
Planning Issues and Policy Options Report

Tay Valley Township Official Plan Review & Update

Prepared for

Tay Valley Township



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Appendix A: Tay Valley Township Official Plan Review & Update: Special Council Meeting Planning Report (September 21, 2021)

Appendix B: Agencies Comments as of 24/11/2021

Appendix C: Community Comments as of 24/11/2021

Appendix D: Staff/Council Survey Questions



1 Report Purpose

The purpose of this Report is to present an analysis of the planning issues identified through the Tay Valley Township Official Plan Review process and to provide direction on possible policy options for each identified issue.

The policy options are intended to bring the Tay Valley Township Official Plan into conformity with the Provincial Policy Statement (PPS) (2020) and the Lanark County Sustainable Communities Official Plan (SCOP). In many cases the policies presented are the minimum required to bring the Tay Valley Township Official Plan into conformity with the PPS and County SCOP. In other cases, the policy options represent a new path for the Township, above and beyond the minimum required. It is requested that Council receive and provide feedback on the preferred policy options and confirm that all the relevant planning issues have been captured in this Report.

2 Public and Agency Consultation

This Section summarizes the consultation efforts during the Official Plan Review process.

- **Direct e-mail “notice of commencement”** correspondence sent to two (2) dozen agencies including prescribed provincial ministries, local area school boards, Conservation Authorities, surrounding municipalities, First Nations, and utilities – introduced project to agencies and requested their participation. This notification was done by the Township Planner on May 31, 2021. On July 12, 2021, the County Planner sent out a subsequent notice to provincial ministries, clarifying the request for technical input through the Municipal Plan Review process.
- **Open House** – An informal Virtual Open House was hosted by the Township Planner on August 17, 2021 to introduce the project to the community. At this time members of the public were encouraged to participate and provide comments on elements of the Official Plan that should be reviewed.
- **Special Meeting** – On September 21, 2021 Council sponsored a Special Meeting of Council under Section 26 of the *Planning Act*, 1990 where the consultant presented a Planning Report outlining the nature of the Official Plan Review and Update project and provided a preliminary list of issues identified (Appendix A).
- **Public Comments** - The public was requested to submit their comments to the Township by October 15th to ensure they were captured in the Issues and Options Report.

These efforts have resulted in detailed submissions by both the Ministry of Northern Development, Mines, Natural Resources and Forestry and the Lanark Leeds Grenville Health Unit which have been attached to this Report as Appendix B. The recommendations by these agencies have been incorporated into the Issues and Options Table.

There have also been comments submitted by over 12 members of the public. The comments raised range from wanting to reset the date for severances, removing aggregate designations from their properties, seeking support for communal housing, seeking support for multi-unit affordable housing, to seeking protection for natural areas, and support for climate change mitigation. There



have also been submissions from area lake associations seeking mitigation of climate change to protect water quality. There have also been two submissions concerned with protecting areas of natural heritage. Many of these suggestions identified issues that had been picked up through the PPS and SCOP review completed by the consultant. Public comments are found in Appendix C to this Report.

It should also be noted that the Township has undertaken efforts to engage first nation communities to participate in the Official Plan Review and Update project. These efforts are ongoing.

3 Council/Staff Survey

An important part of the Official Plan Review involved individual interviews with Councillors and senior staff. The interviews focused on 13 questions ranging from the role of the official plan to the types of desired development, development concerns, importance of natural resources of the area, how the Township is addressing climate change, focus for enhanced economic activity, and others. The specific questions that made up the phone interviews are identified in Appendix D of this Report.

3.1 Role of Official Plan

The survey results demonstrated a very good understanding of the role of the Official Plan. Comments recognized the Official Plan as a document to guide growth and development and which includes community goals and objectives. Some acknowledged that the OP is a prescribed document of the Province, and that the OP must comply with the PPS. It was also acknowledged that the Official Plan is closely related to the Zoning By-law and that these two important documents must be in sync.

3.2 Use of Official Plan

The Official Plan is seen primarily as a document for the Planner and staff to use. It is referenced in reports to Council and when undertaking other projects like the Recreation Master Plan or having policy related discussions on matters such as private roads. Council and staff should be familiar with the OP because the public can make references to the OP when they address Council.

3.3 How Does the OP Affect You

Most interviews suggested that the OP had limited affect on their personal property. It was acknowledged that it can impact what they can do with their land as well as what neighbours can do.

3.4 Preferred Future Development

When asked what type of development they would like to see in the future, the majority of the respondents indicated that a better balance between residential and commercial development would be positive. Specific mention was made of the importance of home-based businesses to TVT. There were also suggestions for more affordable housing and housing tailored to certain groups (seniors). More access to water, trails and community amenities were also mentioned. There were also suggestions about seeing development behind existing severed lots and less strip development



along township roads. Others suggested that the Township's hamlets need to be the future of growth and development to be able to achieve compact development.

3.5 Concerns with Existing Development

When asked to identify development trends taking place in TVT that are a concern, strip development along the Township roads was a concern shared by many, resulting in a loss of rural character. There was a general support for more subdivisions and less consent applications. There were also statements expressing concern with the look of solar farms on the rural landscape, that all the homes being built are very large, and people building without the necessary permits and/or approvals. There were also concerns with site alteration prior to obtaining approvals and the need for development to be more environmentally sustainable. There was specific mention of secondary dwellings on private roads and waterfront areas as a concern.

3.6 Changes to Landscape in 15 years

When asked to think of the changes to the physical appearance of the Township in 15 years caused by new growth and development there were a number of concerns related to waterfront development and that all cottages will be permanent homes. The stripping of Township roads with new rural residential houses will be dominate and that this is not desirable, but what are the options. There is a hope that the status quo is maintained but it is feared it will not be the same. There will be increased demands for services, road maintenance and waste management demands. Some asked where all the development will go? and noted that there is no room in the hamlets to grow.

3.7 Who will be Attracted to Live and Work in TVT

Most anticipated a mix of retirees and young families to move to TVT. The sense is that people looking for a single detached house and a rural lifestyle will be attracted to the area. The retirees will largely be focused on waterfront areas where they convert their cottage to a year-round house. Those looking to establish a home-based business or tourist-based business will be attracted to the area. It was acknowledged that new residents change priorities and service delivery levels (roads, waste management etc.). Regardless there will be a need for robust telecommunication infrastructure to support a growing population. There was also mention of the desire to see Canada's diversity reflected in TVT. Finally, there was the statement that much of what happens in TVT is influenced by the Town of Perth and their focus on the senior population and related support services.

3.8 OP Policies that are a Concern

There was concern expressed regarding the Official Plan and Zoning By-law not being in sync and that as soon as the Official Plan is updated, the Zoning By-law requires updating. It was noted that the private road policies of the Official Plan must be clearer and protect the interests of the Township. Concerns with trailers and residential development compatibility with commercial and industrial uses were also expressed. There was also the question asked if there is a limit on growth and what the Township can accommodate and maintain it's rural character?

3.9 How TVT is Addressing Climate Change

There was a clear sense that TVT is a leader in addressing climate change in the Lanark County context. There is a need to be part of a broader, regional action plan. The Township's Climate Change Action Plan (CAP) is a positive step in the right direction but more needs to be done. There were frustrations expressed with the challenges to implement the CAP. Others indicated that it is a global problem and beyond the ability of TVT to influence. There were also comments made regarding the need to focus on adaptation to climate change. There is a role for Council to play in increasing awareness of what individuals can do to help address the threat of climate change. Specific to the Official Plan it is important that the document establish the "climate change lens" to land use planning decision, as well as all township decisions. Finally, it was acknowledged that the protection of biodiversity and natural areas is a very important action that the Township can undertake to help address climate change.

3.10 Focus on Expanding Economic Activity

When asked to identify the focus for expanding economic activity within the Township, many noted the importance of home occupations and tourist commercial activities, building on what exists now. It was acknowledged that home occupations do not contribute to the commercial tax base of the Township. It was noted that it is difficult for the Township to attract new commercial industrial investment into the community and that TVT is a place to live, not work. Revitalizing the hamlets and the commercial services in hamlets was highlighted. The importance of restaurants, B & B and more retail services was mentioned. There was acknowledgement of the need to capture the digital work at home trend that has spurred growth and development in rural communities during the pandemic. There were suggestions for a business/industrial park along the Highway 511 corridor. It was also stressed that it is Council's role to provide a positive climate for economic investment – create a reason for people to invest in the community.

3.11 Importance of Areas Natural Resources

There was a very strong statement that the natural resources of TVT are a defining element of the community and its number one asset. It is the main draw to live and play in the Township. The waterfront is one of the Township's most valuable assets. It was also acknowledged that enforcement of protection measures is very important and requires resources.

3.12 Do More to Protect Natural Resources?

Many felt that the Township was doing a good job protecting area natural resources and that the status quo was appropriate. Others indicated that the Township should do everything it can to afford more protection to the area natural resources, mentioning a natural heritage system across the entire Township. It was also suggested that the Township work with other organizations such as the Land Trust to help protect more natural areas.

3.13 Where Should New Development be Located?

When asked where new growth and development should be located, many were unsure and noted that there really are no good areas to direct development towards. Others suggested that it should not be waterfront areas. Hamlets were the most preferred location for future growth and the desire to expand the hamlets was noted. There was a preference for subdivision development verse



severances. Others noted that the cluster lot model had potential. Finally, there was the statement that growth should go where there are good roads and connections.

4 Planning Issues and Policy Options Analysis

4.1 Methodology

The Planning Issues and Policy Options report is the culmination of the background research, agency consultation, and community consultation activities undertaken in support of the Official Plan Review. A preliminary list of issues was presented at the September 21st, 2021 Special Council Meeting and is attached as Appendix A to this Report.

The planning issues listed below reflect the land use planning matters identified through the OP review, and also reflect the comments and questions submitted by the general public. Specifically, the issues have been identified through the consultant's review of the PPS (2020) and the Lanark County SCOP, comments from agencies, comments from the public, and the phone survey of staff and Council.

For each policy issue listed in the Analysis table, the relevant guiding policies from the Provincial Policy Statement (PPS) and Lanark County Sustainable Community Official Plan (SCOP) have been identified. The table also identifies existing Tay Valley Township Official Plan policies. Finally, recommendations are presented on possible policy options for inclusion in the Tay Valley Township Official Plan that address the identified issue, in conformity with the PPS and SCOP.

In addition, there are policy recommendations that were contained in key Township documents such as the Climate Action Plan, Age Friendly Community Plan, Recreation Master Plan, Development Charge Background Report, and the Road Needs Study.



