps to Follow:
 - The applicant will schedule an appointment with the program administrator who will determine eligibility. The applicant must be ready to provide information on the property and the proposed project.
 - An agreement will be executed establishing the terms of the tax rebates.
 - The Grant will be paid according to the terms of the agreement upon obtaining a successful final inspection report.

- Equipment Improvements > Grant

- o The Equipment Improvement Grant provides funding to improve or modernize existing farm equipment. Types of improvements eligible include:
 - Facility equipment (robotic milkers, etc.)
 - Infrastructure that assists with structure automation.
- o Eligibility: In addition to the general eligibility criteria, the following program-specific eligibility criteria apply:
 - Bona fide farmer with a valid farm registration.
 - **Minimum size of building to be improved?**
- o Municipal Contribution:

Commented [PM4]: This requires legal review. Under 28(7.1) of the Planning Act, improvements is loosely stated. I think it can be argued that it's permitted. If the committee wants it to stay, and Council provides ultimate direction, we will circulate to legal for review.

- Eligible rural property owners are eligible to receive grants of up to \$5,000 per street address.
- The value of the grant cannot exceed 50% of the total cost of the eligible work. In other words, if your grant application is approved, we may pay up to half of the total cost of your project.
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 -

Greetings Committee,

Thanks for the work on this and here are a few comments re the Draft RCIP document prepared by Leila-and Deron **By item #**: And for the additional input, particularly regarding Tax rebate section, Phil.

1- Eligibility criteria lists financial viability and evaluation by the Property Assessment Corp. Please clarify what these 2 items address.

1-2- OP and Zoning should be understood per Item #1. Ie, no need to repeat planning approval requirement .

10- Should read applicant AND owner as may be applicable if on leased property.

12- Clarify what “competitive” means.

13- What type of project would include multi year funding? I not able to think of any...

14- ..works commenced prior to grant approval are **NOT** to be eligible (see PM comment suggesting there may be an option in this...) eligibility after project is started will create potential for conflict.

15- Tax incentive should be a separate issue/program. Not sure how tax incentive translates to Community Improvement Project...does it really have a place in this program; what is the criteria for tax incentive and why is it specific to RCIP?

Tax incentive program may be an issue if delivered solely through Township staff? Public perception and accountability?

16- a- Agree that areas of eligibility should be defined (outside Service area 1/Kemptonville urban area) sounds reasonable...should the area be defined as all areas eligible as opposed to what is not included? Rural, rural residential, industrial etc, not just agricultural.

Are villages and Hamlets included in Service Area 1?

b- as above, if listing a few eligible property types, list all...lets just make sure the list is complete...etc is not best option.

General Project Types

Tax incentive for grant/rebate...not sure this belongs in the proposed CIP...? Is this an option in the urban CIP? Why add tax increment equivalent in this program...is it a fit here?

Roadside Improvement Grants (p. 7)- Should add "or services"

Agreement noted in the text might well be standardized (per urban CIP, assuming there is one for that program).

Energy grants (p. 8)- should be eligible to other businesses...only farm mentioned.

Confirm and update as MOEE/provincial or fed grants come and go. May be a BEST referral for applicants that Municipality /should be aware of.

Just a final note- would applicants be eligible for rental of certain equipment/materials for business improvement or structural works???

Martha