4.2 Issues & Options Planning Assessment Table

| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|------|-------------------------------|--|---|---|---|
| 1 | Engage Indigenous Communities | | | | ***Under Discussion*** |
| 1.1 | Indigenous Engagement | <p>Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters (1.2.2).</p> <p>Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources (2.6.5).</p> | <p>The Algonquins of Ontario shall be consulted on any Archaeological Studies related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified (8.2.10).</p> <p>The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified (8.2.10).</p> | <p>Currently there is limited reference to Indigenous Communities in the TVT OP. Section 1.1 Background contains reference to aboriginal peoples. The Archeological policies of Section 2.19.2 does make reference to consultation with the Algonquins of Ontario when encountering aboriginal artifacts.</p> | <ol style="list-style-type: none"> 1. <i>It is recommended that Section 1.1 Introduction, Background be supplemented with additional reference to human occupation of the land pre 1800 with wording similar to: “The Township recognizes that the First Nations People were the first to inhabit Tay Valley Township. Historically significant places that hold sacred importance for indigenous communities may exist within Tay Valley.”</i> 2. <i>It is recommended that Section 1.3.3, Official Plan Objectives be amended to include reference for indigenous community consultation with wording similar to: “The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with First Nation communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.”</i> 3. <i>It is recommended that Section 2.19.2, be amended with wording similar to “The Algonquins of Ontario and First Nation communities within Tay Valley Township shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of First Nation Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the Algonquins of Ontario and the First Nation communities shall be notified by the proponent and / or the Township should any</i> |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|----------|-----------------------|---|---|---|--|
| | | | | | <p><i>burial sites or human remains be discovered which are considered to be of potential aboriginal origin.”</i></p> <p>4. <i>It is recommended that Section 2.22.7 Environmental Impact Assessment be amended to include policy wording similar to: “The Algonquins of Ontario and First Nation Communities within Tay Valley Township shall be consulted on any Environmental Impact Studies related to proposed developments where areas of First Nation interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.” **Under Discussion**</i></p> |
| 2 | Climate Change | | | | |
| 2.1 | Climate Change | Addressing Climate Change is a new policy within PPS 2020. Specific reference to climate change is found in Section 1.1.1 Healthy, Livable, Safe communities which indicated that liveable communities are sustained by preparing for the impacts of climate change. Section 1.1.3.2 promotes land use patterns that minimize negative impacts to air quality and climate change and promote energy efficiency. Section 1.6.1 requires infrastructure and public service facilities to prepare for the impacts of climate change. | The Lanark County SCOP does not contain any specific land use policies related to climate change – there are numerous references in the Integrated Communities Sustainability Plan which is not legally part of the Sustainable Communities Official Plan under the Planning Act. | The TVT OP has specific policies related to climate change found in Section 2.4. These policies were established prior to the Township’s Climate Action Plan. | <ol style="list-style-type: none"> 1. Update Section 1.3.3 Objectives of the Plan to include reference to planning for impacts of climate change. 2. Update Sections 2.4.1 Climate Change Policies to include reference to the Climate Action Plan and other related initiatives by the Council. 3. Introduce the concept of a “Climate Lens” for review of development, ensuring that all development is directed away from lands susceptible to flooding and erosion through severe climate events. 4. Update Section 2.24.6 Stormwater Management to include specific reference to planning for impacts of climate change. 5. Update Section 2.4.2, Energy Policies to reflect the current policy context within Ontario and direction in the Climate Action Plan to increase the supply of renewable energy. |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|------|--------------|------------------------------------|--------------------|-----------------|---|
| | | | | | <p>6. Consider a Township wide Natural Heritage System, including unevaluated wetlands, as a response to climate change.</p> <p>7. Establish policies under 2.3 Housing which encourages the retrofit of buildings to be energy efficient, promotes zero-emissions and green building design, encourages solar-oriented building design (passive solar design) and supports low carbon housing as per the Climate Action Plan.</p> <p>8. Establish policies under 2.4.1 which encourage development to plan for the electrification of transportation (i.e. charging stations).</p> <p>9. Establish policies under Section 3, Agriculture encouraging local food production through measures such as farmer's markets, farm stands, waste food recycling, promotion of best farm practices by reducing nitrous oxide emissions, through improved fertilizer uses, crop rotation, modified tillage and residue and manure management, encourage fuel switching through use of biomass, solar, wind or other renewable energy sources.</p> <p>10. Update Section 3.6.8, Waste Management to recognize the Climate Action Plan recommendations regarding waste management.</p> <p>11. Establish policies under Section 4, Transportation related to climate change, including the promotion of carpooling and car parks, improving opportunities for cycling through the designation and signage of cycling routes, promotion of</p> |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|------------|--|---|---|--|--|
| 3 | Intensification & Redevelopment | | | | separated cycling lanes along all roads and encouraging the development of rural transportation services and shuttle services. |
| 3.1 | Hamlet Settlement Areas | <p>Settlement Areas (Cities, Towns, Villages, Hamlets) shall be the focus of development (1.1.3.1).</p> <p>Land use patterns within settlement areas shall be based on a range of uses and opportunities (1.1.3.2)</p> <p>Accommodate an appropriate range and mix of housing in rural settlement areas (1.1.4.1).</p> <p>In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted (1.1.4.2).</p> <p>When directing development to rural settlement areas, planning authorities shall give consideration to rural characteristics, the scale of development, and the provision of adequate services levels (1.1.4.3).</p> <p>Section 1.6.5 speaks to the need for Public service facilities to be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration.</p> | <p>Strengthen communities by providing for efficient land use and opportunities for mixed use development on appropriate infrastructures which recognize the diversity of Lanark County's settlement areas (1.2).</p> <p>Encourage and support diversified mixed use settlement areas which have developed on the basis of full or partial municipal services or which are planned population centres to be developed on the basis of sustainable private services (2.1).</p> <p>Local Official Plans shall designate settlement areas and shall ensure that there is sufficient land area to accommodate a broad range of land uses to meet current needs and expected population growth (2.3.1 (2)).</p> | <p>Section 3.7 Village & Hamlet Communities contains no specific reference to density or intensification targets.</p> | <ol style="list-style-type: none"> Section 3.7 to be modified to include reference to challenges of intensification and redevelopment on private services. Limited opportunity to achieve intensification on private services. There should be policies in the Official Plan that speaks to when and how boundaries of settlement areas can be expanded. These policies could be in Section 3.7 or under a new section referred to as "Growth Management" (discussed later in this report). Section 3.7 should be updated to include specific reference to promotion of community hubs (such as exist around Lanark Lodge and Glen Tay). |
| 3.2 | Municipal Services | <p>Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p> <p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p> | <p>Development in the rural areas shall generally proceed on the basis of private water and wastewater systems. Communal services which are not connected to full municipal services and/or water services, may be permitted provided that they are for the common use of more than five units/lots and are owned, operated, and management by the municipality, another public body, or a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act. Such agreement shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that local municipalities may not have the financial or human resources to own, operate, and manage such systems and as such local</p> | <p>Section 2.23 Water Supply, Sewage Disposal and Other Services contains a broad range of servicing related policies. Section 2.24.6 contains policies related to stormwater management. Section 4.1 deals with policies related to Transportation. All policies are very good however they could be updated with general reference to green infrastructure, more positive statement on communal services, expanded policies related to when a hydrogeological study is required, updated waste management policies related to the 3Rs and the Climate Action Plan suggestions related to waste management.</p> | <ol style="list-style-type: none"> Amend Section 2.23 to include specific reference to "green infrastructure" and planning for Climate Change. Section 2.23(2), Communal Services should be updated with more supportive statements and clarifying the terms and conditions under which communal services are appropriate. Section 2.23(3) should be updated to clarify when hydrogeological studies are required for the creation of new lots by consent. Update Section 3.6.8, Waste Management to recognize the work the Township is doing on |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
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| | | At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. (1.6.6) | municipalities are not obligated to accept communal systems. The need to develop on private services may place limits on the amount, distribution, and type of development which may take place (3.3.4). | | <p>the 3Rs and recommendations from the Climate Action Plan regarding waste management.</p> <p>5. It is recommended that policies of 4.5 related to development on the private roads be reviewed to ensure they reflect the current best management practices.</p> |
| 3.3 | Economic Diversification | <p>Healthy Rural Areas promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources (1.1.4.1).</p> <p>Recreational, tourism and other economic opportunities should be promoted (1.1.5.3).</p> <p>Opportunities to support a diversified rural economy should be promoted by protecting agriculture and other resource-related uses, and by directing non-related development to areas where it will minimize constraints on this use (1.1.5.7).</p> <p>Promote Economic Development and competitiveness by an appropriate mix and range of employment, institutional and broad mixed uses to meet long term needs; provide opportunities for diversified economic base; identify strategic sites for investment – market ready sites – and barriers to investment; have appropriate level of services (1.3).</p> <p>Plan for and Protect & Preserve employment areas and prohibited residential and other sensitive land uses (1.3.2.1 & 1.3.2.3).</p> | <p>Local Ops will designate a sufficient supply of land for uses which facilitate employment growth (1.2.4).</p> <p>Ensure rural residential and non-residential land uses are consistent with rural services (3.3.1).</p> | Section 2.4 contains specific policies related to economic activities and is generally very good. Section 2.8.2 contains policies related to home occupations. Section 2.4 could benefit from a general statement on importance of resource-based industries and home occupations. Section 2.8.2 should be updated with more permissive language and allowing home occupations in accessory structures. Expand agricultural policies to include on-farm diversified uses as being permitted. | <ol style="list-style-type: none"> Section 2.4 should be updated with reference to the importance of resource-based industry (aggregate and forestry) and the importance of home occupations to the local economy. Section 2.8.2 should be updated to allow home occupations in accessory structures under certain circumstances. Option to develop policies that speak to the potential financial impact (positive and negative) of various types of development, especially rural residential (Section 2.4). Section 2.2.2, Agriculture and Tourism and Section 3.2.2, Agriculture permitted uses could be expanded to include reference to "on-farm diversified uses". Establish policies to manage the introduction of short-term rentals (Air B&B) and how to manage this emerging form of development. Establish policies which promote and encourage advanced telecommunication infrastructure which supports life and the local economy of TVT. |
| 3.4 | Waterfront Development | Section 2.1 sets out the natural heritage policies of the PPS and includes reference to significant wetlands, surface water features, and groundwater features. | Section 5 of the SCOP addresses natural heritage features. | Section 2.24.1 sets out the policies for waterfront development. The policies may benefit from more detail on the conversion of seasonal properties and the redevelopment of waterfront policies. | <ol style="list-style-type: none"> Section 2.24.1 could be improved with the introduction of the concept of "net environmental gain" for redevelopment of waterfront |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
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| | | | | Policies should also clarify the use of secondary dwellings in waterfront areas. | <p>properties, reflect the best practices for managing the redevelopment of waterfront properties, strengthen policies related to 30 m to maximize setbacks from water where options existing for redevelopment of property.</p> <p>2. Establish secondary dwelling policies which prohibit such uses on waterfront properties.</p> |
| 4.0 | Growth Management/Lanark County | | | | |
| 4.1 | Growth Management/Rural Lot Creation | Notwithstanding that serviced settlement areas should be where future development is directed, Section 1.1.5.2 identifies residential development, including lot creation, that is locally appropriate may be permitted in rural areas. Section 1.1.5.4 states that development should be compatible with the rural landscape and can be sustained by rural service levels. Section 1.1.5.5 states that development shall be appropriate to the infrastructure that is planned or available and avoid the need for the unjustified or uneconomic expansion of infrastructures. | <p>Section 2.3.1 of the SCOP includes settlement area policies which are designed to ensure that there is sufficient land area to accommodate a broad range of land uses to meet current needs and expected population growth over a maximum twenty-year timeframe.</p> <p>Section 3.1 contains specific policies to rural areas and recognizes that the rural area is not the principal sector for development. Population growth and employment is intended to be directed to Settlement Areas identified in local Official Plans. The intent of this Plan however is not to prohibit development in the rural areas, but rather to provide a framework for appropriate growth which will support the objective of preserving the identity and character of rural and settlement areas. The specific policies are intended:</p> <ol style="list-style-type: none"> 1. To ensure that residential and non-residential developments are consistent with rural service levels; 2. To maintain the distinct character of rural, waterfront, and settlement areas; 3. To ensure that development is compatible with natural heritage features and natural resource uses. | <p>Section 3.6.4 contains the policies related to Rural Residential development for lot creation on Rural lands and states that the creation of new lots is permitted on a low-density basis.</p> <p>There is limited reference to phasing of new development. Rural character is discussed but not clearly defined.</p> <p>Up to three (3) consents, excluding the retained lot, may be granted for a lot or land holding existing as of 1991.</p> | <ol style="list-style-type: none"> 1. There is a requirement for this project to prepare a Growth Management Plan for the Township. The Growth Management Plan will explore past development trends, projected development trends, Lanark County population allocation to TVT, vacant lot inventory, and determination of options to accommodate new growth. It is recommended that supported findings of the growth management plan be recognized in a new section in the Official Plan. This new section could speak to the issue of phasing of development and tools to achieve phasing and policies related to expansion of hamlets and rural settlement areas. 2. Growth Management Plan should also reference various watershed and sub-watershed plans which assess the health of the watersheds. This watershed lens could assist in determining the appropriateness of various development proposals and the mitigating measures required to ensure the health of the watershed maintained or enhanced. 3. Section 3.6.4 would benefit from a clearer definition of what rural character is and how to protect it. 4. Explore the accumulative impact of various forms of growth on the rural character of the Township. |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|----------|------------------------------------|--|--|--|--|
| 4.2 | Lanark County | Section 1.2.4 details the responsibility of upper tier municipalities in the planning of lower tier municipalities. | Section 1 and Section 2 of the Lanark SCOP details population allocation and growth management strategies for lower tiers. | The TVT OP has very limited reference to Lanark County and currently does not recognize the role of the County in land use planning and allocation of population. | 1. The Expanded Section 1.3.2, Basis of Official Plan to include reference to the roll of Lanark County in the Township and acknowledge the elements of 1.2.4 of the PPS. |
| 5 | Emergency Management | | | | |
| 5.1 | | Section 1.2.3 states that planning authorities should coordinate emergency management and other economic, environmental, and social planning considerations to support efficient and resilient communities. | The Lanark County SCOP is silent on the subject of emergency management. | The TVT OP is silent on the subject of emergency management. | 1. A new section should be added to Section 2 referencing the Township's emergency management plan and the activities the Township undertakes associated with emergency management planning and coordination. |
| 6 | Agriculture | | | | |
| 6.1 | | Section 2.3 sets out the Agricultural policies of the PPS. Specific mention is made of permitted on-farm diversified uses as being permitted in agricultural areas. | The Lanark County SCOP is silent on the subject of on-farm diversified uses. | The TVT OP does not include reference to on-farm diversified uses in Section 3.2 of the OP. This is a new range of activities permitted in agricultural areas under the PPS | 1. Expand 3.2.2 to include on-farm diversified uses as a permitted use within the Agricultural designation. |
| 7 | Land Use Compatibility | | | | |
| 7.1 | | Section 1.2.6 addresses matters related to land use compatibility. 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures. 1.2.6.2 protects the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted under certain circumstances. | 2.6.2.4 The implementation of this Official Plan through local Official Plans, zoning regulations, subdivision and condominium control, and site plan control shall consider the following criteria: ensure adequate buffering of residential areas from incompatible non-residential uses through separation distance, landscaping, or other appropriate means. | Section 2.18 contains policies that speak to specific and general compatibility issues. Specific reference to the D Series Guidelines and setbacks from Class 1 and 2 industries should be considered. | 1. Enhance Section 2.18.4 with reference to Class 1 and 2 industry setbacks and the processes to follow under the MECP D6 Guideline to ensure compatibility between land uses. |
| 8 | Open Space/Parks/Recreation | | | | |
| 8.1 | | Section 1.5 of the PPS promotes active transportation, full range of accessible recreation facilities, parks, open spaces, trails and water-based resources, public access to shorelines, and recognition of provincial parks, conservation reserves and other protected areas. | Other than recognition of the Rideau Canal, UNESCO World Heritage Site, there is little more than passing reference to parks and recreation in the SCOP. | Section 2.12 contains policies related to Parks and Recreation Facilities. This section would benefit from information from the TVT Recreation Master Plan (RMP). | 1. Update Section 2.12 to include reference to the TVT RMP and its recommendations. 2. Establish a park classification system as recommended in the TVT RMP. |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|-----------|-------------------------------------|---|--|---|--|
| | | | | There are multiple references to active transportation and trails throughout the OP. | <ol style="list-style-type: none"> 3. Enhance Section 2.12 with the concept of recreation planning based on the “8 to 80” concept and ensuring AODA standards are adhered to. 4. Enhance policy in the OP regarding parkland provision and cash in lieu of parkland, clarifying when each is appropriate. 5. Enhance the Land Use Schedule with the identification of significant regional and local trails as active transportation routes. 6. Update Section 2.13, Crown Lands with recognition of Community Forests, Conservation Authority Lands and other public lands, in addition to provincial lands. 7. Establish policies in Section 2.12 which encourages the dedication of land for active transportation corridors under the Planning Act. |
| 9 | Natural and Man-Made Hazards | | | | |
| 9.1 | | <p>3.1.1 Development shall generally be directed in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: hazardous lands adjacent to river, stream, and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</p> <p>Section 3.1.8 mentions a new hazard of wildfire hazards and the identify such hazards and establish mitigation polices to minimize the hazard.</p> | Section 7 of the Lanark SCOP is dedicated to policies related to public health and safety and identifies flood and erosion and hazardous landforms such as Leda Clay and Karst topography. | <p>Section 2.20 established the natural hazard policies of the OP. There is no specific mention of prohibited land uses, permitted development and site alteration, or wildfires.</p> <p>Section 2.21 deals with man-made hazards and could benefit from expanded policies on brownfield redevelopment.</p> | <ol style="list-style-type: none"> 1. Update Section 2.20 with policy related to prohibited uses, permitted development and site alteration, and to direct development away from areas of wildfire hazards. 2. Update Section 2.21 to reflect progressive policies related to brownfield redevelopment. 3. Update the Environmental Constraints Schedule to include identification of potential wildfire hazards. |
| 10 | Natural Heritage System | | | | |
| 10.1 | Natural Heritage System | <p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-</p> | 5.2 Determination of Significance - Features that are “significant” for the purposes of this plan are illustrated on Schedule A. These have been | Section 2.22 of the TVT OP contains policies related to natural heritage features. It also makes reference to a natural heritage system for the lands within the Ecoregion 6E which impacts | <ol style="list-style-type: none"> 1. TVT is split between Ecoregion 5E and Ecoregion 6E resulting in two sets of rules for natural heritage planning depending on which ecoregion you are in. The |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|------|--------------|---|---|---|---|
| | | <p>term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p> | <p>determined by the Province or the County to be either:</p> <ol style="list-style-type: none"> 1. ecologically important in terms of functions, representation, or amount, and that contribute to the quality and diversity of the natural heritage system of the County; or 2. economically or socially important in terms of resource utilization, public access, recreational enjoyment, and community values. <p>It is especially important to Lanark County that the characteristics that made these significant features be retained for the benefit of future generations.</p> <p>For the purposes of the Natural Heritage policies, “development” is defined as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.</p> | <p>the eastern half of the Township. The Ecoregion 5E land located in the western half of the Township have a different set of policies and do not have a natural heritage system in place on the land use schedules.</p> | <p>Township has the option to establish a natural heritage system for the entire Township and establish one set of natural heritage polices that apply equally throughout the Township. It is recommended that a separate Natural Heritage Schedule be created to show all the natural heritage features and areas in the Township. The Natural Heritage System should include recognition of unevaluated wetlands.</p> <ol style="list-style-type: none"> 2. Review the source data for Natural Heritage Features to ensure TVT OP references the most accurate mapping available. 3. Include Paul Keddy’s Green Gems of Lanark County within the Natural Heritage System. 4. Policies should be updated to reference CA’s responsibility to regulate unevaluated wetland areas and the associated 30 m regulation limit. |
| 13.2 | Deer Yards | <p>The PPS doesn’t address Deer Yards specifically but includes a policy for significant wildlife habitat which covers deer yards: 2.1.5 Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> | <p>The SCOP doesn’t have specific policies for Deer Yards but Section 5.5.5 addresses Significant Wildlife Habitat consistent with the PPS policies.</p> | <p>Section 2.22.3 establishes policies for significant wildlife habitat and specifically references deer yards. Deer yards also identified on the Schedule B of the OP.</p> | <ol style="list-style-type: none"> 1. Deer Yards are a type of Significant Wildlife Habitat. A natural heritage system should identify significant habitat in a general sense, eliminating the need for specific reference to deer yards. The benefit and need to identify deer yards should be explored. 2. The boundaries currently identified as Deer Yard should be reviewed against the most recent habitat data from the provincial geowarehouse if the deer yards are to remain in the OP. 3. It is also recommended that the policies be updated to reflect the use of “scoped” EIS for deer |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|-------------|---|------------------------------------|--|---|---|
| | | | | | yard assessments if policy is to remain. |
| 15 | General Housekeeping | | | | |
| | | Not relevant. | Not relevant. | There are a number of references to provincial ministries whose names have changed, references to older versions of documents, and new studies that are referenced or need to be referenced in the OP. | <ol style="list-style-type: none"> 1. Update references to ministries, documents, and studies with current names. 2. Section 2.11 Public and Institutional Uses could benefit from the specific identification of “respite care” as an example of institutional services permitted. |
| 16 | Map Schedules | | | | |
| 16.1 | | | | The Township’s Official Plan maps are very detailed but are based on older information regarding natural features as well as parcel fabric. The accuracy of the mapping could be greatly enhanced with new base mapping and checking to see if there is more up-to-date information regarding natural features. | <ol style="list-style-type: none"> 1. It is recommended that a new base map and Schedules be created for TVT. |
| 17 | Agency Comments | | | | |
| 17.1 | Leeds Grenville & Lanark District Health Unit | | <ol style="list-style-type: none"> 1. Improved wording for Section 1.3.3 Objectives #1, 20, 25. 2. Addition to 1.3.3 Objectives with additional statements on population health, Food Charter, vegetation and tree planting, compost program, natural infrastructure and active transportation 3. Improved wording for Section 2.7 Community Improvement with reference to natural infrastructure and energy efficiency. 4. Improved wording to Section 2.12 Parks and Recreation related to bicycle parking, active transportation as means to travel, inclusion of park amenities 5. Addition to Section 2.18.4, Land Use Compatibility with reference to the sale of harmful substances 6. Improved wording to Section 2.24.6 related to natural stormwater infrastructure 7. Addition to Section 4.1 Transportation related to traffic calming infrastructure and | | <ol style="list-style-type: none"> 1. The suggestions from the Health Unit are well crafted and justified. It is recommended that their suggestions be incorporated into the updated TVT Official Plan. |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|--------------------------------------|---|------------------------------------|---|-----------------|--|
| | | | <p>supportive of active transportation infrastructure</p> <p>8. Addition to Section 5.2.4 subdivisions, to encourage parkland to include community gardens, sufficient shade and community hubs.</p> <p>9. Improved wording to Section 5.4 site plan control to reference active transportation infrastructure.</p> | | |
| 17.2 | Ministry of Northern Development, Mines, Natural Resources and Mines | | <p>1. Mapping provided on known sand and gravel deposits, bedrock resources, abandoned mines and karst features</p> | | <p>1. Compare the existing Official Plan sand and gravel deposits against latest mapping from Ministry.</p> <p>2. Confirm that all abandoned mines are captured on the Environmental Sensitive Land Schedules.</p> <p>3. Coordinate with Lanark County regarding approach to be taken regarding bedrock resources.</p> |
| Lands 18 | Public Comments | | | | |
| 18.1 Faith Hutton Dawn Haldane | Request to extend severance date to permit more severances | | | | <p>1. The issue of severances and the changing of the effective date will be addressed in the Growth Management Plan noted above.</p> |
| Greg England | Request to remove aggregate designation from property | | | | <p>1. The issue of aggregate boundaries is determined by MNDMNR. Discussion should include role of Lanark County is undertaking a County wide Aggregate Resource Master Plan.</p> |
| Fredrick Godard | Concern with policy being prejudicial to small waterfront lot redevelopment. Concerns with old septic systems | | | | <p>1. The issue of redevelopment of waterfront properties is a major development issue for the Township and a review of the current policies to ensure that the best practices are being considered.</p> |
| Kay Rogers | Strong policies on climate change, emergency management, sustainable economic development, short term | | | | <p>1. All issues except mandatory septic inspections are captured in the above options.</p> |



| Item | Policy Issue | Provincial Policy Statement (2020) | Lanark County SCOP | Existing TVT OP | Policy Options for Consideration |
|------------------------------------|---|------------------------------------|--------------------|-----------------|--|
| | rentals, affordable housing, indigenous consultation, mandatory septic inspections | | | | |
| Dave Marble | Concerns with impact of proposed VIA corridor along Highway 7. | | | | 1. Recognition of major transportation corridors is a PPS requirement. The issue of the VIA corridor is not advanced to the point where a corridor is confirmed. Additional discussion and research on this issue is required. |
| Eric Scheuneman | Concern with impact of proposed VIA corridor along Highway 7. | | | | 1. See above. |
| Gordon Hill | Concern with Section 5.3 of OP regarding deeming of subdivisions. | | | | 1. This is beyond the scope of the OP review project and is a matter for the Township Planner and Legal to address. |
| John Byers | Need for policies to regulate short term rentals and Air B & Bs. | | | | 1. Short term rentals is identified as a policy area that needs to be addressed through the update. |
| Doug Barr | Introduced degrowth concept and limits on the type and location of future development. | | | | 1. The issue of growth management will be addressed with a specific report as part of the OP update. |
| Big Rideau Lake Association | Need for climate change policies related to water quality concerns. Need updated policies on legal non-conforming and recent LPAT decisions. Need to look at water setback policies and net environmental gain for waterfront redevelopment. Improved stormwater management policies. | | | | 1. All suggestions have merit and will be largely captured in issues identified through the PPS review exercise. |
| Climate Network Lanark | Nature based climate solutions promoted. | | | | 1. This matter has been identified above and will be explored in detail. |

5 Next Steps

5.1 Consideration of Issues and Options Report Recommendations

At this time in the process, Council should receive this Issues and Options Report and provide direction on the various recommendations at a future Council meeting. The recommendations of the Issues and Options Report identify the elements of the Official Plan to be updated and are intended to form the basis of a draft Official Plan Amendment. Council should consider the recommendations and determine what action should be taken. The agreed upon actions will form the basis of the draft Official Plan Amendment.

5.2 Draft Official Plan Amendment Approval Process

Once the draft official plan amendment is presented to Council for consideration, Council must be satisfied with the amendment for the purpose of agency and public consultation. The draft OPA would then be circulated to the prescribed agencies for review and comment. The draft OPA should also be released and made available to the public for review and comment.

There is the requirement to hold a Public Open House to introduce the draft OPA to the public and afford the public an opportunity to ask questions. Following the Open House, the statutory Public Meeting is required and provides the public with an opportunity to formally submit comments on the draft OPA. Providing oral comments at a public meeting or providing written comments to Council prior to adoption of the Plan is required in order for a person to be eligible to file an Ontario Lands Tribunal (OLT) appeal regarding the adopted OPA.

Once agencies and the public have provided comment, Council will determine what changes and modifications are necessary to the draft OPA. Upon finalization of the amendment, Council will need to adopt the OPA and then forward the OPA to Lanark County Council for final approval.

All of which is respectfully submitted.

Yours truly,
Jp2g Consultants Inc.
Engineers ▪ Planners ▪ Project Managers



Forbes Symon, M.C.I.P., RPP
Senior Planner
Jp2g Consultants Inc.

APPENDIX A: TAY VALLEY TOWNSHIP OFFICIAL PLAN REVIEW & UPDATE: SPECIAL COUNCIL MEETING PLANNING REPORT (SEPT 21, 2021)

PLANNING REPORT

ACTION

INFORMATION

TO: Reeve Campbell & Members of Council
FROM: Forbes Symon, Senior Planner, Jp2g Consultants Inc.
DATE: September 21, 2021

RE: Tay Valley Township Official Plan Review & Update: Special Council Meeting

Recommendation: *That Council conclude the Special Meeting on the Official Plan Review and Update and request that the public submit comments no later than October 15, 2021. Further that the Consultant be directed prepare and present an "Official Plan Review Issues & Options Report" to Council, for further consideration.*

Tay Valley Township retained the services of Jp2g Consultants Inc to undertake a review and update of its Official Plan in accordance with Section 26 of the *Planning Act, R.S.O. 1990*. As part of the Official Plan Review & Update, it is a requirement that Council hold a "Special Meeting" open to the public to discuss revisions that may be required or are being considered to the Official Plan and provide the public with an opportunity to submit comments or suggestions for improvements to the existing Official Plan.

The following Planning Report provides an overview of the nature of the Official Plan Review & Update project, identifies opportunities for public engagement, and presents a preliminary list of issues related to conformity with the Provincial Policy Statement (2020) that have been identified by the Consultant to date.

Purpose of Tay Valley's Official Plan

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, Tay Valley Township Council is charged with responsibility for preparing and adopting a local Official Plan. The Tay Valley Township Official Plan was approved by the Lanark County in 2016 and contains policies which are designed to manage future growth, development and change within the Township. The Official Plan also contains a long-term vision for the future of the Township that reads:

"Tay Valley Township is a rural community that honours our culture and heritage, whose citizens and leaders strive to improve the quality of life for all residents and visitors in a sustainable, adaptable and secure environment.

Section 1.2.3 of the Official Plan sets out the purpose of the document:

"1. This Plan is intended to support a number of goals:

- a) To manage future development in a logical and orderly manner in response to anticipated needs, having regard to economic, social, cultural, environmental and other considerations;
- b) To protect those significant environmental features and resources that give the Township its unique character in recognition of the environmental, economic, and cultural values of these resources;
- c) To address potential health, safety and property damage concerns by directing development away from areas associated with hazards and to protect existing development from adverse effects which may arise from incompatible development.

2. The Official Plan is intended to be of use to both private and public interests. Through the Plan, private interests will have a clearer understanding of Council's policies for future development and, hence, be able to plan accordingly. Public interests will benefit by possessing a document policy framework by which to prepare comprehensive Zoning By-laws, make planning and land use decisions, as well as identify and program the delivery of needed services and facilities in a cost effective-way.

Council of the Day recognizes the diversity of opinions in the Township on an acceptable balance between interest of landowners and public good or benefit.”

Requirement to Review & Update Official Plans

Section 26 of the *Planning Act, R.S.O 1990* requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect, and every five years after that. The Township's current Official Plan (OP) was approved in 2016. The Provincial Policy Statement (2020) underwent a significant update in 2020 and now is an appropriate time for the Council to initiate the Official Plan review and update at this time.

The purpose of the review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest;
3. Is consistent with the Provincial Policy Statement; and
4. Conforms to the Lanark County Sustainable Communities Official Plan.

It is worth noting that there are no provincial plans in place that effect Tay Valley Township. The intent of the Official Plan Review and Update is to modify the current Official Plan to be consistent with the 2020 Provincial Policy Statement. By doing so, the assumption is that the Tay Valley OP will have regard for matters of provincial interest.

In addition to being consistent with the PPS, the Tay Valley Township Official Plan must also conform to the Lanark County Sustainable Communities Official Plan (2012).

The OP Review and Update process also provides Council with an opportunity to update its Official Plan so that it is current and better reflects the Township's growth and development goals.

Agency Consultation

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Tay Valley Township Official Plan is the County of Lanark. At the beginning of the project, the Consultant had discussions with the Lanark County Planner regarding roles, expectations and prescribed agency consultation.

With the assistance of the Lanark County Planner, the Consultant has reached out to 27 agencies on July 12, 2021, including prescribed provincial ministries, local area school boards, Mississippi Valley Conservation Authority, Rideau Valley Conservation Authority, LLG District Health Unit, surrounding municipalities, First Nations (Algonquins of Ontario, Metis of Ontario), and utilities. These agencies were provided with a notice of commencement of the Official Plan Review and Update project and Council's desire to bring the OP into compliance with the 2020 Provincial Policy Statement and conformity with the Lanark County Sustainable Communities Official Plan. They were also formally requested to participate in the Tay Valley Township OP Review/Update project. Specifically, they were asked to provide any information that would assist with updating the resource mapping (in GIS format) and any technical information or policy examples to bring the OP into compliance with the 2020 PPS.

Township Staff & Council Consultation

The Consultant has completed the interviews with senior municipal staff and has partially completed the interviews with members of Council to solicit their opinions on elements of the Official Plan that should be updated or revised. The results of this consultation will be reflected in the “Tay Valley Township Official Plan Review Issues and Options Report” to be presented to Council later this fall.

Public Consultation

The Township sponsored a non-prescribed Official Plan Review Open House on August 17, 2021 to introduce the project to the community. The Open House presentation highlighted the process and timeline for the project, as well as several key issues to be explored including growth management, affordable housing, climate change, indigenous engagement/recognition, Natural Heritage Systems, past severance activity and key demographic indicators.

The September 21, 2021 Special Council meeting is a prescribed requirement under the *Planning Act, R.S.O. 1990*, intended to formally introduce the Official Plan Review and Update project to the ratepayers and provide them with the opportunity to submit comments for consideration by Council. Although written or oral comments are encouraged at the Special Council Meeting, this will be challenging given the current pandemic. Understanding this, Council is welcoming written comments from members of the public to be submitted to the Township Planner no later than October 15, 2021, so that they may be captured in the “Tay Valley Township Official Plan Review Issues and Options Report” and considered in future Council deliberations on the items to be addressed in the Official Plan Update.

The Township created a special page on its website www.tayvalleytwp.ca dedicated to the Official Plan Review. This page includes information of what is an Official Plan, why the Township needs an Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

As the project moves forward, the public will have additional opportunities to provide comments on the future draft official plan amendment designed to update the Tay Valley Township Official Plan.

Preliminary List of Issues

Based on the Consultant’s review of the 2020 Provincial Policy Statement, discussions with the County of Lanark Planner, the following preliminary list of issues to be considered in the Official Plan update has been created. It is important to understand this is a **preliminary list** and that comments from the public, agency comments and comments from staff and Council are expected to add to or modify this list. These issues will be explored in detail in the pending Issues and Options Report.

1. **Engagement with Indigenous Communities** – this is a requirement under the PPS and is not currently addressed in the TVT OP in a substantive way.
2. **Climate Change** acknowledgement is a requirement under the PPS, especially related to sustainable infrastructure, built form and growth management. The Township has been a leader in this area as demonstrated by their Climate Action Plan (CAP). Recognition of the CAP and specific policies related to climate change should be done.
3. **Intensification and Redevelopment** is a significant theme in the PPS – for communities with no municipal sewer and water services it is a challenge to develop realistic policies – the Township’s policies on **accessory dwelling units** is one options currently being promoted for intensification. Efforts should be made to determine if there are other intensification and redevelopment opportunities as well as reviewing the current policies to ensure they are working effectively.

4. **Economic Diversification** is promoted in PPS – there is an opportunity to improve and enhance the economic development policies contained in the Official Plan – expanded/more permissive home occupation/industry policies, identification of employment lands, recognition of resource extraction (aggregate & forestry) as important economic generators, significance of tourism and potential for growth, impacts of short term rentals.
5. **Growth Management** is a central theme of the PPS – there is currently some direction in the OP regarding growth management, but it could be expanded to more clearly identify how and where growth is to be accommodated – efforts should be made to include population projections in the OP. The preparation of a growth management plan is a central theme of the project.
6. **Lanark County Sustainable Communities Official Plan (SCOP)** is older than the TVT OP and many of its policies and themes are reflected in the TVT OP. A review of the Lanark SCOP will be completed to ensure the TVT OP is in full conformity with the Lanark SCOP.
7. **Housing** is one of the community building blocks. There are general statements related to housing (affordable housing) but the OP could benefit from detailed policies and reference to programs/reports focused on the affordable housing issue.
8. **Emergency Management** is a new policy theme in the PPS – current TVT OP does not address emergency management – general policies related to the Township’s emergency management plan should be considered.
9. **Servicing Policies** should be updated to clarify policies on communal servicing, hydrogeological study requirements, and stormwater policies. Private road standards should be reviewed to determine if they reflect current best practices.
10. **Open Space/Parks/Recreation** policies in the TVT OP could be enhanced with acknowledgement of the of public lands and conservation areas in the Township, expanded recreational trail policies which reference active transportation, and policies related to public access to water resources.
11. **Hazard lands** need policy improvement related to prohibited uses, permitted development and site alteration and to direct development away from hazards. There is also a need for policy and mapping specific to wildfire hazards which is a new PPS theme.
12. **Natural Heritage Systems (NHS)** is a major theme in the PPS. The current TVT OP has good policies to acknowledge and protect various natural heritage features and has NHS applying to ½ of the Township. Consideration of expanding the NHS to all lands within the Township is a central component of this OP Review and Update.
13. **General Housekeeping** changes are common with Official Plan updates. References to various government ministries that have name changes, updated reference documents like the new PPS (2020), new municipal studies and documents are all recommended to be updated to the appropriate current reference.

Next Steps

The formal agency and public consultation on the OP Review are proposed to conclude **October 15, 2021**. Following this, Council will be presented with an Issues and Options Report from the Consultant, summarizing the Official Plan Review component of the project. Council will then determine the issues to be included in the Official Plan Update and provide direction on the preferred policy option to address the issue. Once the scope and nature of the update has been determined, the Consultant will conduct the necessary research and prepare a draft Official Plan Amendment (OPA) and Planning Justification Report for Council’s consideration.

Once Council is satisfied with the draft Official Plan Amendment, the Consultant will initiate the formal Official Plan Amendment process, including additional agency and public consultation, including an Open House and Public Meeting.

Once Council has heard from the agencies and public on the draft OPA, they will determine whether the draft OPA requires further changes or modifications to address comments received. When Council is satisfied with the OPA, they will formally adopt the OPA and forward the document to the County of Lanark for final approval.

Opportunities for public comment are available throughout the formal OPA process at both the Township and County levels.

All of which is respectfully submitted.

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner | Planning Services

APPENDIX B: AGENCY COMMENTS ON TAY VALLEY TOWNSHIP OFFICIAL PLAN REVIEW & UPDATE



September 17, 2021

Noelle Reeve, Planner
Tay Valley Township
217 Harper Road
Perth, Ontario, K7H 3C6
planner@tayvalleytwp.ca

Re: Official Plan 5-Year Review

Dear Ms. Reeve,

The Leeds, Grenville & Lanark District Health Unit (LGLDHU) is pleased to provide feedback on the Official Plan (OP) 5-Year Review for Tay Valley Township. Communities in which people live, work, learn and play have a significant impact on their health and well-being. We support Tay Valley Township to continue to develop and implement policies that promote and protect human, environmental, and economic health. Several parts of the current Tay Valley Township OP include sections that promote and protect population health, including the policies and objectives that aim to:

- Address climate change through several strategies including energy conservation and efficiency in new developments, water conservation, valuing natural/green infrastructure (e.g., wetlands), and improving the transportation modal share to include more trips via active transportation (AT).
 - Energy efficient development that uses alternative or renewable energy sources can decrease the amount of greenhouse gas (GHG) emissions that originate in a municipality.
 - Protecting natural and cultural heritage features is an important factor for maintaining and/or improving outdoor air quality, increasing carbon sequestration, decreasing local temperatures, and providing outdoor recreation areas. Natural storm water management infrastructure (e.g., wetlands) help build a municipality's resilience to extreme weather events such as flooding or heavy rainfall.
- Promote the provision of an adequate supply of mixed housing that includes safe and affordable housing and a range of housing types. Housing is an important [determinant of health](#). Affordable housing can make it easier for people of all socioeconomic status obtain an appropriate place to live.
- Encourage accessibility features in parks, trails, and recreational facilities and connectivity of local active transportation infrastructure. Accessibility and connectivity

features allow for more equitable access to community amenities and induce greater use and physical activity.

- Value agricultural land. Local, healthy food production can contribute to a more robust and resilient food landscape.
- Promote steady, diversified and balanced economic growth. Income is a significant determinant of health.

Below, we offer suggestions for your consideration that could further strengthen the health-promoting and protecting aspects of your Official Plan. Our comments are divided by the *Sections* found in the Plan. In-text suggestions are highlighted in yellow while more significant suggestions are **bolded**.

Section 1.3.3 Objectives of the Plan

- 1. To maintain and, where possible, to improve the quality of the natural and built environment, particularly in regard to the health, safety, convenience and welfare of residents.
- 20. To ensure Tay Valley Township is a healthy, liveable community by promoting recreation, active transportation (walking, biking, trails, and routes) and carpooling, access to healthy local food, and supporting residents to be engaged and connected in their community. **Promote population health through policies that encourage physical activity, decrease the Township's impact on climate change, provide equitable access to spaces for recreation and leisure in built and natural environments, preserve and protect the local food system from production to waste management, protect the population from health hazards, and increase opportunities for people to gather and build on the Township's sense of community.**
- 25. To conduct planning with an open process that engages all stakeholders, including those most vulnerable, producing policies which are fair in their distribution of benefits and influences as well as equitable and inclusive to diverse groups.
- Consider adding the following objectives:
 - 26. To ensure population health is prioritized through land use and other public policies in this Plan, include health considerations in all policies to improve the health of all communities and people at a systemic level.
 - 27. To help ensure equitable access to healthy food for all residents.
 - The [Food Charter](#) and [Municipal Toolkit](#) from the local [foodcoreLGL](#) coalition provide policy suggestions for prioritizing access to healthy food for all.
 - 28. To incorporate vegetation and tree-planting in new, existing, and future developments to increase areas for shade and assist with dissipation of localized heat.
 - 29. To implement a community-wide compost program to encourage residents to compost food waste, thereby reducing the Township's greenhouse gas (GHG) emissions by reducing food decomposition in garbage dumps.
 - 30. To value natural infrastructure (e.g., wetlands, soils, trees, etc.) and the economic value they provide with respect to natural storm water collection,

water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding.

- **31. To build a robust active transportation (e.g., cycling, walking) network to decrease use of motorized vehicles and provide options for healthier transportation.**

Section 2.7 Community Improvement

- 2.a.i. Establishing and maintaining the physical infrastructure which is necessary and appropriate for the various areas and land uses, including storm drainage, roads, lighting, community facilities, etc. Natural infrastructure (e.g., wetlands, soils, trees, etc.) and the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding, will be prioritized.
- 2.b.ii. Ensuring the maintenance of the existing housing stock and encouraging the rehabilitation, renovation and repair of older dwellings in energy efficient ways. Improving the efficiency of homes will decrease the amount of greenhouse gas (GHG) emissions that originate within the Township.
- 6. In order to achieve the objectives for community improvement, Council intends to use a variety of implementation techniques and to choose the appropriate technique(s) for each improvement initiative. Such techniques may include, but are not limited to, the following:
 - Consider adding the following as a new point:
 - **Develop design standards that support the creation of community hubs that include an inspected kitchen to provide opportunities for recreation, social interaction, sense of ownership over the space, and Crime Prevention through Environmental Design (CPTED).**

Section 2.12 Parks and Recreational Facilities

- 3. In the development of parks and recreational facilities by the Township or other public agencies, adequate parking (e.g., bicycle, motor vehicle) shall be provided and facilities such as ramps and walkways to enable persons with disabilities to reach amenities and facilities shall be provided where possible.
- 4. The Township views the development of bicycle lanes and trail systems as important for providing more equitable options to travel to important destinations (e.g. work, healthcare appointments, full service grocery stores, etc.) and as important recreational resources, providing opportunities for outdoor leisure and recreation, tourism and interpretation of the natural environment. In this regard, the integration of abandoned railway lines into a trail system and opportunities to provide trails along waterbodies, in co-operation with other municipalities and public agencies, is supported by the Township.
- Consider adding the following as a new point:
 - **5. When developing, maintaining and improving parks, trails and recreational facilities, consideration shall be given to including amenities that improve the health promoting and health protecting features of the space. Considerations shall include:**

- Create a community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.
- Provision of sufficient shade structures (e.g., trees, built structures) to help prevent heat-related illnesses.
- Design standards that support the creation of community hubs to provide opportunities for recreation, social interaction, a sense of ownership over the space, and Crime Prevention through Environmental Design (CPTED).

Section 2.18.4 Other Land Use Compatibility Policies

- Consider adding the following, or similar wording, to address the potential for tobacco, alcohol, or cannabis production, processing or retail facilities:
 - Commercial uses that produce, process, or sell tobacco, alcohol, cannabis, or other harmful substances shall be located an appropriate distance from sensitive land uses (e.g., residences or facilities where people sleep, schools, daycares, community centres, outdoor recreation amenities, etc.). A minimum 150 to 300 metre buffer area, or minimum separation distance, between any tobacco, alcohol, or cannabis-related facility or outdoor production area and other sensitive land uses ([as defined by the Ontario Ministry of the Environment, Conservation and Parks](#)) will be required. Examples of sensitive land uses include, but are not limited to: residences, schools, licensed daycares, hospitals, public and private indoor and outdoor recreational facilities, certain agricultural operations, wildlife habitats and wetlands.

Section 2.24.6 Storm Water Management

- 1....Low Impact Development is a storm water strategy that uses site design and distributed storm water management practices (e.g., swales, pervious pavement, vegetation, pavers that allow grass to grow through holes, biofilters, etc.) that harvest, filter, evapotranspire, detain and infiltrate water. **Natural storm water management infrastructure (e.g., wetlands) help build a municipality's resilience to extreme weather events such as flooding or heavy rainfall. While planning for the present and future of the Township, the economic value provided by the Town's existing natural infrastructure will be considered.** Tay Valley Township encourages the use of Low Impact Development throughout the Township.

Section 4: Transportation

- In 4.1 *General*, consider adding the following:
 - When road improvements and/or new developments are undertaken, the Township shall consider conditions of approval including:
 - Traffic-calming infrastructure (e.g., speed bumps, curb extensions, street trees, etc.) at strategic locations to improve the safety of these roads for pedestrians, cyclists, and motorists.

- Supportive infrastructure for active transportation such as pedestrian rest areas, bicycle parking, paved shoulders, way-finding signage and prioritization of moving people over moving motor vehicles.

5.2.4 Subdivision Policies

- Consider adding the following:
 - 12. Conditions for approval of subdivisions may include the designated parkland including some or all of the following amenities:
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.
 - Sufficient shade structures (e.g., trees, built structures) to help prevent heat-related illnesses.
 - Design standards that support the creation of community hubs to provide opportunities for recreation, social interaction, a sense of ownership over the space, and Crime Prevention through Environmental Design (CPTED).

5.4 Site Plan Control

- 2. b. Design details, such as lighting, walkways, parking (e.g., bicycle, motor vehicle), loading, waste facilities, grading, drainage, landscaping materials, fencing, impervious surfaces, active transportation infrastructure (e.g., sidewalks, cycling paths/lanes), etc., are adequate for the uses proposed, in terms of functional, safety and aesthetic considerations as well as address the needs of those with disabilities, as applicable;

Overall, the current Official Plan reflects a strong sense of community values and the prioritization of maintaining the natural and historical assets of the Township. LGLDHU encourages you to continue to promote and build on your community assets and include health-promoting and protecting policies in all your municipal plans to further promote healthy communities.

Joseph Reid (joseph.reid@healthunit.org), Health Promotion Consultant, is looking forward to working with you to continue promoting healthy communities in Tay Valley Township.

Sincerely,



Paula J Stewart MD, FRCPC

Medical Officer of Health/CEO

**Ministry of Energy, Northern
Development and Mines**

Mineral Development and Lands
Branch

933 Ramsey Lake Road, B6
Sudbury ON P3E 6B5
Tel.: (705) 670-5798
Fax: (705) 670-5803
Toll Free: 1-888-415-9845, Ext 5798

**Ministère de l'Énergie, du Développement
du Nord et des Mines**

Direction de l'exploitation des minéraux et de
la gestion des terrain minier

933, chemin du lac Ramsey, étage B6
Sudbury ON P3E 6B5
Tél. : 705 670-5798
Télec. : 705 670-5803
Sans frais : 1 888 415-9845, poste 5798



**Please be aware of the following regarding the Abandoned Mines Information
System (AMIS) data:**

The information herein is provided by ENDM free of charge and for information purposes only. All information is provided "as is" without warranties or conditions of any kind either expressed or implied. In providing the AMIS database information, ENDM and the Government of Ontario accept no liability and make no warranty or any representation regarding the use, accuracy, applicability, completeness, performance, availability, security or reliability of the information, through field measurements or otherwise. It is the sole responsibility of the person choosing to receive and use this information to verify the accuracy of any information obtained from this data package. The reader is warned to undertake his or her own independent investigation to validate this information. Reports provided within are not compliant with CSA standards.

The maps and/or coordinates provided are not intended for navigational, survey, or land title determination purposes. Maps included may not show unregistered land tenure and interests in land including certain patents, leases, easements, right of ways, flooding rights, licences, or other forms of disposition of rights and interest from the Crown. Land tenure and land uses that restrict or prohibit free entry to stake mining claims may not be illustrated.

Ministry Contact Information

Abandoned Mines Program

Willet Green Miller Center – Level B6
933 Ramsey Lake Road
Sudbury ON P3E 6B5

Emilie Trottier
Telephone: (705)280-8658
Email: emilie.trottier@ontario.ca
Mine Hazards Technical Specialist

Map/Carte
Township of Tay Valley
Mining Lands Tenure and Abandoned
Mines Information System (AMIS)

Location Map / Carte de localisation



Legend

-  Township of Tay Valley
-  Lower Tier Municipality
-  Single Tier Municipality
-  Collector, Ramp, Local / Unknown, Local / Street
-  Expressway / Highway / Arterial
-  Abandoned Mines Information System (AMIS) locations
-  Sites du système d'information sur les mines abandonnées
-  AMIS location 1km buffer
-  En placement AMIS 1km tampon
-  Waterbody
-  Indian Reserve
-  Réserve indienne
-  Provincial Park and
-  Conservation Reserve
-  Parc provinciaux et
-  réserves de conservation
-  Lands Withdrawn from Sale /
Terres retirées de l'imposition
-  Active Mineral Exploration Claims
-  Réclamations d'exploration minière active
-  Tracts and Leases
-  Tracts et baux
-  Mining Land Tenure



Notes

1. PURPOSE AND SCOPE: This map displays the Mining Lands Tenure and Abandoned Mines Information System (AMIS) for the Township of Tay Valley. It shows the locations of abandoned mines and the tenure of mining lands within the township boundaries.

2. DATA SOURCES: The data for this map was derived from the Ontario Mining Lands Tenure and Abandoned Mines Information System (AMIS) database, as of the date of the last update.

3. LEGAL DISCLAIMER: This map is provided for informational purposes only. It does not constitute a warranty or a guarantee of accuracy. The user assumes all responsibility for the use of the information presented on this map.

4. CONTACT INFORMATION: For more information, please contact the Ontario Ministry of Natural Resources and Forestry, Mining Branch, at 1-800-387-7377.

5. DATE OF ISSUE: This map was issued on [Date].

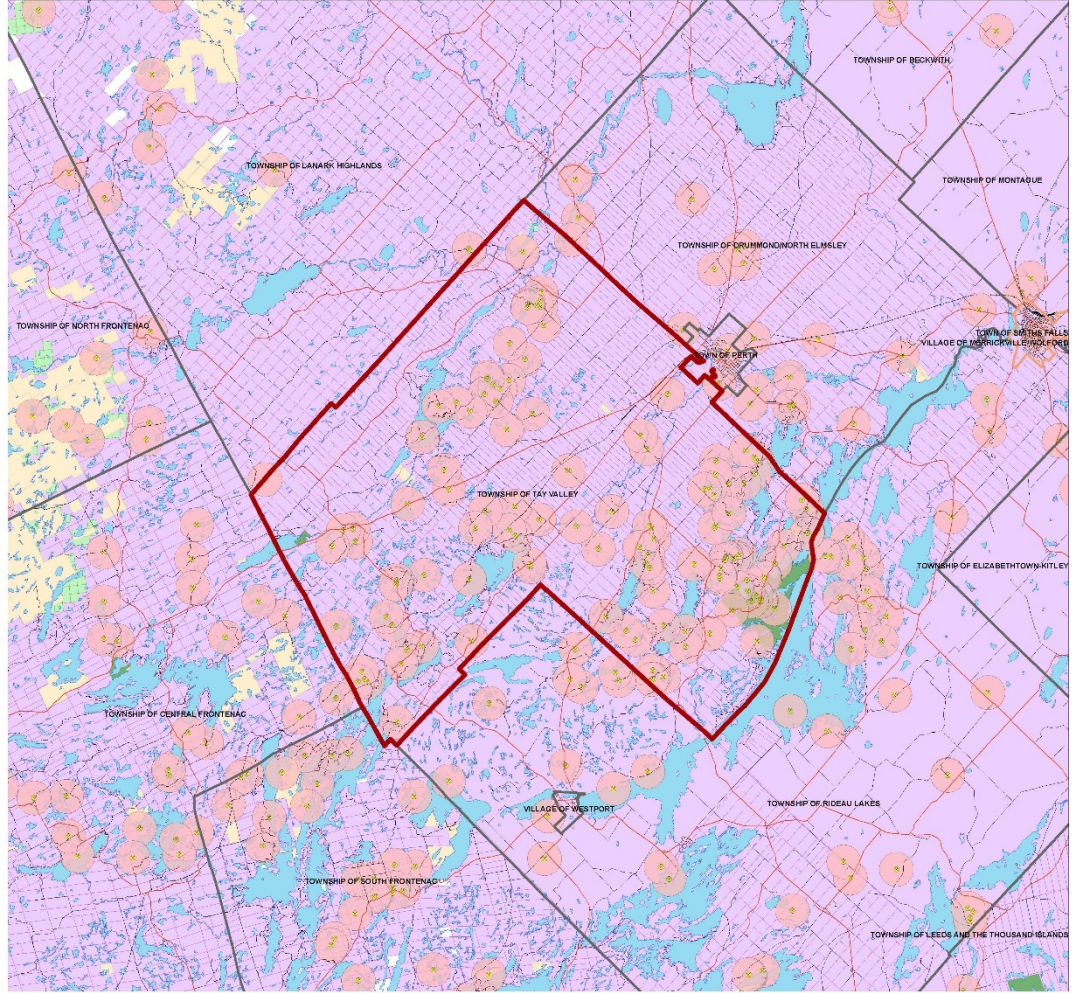
6. SCALE: The scale of this map is 1:50,000.

7. PROJECTION: The map uses the Ontario State Plane Coordinate System (SPCS).

8. UNITS: All measurements are in metres.

9. REVISIONS: This map has been revised to reflect changes in the AMIS database.

10. COPYRIGHT: © Ontario Ministry of Natural Resources and Forestry, 2010.



From: Wagner, Kristen (NDMNRF) <>
Sent: November 16, 2021 3:47 PM
To: TVT Planner <>
Cc: Ethier, Dan (MMAH) <>; Julie Stewart <ja>
Subject: Re: Tay Valley Township Official Plan Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noelle,

I am a Planner with the Ministry of Northern Development, Mines, Natural Resources and Forestry. I had a GIS tech pull together a couple of maps for your OP updates (see attached):

1. Natural heritage features
2. Aggregate resources
3. Wildland fire hazard risk

Please note that all of the above data sets can be found on [Ontario GeoHub](#). In GeoHub, you can view data or make a map and you can download most of the data from that site as it now falls under the open government license.

If you have any additional questions, or notice that I have missed something, please don't hesitate to reach out to me.

Thanks!
Kristen
















Kristen Wagner, B.Sc.
District Planner

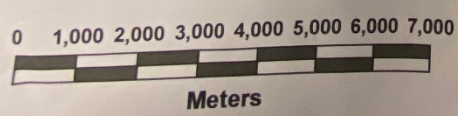
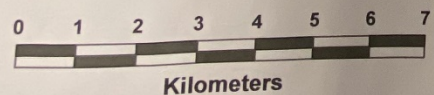
Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) | Pembroke District
31 Riverside Dr.
Pembroke, ON K8A 8R6



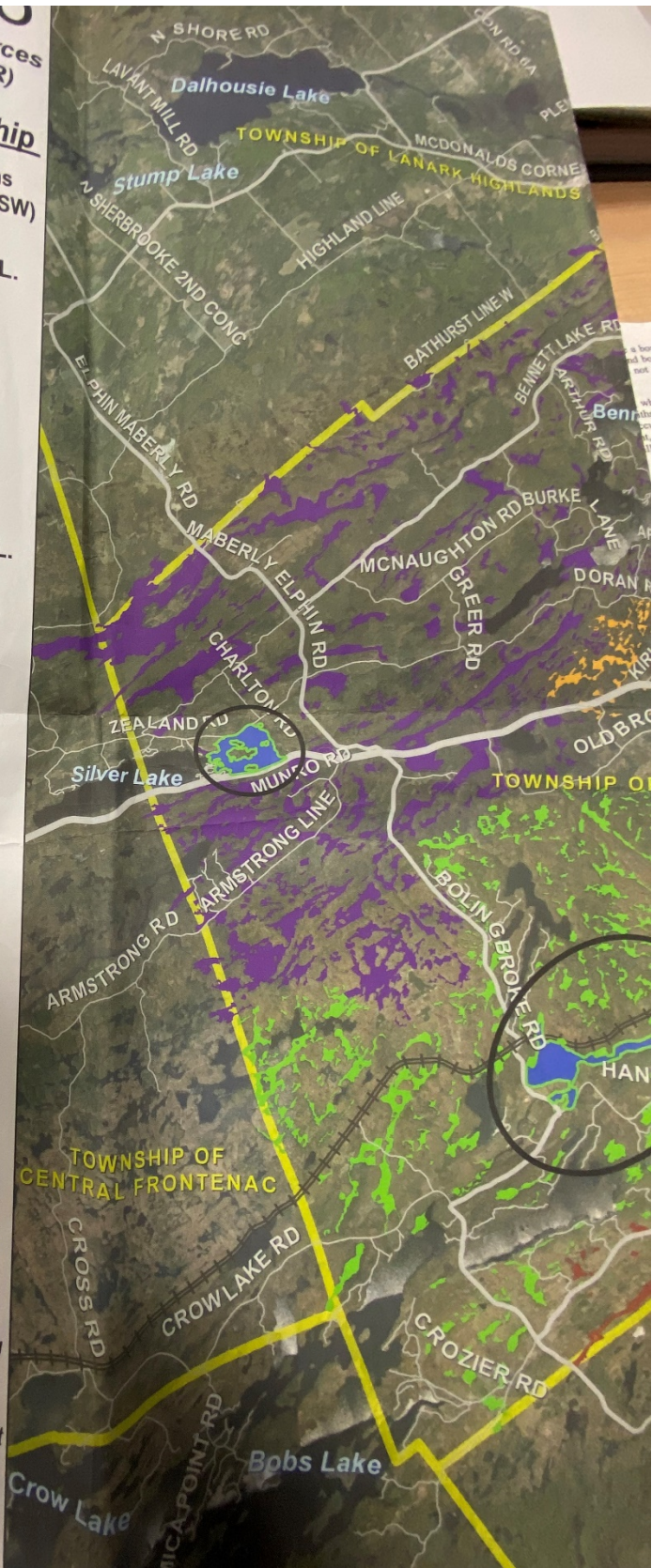
Map 3: Tay Valley Township

Proposed & Future Considerations
Provincially Significant Wetlands (PSW)

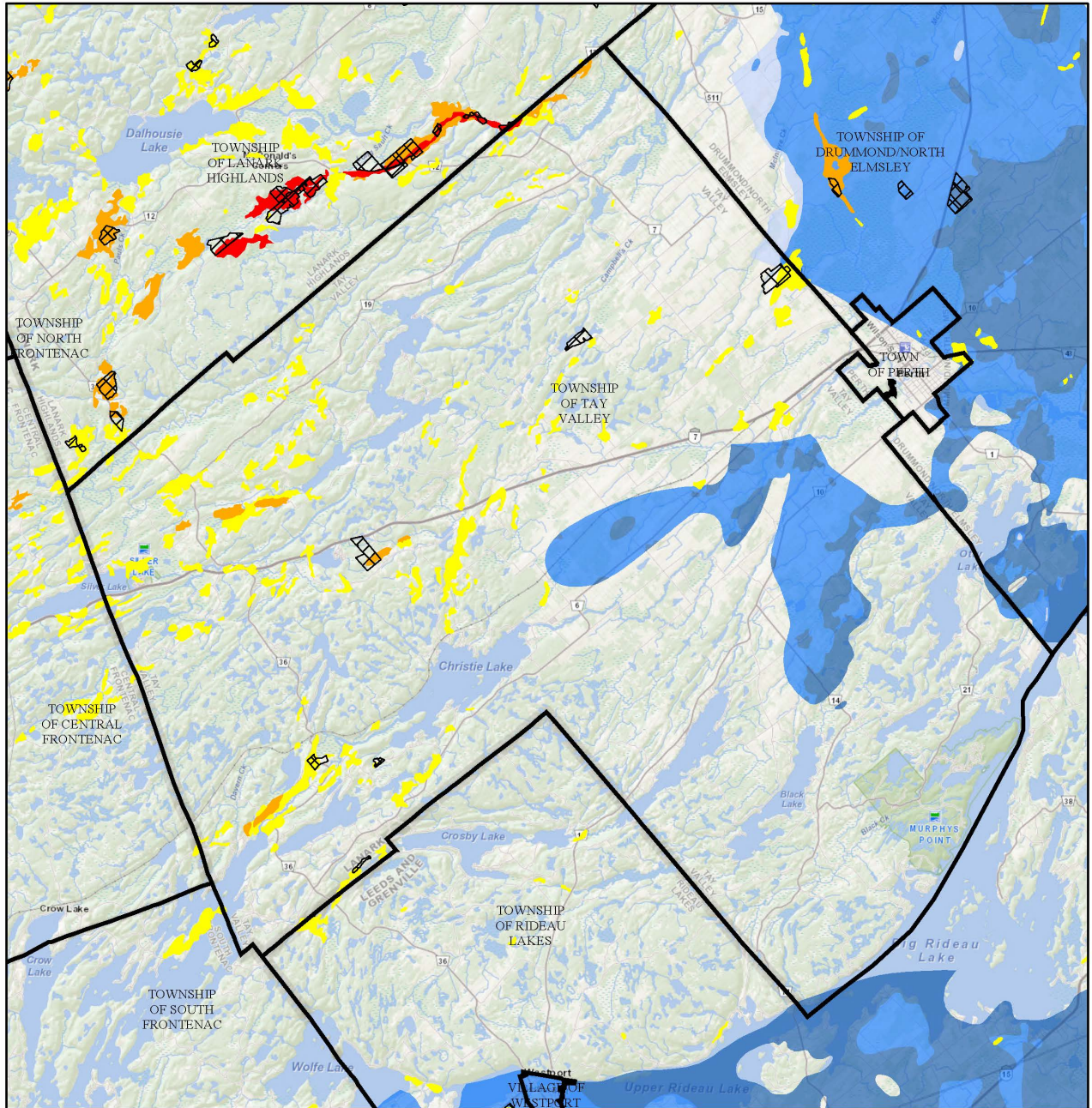
-  Bennett, Christie, Silver L.
-  Railways
-  Highways
-  Major Roads
-  Local Roads
-  **Proposed PSW:**
-  North Shore-Big Rideau L.
-  **Future Considerations:**
-  Bolton Creek - Fall River
-  Christie Lake - Upper Tay
-  Crosby Lake and Creek
-  Lower Tay
-  Otty Lake
-  Pike Lake - Grants Creek
-  Lower Municipalities













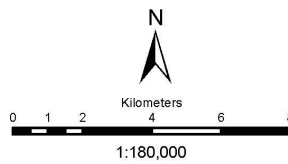
This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.
 Designed and produced by: Information Management Section, Kemptville District, Ontario Ministry of Natural Resources.
 Source of Information: 2014 MNR Land Information Ontario (LIO) and external MNR coverages.



NDMNRF Kemptville District Aggregate Resources of Ontario Township of Tay Valley



- | | |
|---|--|
|  Aggregate Site Authorized | ARO Sand Gravel Polygons |
| ARO Bedrock Polygons |  Primary |
| Contour |  Secondary |
|  Less than 1 m |  Tertiary |
|  1 m to 8 m |  Restricted Resource |
|  8 m to 15 m |  Municipal Lower Tier |
|  Greater than 15 m | |



Map Produced by: Resources Information and Analysis Unit, Southern Region
Ministry of Northern Development, Mines, Natural Resources & Forestry

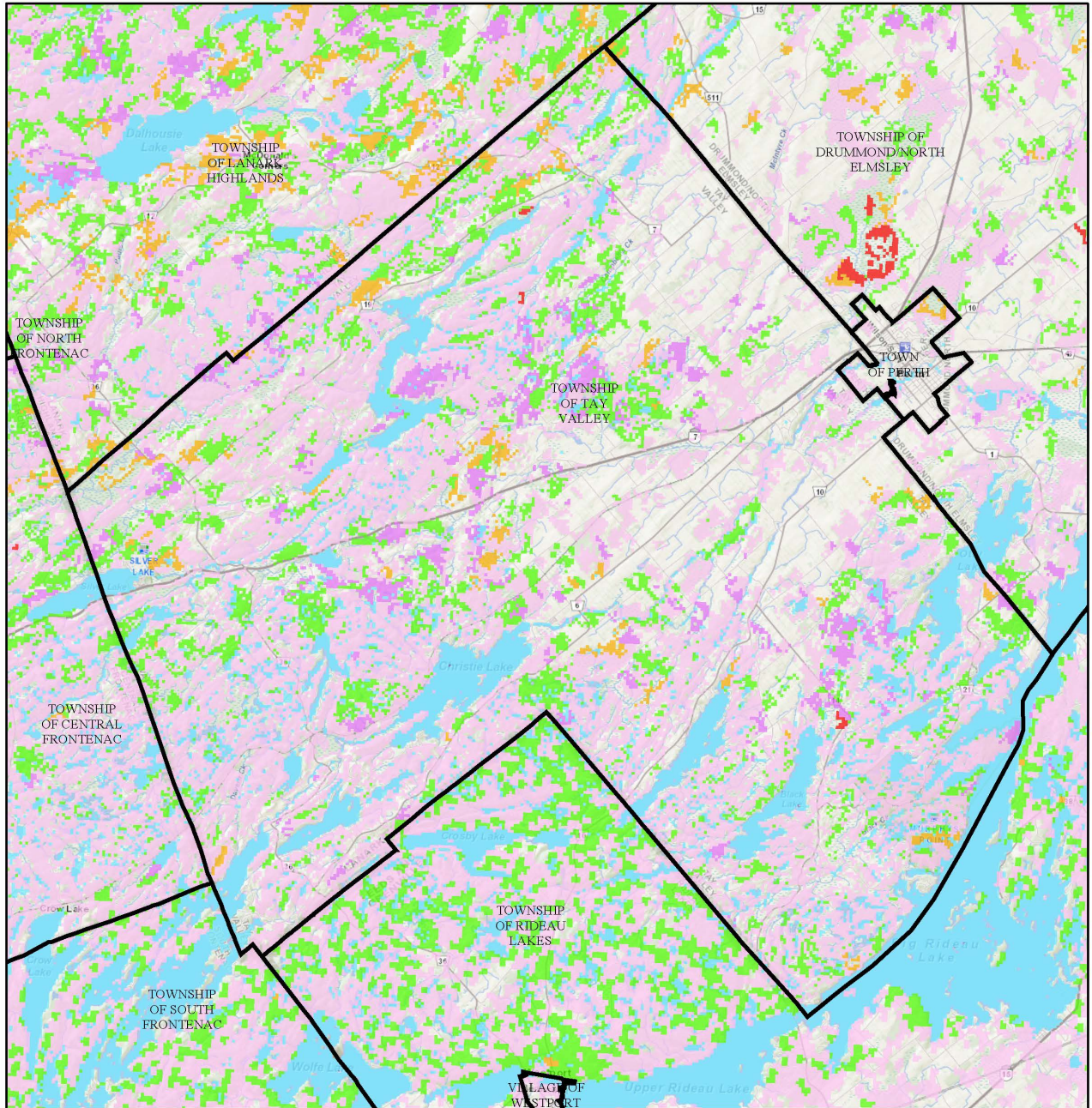
Sources of Information:
Base Data - Land Information Ontario (LIO)
Information current as of October 2021.
ARO Data - MNM Aggregate Resources of Ontario 2020
Projection is UTM Zone 18, NAD 1983 CNT

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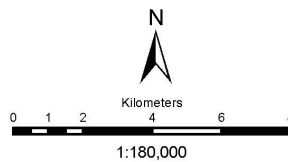


NDMNRF Kemptville District Potential Hazardous Forest Types for Wildland Fire: Township of Tay Valley



Potential Hazardous Forest Types

- Extreme - C1, C2, C4
- High - C3, M2>50%, M4
- Pine Needs Evaluation - C5, C6
- Low - D1, M2<25%
- Water
- Moderate - M2 >25% - <50%
- Municipal Lower Tier



Map Produced by: Resources Information and Analysis Unit, Southern Region
 Ministry of Northern Development, Mines, Natural Resources & Forestry

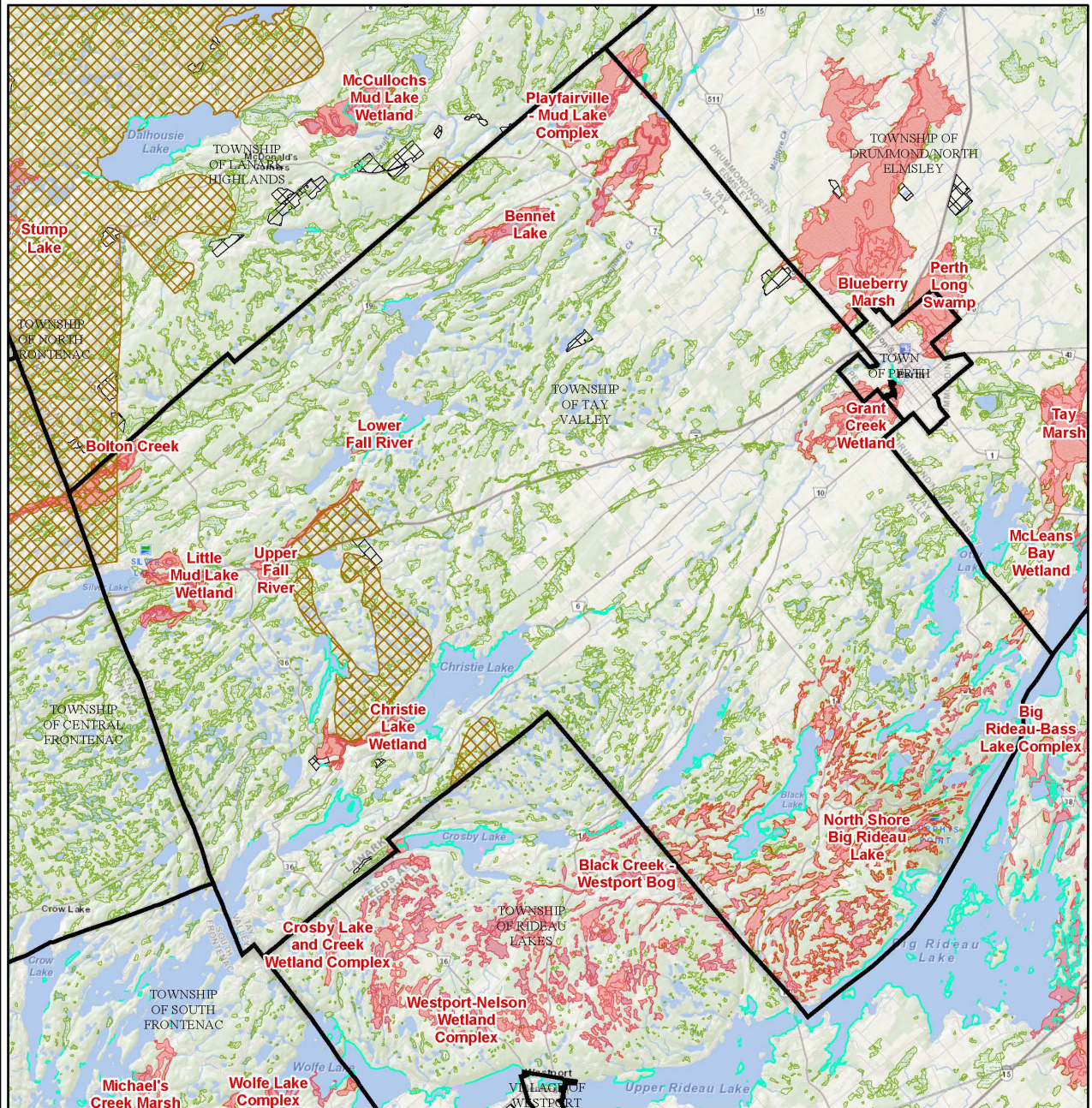
Sources of Information:
 Base Data - Land Information Ontario (LIO)
 Information current as of October 2021.
 Fire Data: NDMNRF AFFES October 4, 2021
 Projection is UTM Zone 18, NAD 1983 CNT

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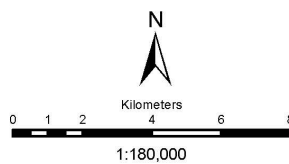
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NDMNRF Kemptville District Natural Heritage Features Township of Tay Valley



- Fish Nursery Area
- Fish Spawning Area
- Aggregate Site Authorized
- Wetland
- Provincially Significant Wetland
- White-tailed Deer Yard (Stratum 1)
- White-tailed Deer Wintering Area (Stratum 2)
- Municipal Lower Tier



Map Produced by: Resources Information and Analysis Unit, Southern Region
Ministry of Northern Development, Mines, Natural Resources & Forestry

Sources of Information:
Base Data and Natural Heritage Feature Data
Land Information Ontario (LIO)
Information current as of October 2021.

Projection is UTM Zone 18, NAD 1983 CNT

This map is illustrative only. Do not rely on it as a being a precise indicator of routes, locations of features, nor as a guide to navigation. The Ontario Ministry of Northern Development, Mines, Natural Resources & Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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APPENDIX C: PUBLIC COMMENTS ON TAY VALLEY TOWNSHIP OFFICIAL PLAN REVIEW & UPDATE

TVT Planner

From: Faith Hutton
Sent: October 22, 2021 9:10 AM
To: TVT Planner
Subject: Re: Enquiries about planning for recently severed lots on Bathurst 4th conc.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noelle,

It's been a long time since we've communicated. I hear that you've been extremely busy this year!

Our updated situation is that we went ahead and sold our house in Perth in June, to get a good price, and are renting a very small place in Brooke Valley while we wait to see what comes available in terms of land or property in the area. We love the community here and are determined, if at all possible, to stay here for good.

Friends just down the road, Parmatma and Bob Leviton, have very generously offered to sever land for us, but it is all contingent on 5 years being added on

when the Official Plan is updated, as they bought their property in 1994. All our hopes rest on that, as land prices are getting beyond our reach otherwise. If this goes ahead, we are set up for the rest of our lives. When will the Plan be finally updated?

A few other people have expressed surprise at this law, as they know people in Brooke who bought more recently and have been able to sever a piece of land for their

family members without issue. Is there any chance, if 5 years is not added on, that they might still be able to sever?

Anyway, I'm expressing a very strong and sincere wish that this comes to pass, as it would make an enormous difference to our lives from here on. We want to build small (not tiny), responsibly, and sustainably.

All the best.

Yours in health,

Faith Hutton, RHNP
Registered Holistic Nutrition Practitioner

(

On Thu, Nov 12, 2020 at 11:23 AM Faith Hutton <> wrote:

Hi Noelle,

I'm a friend of Rob Rainer's and we spoke at length on the phone last autumn as my husband, Richard, and I were looking for land on which to build a tiny house. We were particularly keen to be in the Brooke Valley area.

So, you can imagine my delight at discovering that three lots on Bathurst 4th concession have recently been approved for severance. The land owner, Delores MacAdam, is a friend of ours and she happened to mention it last weekend.

We're going to have a look today, but I am keen to speak with you as soon as possible about my concerns and questions:

- Is the land on a floodplain?
- I see on the severance document Delores sent me that part of the land is designated Interior Forest. What exactly does that mean for us and, more importantly (as we know we are the type of people who want to make as small a carbon, and other, footprint on rural land as possible and would surely want to look after forest and the wildlife within it), in terms of who else might purchase one of the other lots?
- As there are 3 lots, we are concerned about who else might purchase one. I will speak to Delores about this, but I wondered what kind of control the township has over landowner treatment of the forest - which is really the same point I made previously!
- Are you aware of any issues in that area with noise, unkempt junk yards, etc?
- Do you know of any present or possible future development plans or other changes in the area?
- I have heard that some people in the area are concerned that having three new lots there will change the character of this distinctly rural area. I'd love to hear your thoughts. I certainly wouldn't want to be part of stirring up bad feeling in our new community!
- We are looking to build, or have built, a tiny home (probably on wheels, but not decided yet) and have a quote from Mint Tiny Homes for their Canada Goose model, if you want to have a look. What do we need to know and do in order to put the correct wheels in motion? Ideally, we would be looking to be off-grid. We would not need a septic tank either, as we'd have a composting toilet. As it's heavily wooded, we would need some land cleared for driveway and house, and possibly solar panels, and a well.
 - Recently, we had looked into converting a bus into a mobile dwelling. I presume we would not be able to live in it on the land? If we could have it there part of the year (3 or 4 months), as a recreational vehicle, that would be good to know. That would be an option, as we could, for example, travel for 6 months, stay on the land for 4 months, and then park it elsewhere (a friend has offered) for January and February which we plan to spend in the UK.
 - Well, I think that's it for now. I know you are out of the office today and Friday, but if you could give me a call on Monday, that would be wonderful. Otherwise, I will try to connect with you again.
 - Thanks!

Yours in health,

Faith Hutton, RHNP
Registered Holistic Nutrition Practitioner

TVT Planner

From: TVT Planner
Sent: August 17, 2021 5:02 PM
To: Dawn Haldane
Subject: RE: Official Plan Update
Attachments: Tay Valley Twp_SandGravel.pdf

Hi Dawn,

I have attached the Ministry Aggregate information. They designate the deposits on your land as tertiary (the least important) so go ahead and bring in your severance applications for me to sign. I am off tomorrow and Thursday still recovering from the Anaplasmosis but I will be in Friday (in a meeting 10-11:30).

Thank you for your patience. Getting this information from the Ministry for the Official Plan update has been very helpful.

Noelle

-----Original Message-----

From: Dawn Haldane <>
Sent: August 3, 2021 9:44 AM
To: TVT Planner <>
Subject: Re: Official Plan Update

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Yikes! I hope you feel better soon, Noelle 🙏
Okay, sounds good.
Dawn

Sent from my iPhone

> On Aug 3, 2021, at 9:12 AM, TVT Planner <> wrote: >

> Hi Dawn,

>

> Thanks for checking in. I have been off work for over a week fighting Anaplasmosis, a tick-borne bacteria, and am still not in the office.

>

> I did finally hear from MNRF about their Aggregate Resource Inventory Plan for Lanark County and will look at what it says for your properties when I am back in the office.

>

> Noelle

>

> Sent from my iPhone

>

> On Aug 2, 2021, at 1:08 PM, Dawn Haldane <> wrote:
>>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
> Hi Noelle,
> Tim and I are just checking in to ensure our property will also be included when you do the revised Plan.
> We are still planning to sever that parcel for our retirement but are waiting for Tay Valley to complete their amendments by February next year.
> The parcel in question is the one deemed aggregate by Tay Valley in 2016.
> Respectfully,
> Dawn
>>
> Sent from my iPhone
>

TVT Planner

From: TVT Planner
Sent: August 30, 2021 11:15 AM
To: Greg England
Cc: TVT Planning Assistant; TVT Admin Assistant
Subject: RE: 521 Fagan Lake road
Attachments: Township Aggregate mapping in Official Plan.docx; Aggregate map Ministry of Mines and Northern Development.docx

Hi Greg,

The first attachment is what I have had available to me re: the aggregates on your property. It shows up as pink – indicating the presence of aggregates.

The second attachment is from the Ministry of Mines and Northern Development that I just received. That mapping distinguishes between primary, secondary and tertiary aggregate resources (red, orange and yellow).

Your property has orange and yellow on it. The secondary aggregates make it harder to remove from the designation but the fact that there are a lot of houses nearby could work in favour of removing the designation.

I will pass all this correspondence onto the consultant, Forbes Symon, at JP2G who is undertaking the Official Plan review on behalf of the Township.

Noelle

From: Greg England <> **Sent:** August 30, 2021 10:50 AM
To: TVT Planner <> **Subject:** Re: 521 Fagan Lake road

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Great thank you. Is there a chance that new mapping could change the dedication? On Mon, Aug 30, 2021 at 10:47 AM TVT Planner <> wrote:

Hi Greg,

I remember our conversations.

I have just received new mapping from the Ministry so will check your property later today.

Thank you for your patience.

Noelle

From: Greg England <> **Sent:** August 30, 2021
10:04 AM
To: TVT Planner
> **Subject:** [521 Fagan Lake road](#)

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Hi Noelle

We spoke earlier in the summer when I was getting my details inline to survey a lot off of my existing property at [521 Fagan Lake road](#). At this time I had contacted both Tay valley and the county to find out that the property was eligible for the survey I wanted but had a aggregate dedication so you suggested I have it added to a list for this falls review of the bylaws if I understand correctly. I'm reaching out with this email to make sure I don't miss this process as I have plans for the lot and they are waiting on getting this sorted out and lifted from my property.

I found this process in the spring to be very difficult as I was directed back and forth from the municipality to the county and until I actually spoke to you I felt it was getting no we're I hope you can advise me on how to proceed.

I have attached a picture of my tax bill to reference the property for your info.

Please call me if possible with any advice so I can do my part to get this taken care of.

Greg Cell.

Thanks for your help. Greg England

TVT Planner

From: Greg England <> September 14, 2021 10:47 AM
Sent: AM
To: TVT Planner
Subject: Re: Building Permit

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Hi Noelle

I failed to make a note of when the date for my property was scheduled to be part of the review of the official plan. Could you let me know if possible?

Thanks Greg

On Tue, 31 Aug 2021 at 15:06, Greg England <> wrote:
Great, thank you.

On Tue, Aug 31, 2021 at 3:05 PM TVT Planner <> wrote:

Yes to sever a lot, the Aggregate designation would need to be removed and that will be discussed as part of updating the Official Plan.

Noelle

From: Greg England <> **Sent:** August 31, 2021 3:04 PM
To: TVT Planner <> **Subject:** Re: Building Permit

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That's great news. I'd still need to get the grave

Dedication removed in order to sever a lot stop though right?

On Tue, Aug 31, 2021 at 2:58 PM TVT Planner <> wrote:

Hi Greg,

The pit on the property opposite yours is 130m from your lot line along Fagan Lake Rd. So you would need to place the house 20m from the road. The zoning designation is not the boundary for pits (kike it is for salvage yards or waste sites), the actual location of the pit is the setback boundary.

So you could submit a Building Permit application without the Minor Variance.

Noelle

From: Greg England <> **Sent:** August 31, 2021 1:43 PM
To: TVT Planner <> **Subject:** Re: Building Permit

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Noelle

If you are able to see if there's flexibility on the bylaw that would be great. Im a builder and I know the most logical place for both house and septic to build on the lot is within that 150 m set back from the rd. Of course that would be my preference to avoid the cost and steps required for the minor variance.

It's not impossible to meet the 150 m but certainly would complicate the style of house im hoping to build.

I really appreciate the time and effort you have put in so far to help me through this process

Thanks Greg

On Tue, Aug 31, 2021 at 12:13 PM TVT Planner <> wrote:

No because the setback is based on the Zoning Bylaw. I can look into the letter from the Ministry more to see if there is any flexibility.

If not you could apply for a Minor Variance for the October meeting to reduce the setback from the pit zone based on the licence being surrendered. They decide that day- October 18.

Noelle

Sent from my iPhone

On Aug 31, 2021, at 12:06 PM, Greg England <> wrote:

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Hi Noelle

So if i end up being able to get the aggregate dedication removed would that reduce my setback from Fagan lake rd less then 150 m? The buildable portion of the lot is between the 150 m and the rd it would be more like 100m +/- to the front line of the location I'd like to build?

Greg

On Tue, Aug 31, 2021 at 11:04 AM TVT Planner <> wrote:

Hi Greg,

I have included your comments as part of the public process and Forbes Symon, JP2G Consultants, will review the designation.

I have reviewed the TVT Official Plan and under Section 3.3.3.3 Mineral Resource Policies, I can support a Building Permit application for the property at [521 Fagan Lake Rd.](#)

Under the Zoning By-law Section 3.18 Residential Separation Distances from Other Land Uses, because part of the lot across the street is zoned Extraction, the house at 521 Fagan should be located 150m from Fagan Lake Rd.

The owner of the pit surrendered his pit licence in 2014 but the Ministry required the zoning to stay in place in case extraction occurs in the future because they stated the aggregate deposit was good quality.

Thanks for your patience on your inquiry. It has been more complicated than usual.

Noelle Reeve RPP, MCIP

Planner

Tay Valley Township

Noelle Reeve
Planner
Tay Valley Township
217 Harper Rd
Perth, ON K7H 3C6

October 15, 2021

Subject: **Official Plan Review**

Dear Noelle

I wish to congratulate you on the presentation on the Official Plan Review at the August Council meeting.

At this time, I wish to make a few high level comments and one specific suggestion.

1. **Climate Change** Given the existential nature of the climate crisis, I strongly recommend that the Official Plan include the strongest of policies particularly in the areas of sustainable infrastructure, built form and growth management as well as policies the Township can undertake with respect to its own buildings, vehicles, and waste management sites.
2. **Emergency Management** It is my understanding that the Township has an emergency management plan. In light of climate change in general and the experience with / lessons learned from the flooding on the Tay River a few years ago, I suggest the Township undertake a careful review of this plan and develop the policy accordingly.
3. **Economic Diversification** I fully appreciate the importance of economic development. At the same time, I suggest that this be promoted in the context of sustainable development and environmental protection.

As you are aware, there has been a dramatic increase in short term rentals particularly on waterfront properties. This raises the issue of lake capacity and appropriate lake stewardship practices – areas that many lake associations address in their lake stewardship plans which were developed before the “AirB&B phenomenon”. I recognize there is not obvious policy with respect to short term rentals but I wished to flag the potential negative effects.

4. **Housing** I strongly encourage detailed policies and innovative approaches focused on affordable housing.
5. **Indigenous Consultation** It's appropriate that the province require municipalities to consult with Indigenous communities.

From my perspective, the Official Plan should include meaningful statements and policies which acknowledge the Indigenous peoples in the Township. For example,

- a. The introduction to the Official Plan could include a paragraph about the presence of the Omamiwinini (Algonquin) prior to the arrival of the Europeans and today. Perhaps it could start by saying that *the Omamiwinini inhabited the land we call Tay Valley Township long before the arrival of European settlers in 1816.*
- b. A section on the demographics of the Township could include statistics on the Indigenous population, including the comment that the percent may be low (see Stats Can for an explanation)
 - i. A section on demographics could also show the diversity of the population of the Township. Another demographic section could look at age to show the aging population etc.

The 2016 Census of Population provides data on the diversity of Tay Valley Township

| | Tay Valley Township | Lanark County | Ontario |
|---|---------------------|---------------|---------|
| Indigenous Identity | 3% | 4% | 3% |
| Visible Minorities* | 0.7% | 2% | 29% |
| Countries of Origin of the Immigrant Population | 8 | 44 | 50 |
| Number of Mother Tongues | 19 | 61 | 152 |

* Canada defines visible minorities as people, other than Indigenous people, who are non-Caucasian in race or non-white in colour.

6. **Water Quality Protection: Septic Inspections on Waterfront Properties** As you know, malfunctioning sewage systems can have both human health and environmental impacts beyond the property on which it is located. Contamination of surface water can cause excessive aquatic plant growth, depletion of oxygen in lakes, and impact the natural habitat for aquatic species. Ground water contamination can cause illness and even death. The 2006 Clean Water Act identifies sewage storage, including septic systems, as one of 21 activities that can pose a significant threat to drinking water

- Malfunctioning sewage systems can affect property values and, over time, tax assessments ... the ability of the Township to fund programs and services

Tay Valley Township has over 20 years experience with its septic re-inspection program starting with the pilot program on Christie Lake in 2000.

In 2012, the decision was made to include a discretionary program with mandatory inspections on those lakes which requested the mandatory program. The members of the following seven lake associations voted in favour of the mandatory program

- Adam
- Bennett
- Bobs
- Farren
- Long
- Otty
- Pike

In 2017, the members of the Little Silver and Rainbow Lake Association voted in favour of the mandatory program.

The voluntary re-inspection program applies to all properties located on the following water bodies:

| Creeks & Rivers | Lakes | Lakes |
|---------------------|--------------|-------------|
| ✓ Bolton Creek | ✓ Andrew | ✓ Mud |
| ✓ Grant's Creek | ✓ Big Rideau | ✓ Loon |
| ✓ Scotts Snye | ✓ Black | ✓ McLaren |
| ✓ Silver Lake Creek | ✓ Christie | ✓ McGowan |
| ✓ Fall River | ✓ Clear | ✓ Mills |
| ✓ Mississippi River | ✓ Davern | ✓ O'Brien |
| ✓ Tay River | ✓ Deer | ✓ Rock |
| | ✓ Fagan | ✓ Round |
| | ✓ Little Mud | ✓ Silver |
| | ✓ Lower Mud | ✓ Upper Mud |

Voluntary versus Mandatory

Under the Ontario Building Code, municipalities can run voluntary septic system re-inspection program or a discretionary program with mandatory inspections.

The steps taken for the septic re-inspection program are exactly the same for the voluntary and mandatory programs. The only difference is that under the mandatory program property owners are required to participate in the program when their property has been identified, whereas property owners under the voluntary program can choose whether or not to participate.

A comparison of the mandatory and voluntary program is clear: the mandatory system is significantly more effective at identifying and rectifying problems with septic systems.

- The November 2015 report states that over 10% of the systems inspected under the mandatory program require replacement compared to 2% of systems in the voluntary program.
 - *"If it was not for the Discretionary [Mandatory] program, these systems may not have been identified for replacement."*
- The 2019 report notes the difference in outcomes on the same seven lakes
 - during the four period from 2008-2011, under the voluntary program, 3% required replacement
 - during the first four years from 2012-2015, under the mandatory program, 11% required replacement

*Noelle, you have a fab graph that show the difference
(copy attached for ease of reference)*

In light of

- Tay Valley Township's positive experience over 20 years
- The proven effectiveness of the mandatory septic inspection program
- The importance of properly functioning septic systems for human health, clean drinking water, and the environment
- The effect of malfunctioning sewage systems on property values and, over time, tax assessments ... the ability of the Township to fund programs and services
- The growing number of rural municipalities instituting mandatory septic inspection programs,

Tay Valley Township adopt a policy that would phase in mandatory inspections on all its lakes, rivers and creeks (where the septic system is less than 100 metres from the lake, river or creek shoreline).

In closing, I wish you well with this important task.

Yours sincerely,

Kay Rogers

Kay Rogers

TVT Planner

From: David Marble
Sent: August 4, 2021 10:17 AM
To: TVT Planner
Subject: Re: Official Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noelle,

As you are aware there have been recent announcements about plans to run the main Via Rail line through Tay Valley.

If this happens it will have a major impact on life in the township. I feel that this possibility should be taken into account in any forward-looking Official Plan.

I also feel that it is irresponsible for any local government to endorse this plan until all the possible negative aspects have been fully explored. Lanark County and the Town of Perth have already done this without any information.

Unfortunately, there are several groups that have completely made-up ideas of how trains could benefit the area with stations in Sharbot Lake and Perth. Proposed maps from several years ago showed a station in Sharbot Lake. This is missing from all recent maps. There has never been a plan for a station in Perth. One has only to look at the stated reason for this new line to see that there will be no extra stops added when the whole idea is to cut travel time between Toronto and Ottawa. The Smiths Falls station will remain as local access, the same as it is now.

There will be no economic benefit to Tay Valley. In fact, development in Tay Valley is already being hampered with the moratorium on any new driveways crossing the trail while the rail line is in limbo.

Among the many questions that need to have answers are:

What is the exact route that will be taken through Tay Valley?

How many tracks will be built? We know that the plan is to double the existing track from Glen Tay through Perth to Smiths Falls.

If only one track will there be sidings built to allow for trains to pass? If so, where?

How many level crossings will there be in Tay Valley? I understand that maintenance to crossings is the responsibility of the township.

What will happen to all the private crossings? Numerous private driveways and farm access roads cross the right of way. Will they be allowed to remain? Maintenance of them would be at the cost of the private landowner.

Assuming that the existing trail is not suitable for trains travelling at up to 200 km/hr will it be straightened and how will private land be expropriated? Would the township have to pay for any road rebuilding around any route change?

Will Hwy 7 be altered to allow for a backup of traffic at the Omya entrance while trains go through?

One of the route options being considered is to have the trains turn south at Sharbot Lake and join the existing track right of way at Crow Lake with a new track and then continue along Christie Lake and on to Perth. What impact will this have on residents of Christie Lake?

Will the new tracks be fenced and what will be the impact on wildlife?

With the closing of the heavily used trail through Tay Valley and westward, will residents need to leave the area to find access to recreational trails?

Sorry for the long list. Unfortunately, this is just the tip of the iceberg as far as possible issues go. I hope some of this will be addressed in the Official Plan.

Thanks for your time on this and I would appreciate any comments you have,
David Marble

Sent from [Outlook](#)

TVT Planner

From: Eric Scheuneman
Sent: August 4, 2021 4:09 PM
To: TVT Planner
Cc: David Marble
Subject: Re: Official Plan
Attachments: VIA Rail Statement 2021-04-16.pdf

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Hi Noelle,

David has made all excellent points below!

David's - and my info previously emailed to the Township about 2021-04-16 (attached) - generally has support of most of Brooke Valley and Christie Lake residents.

My submission deals with the overall unfeasibility of the proposed Highway 7 corridor - and there is further information available since then supporting my points. The local impacts are mostly in the section titled **Lanark County Impact**.

Thank you for your consideration,
Eric Scheuneman

On 2021-08-04 10:16, David Marble wrote:

Hi Noelle,

As you are aware there have been recent announcements about plans to run the main Via Rail line through Tay Valley.

If this happens it will have a major impact on life in the township. I feel that this possibility should be taken into account in any forward-looking Official Plan.

I also feel that it is irresponsible for any local government to endorse this plan until all the possible negative aspects have been fully explored. Lanark County and the Town of Perth have already done this without any information.

Unfortunately, there are several groups that have completely made-up ideas of how trains could benefit the area with stations in Sharbot Lake and Perth. Proposed maps from several years ago showed a station in Sharbot Lake. This is missing from all recent maps. There has never been a plan for a station in Perth. One has only to look at the stated reason for this new line to see that there will be no extra stops added when the whole idea is to cut travel time between Toronto and Ottawa. The Smiths Falls station will remain as local access, the same as it is now.

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Sorry for the long list. Unfortunately, this is just the tip of the iceberg as far as possible issues go.

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Thanks for your time on this and I would appreciate any comments you have,
David Marble

Sent from [Outlook](#)

TVT Planner

From: Gordon Hill
Sent: October 23, 2021 6:01 PM
To: TVT Planner
Subject: Official Plan S 5.3 - Deeming Plans of Subdivisions - see page 102

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Hi Noelle
Just me, butting in again.

S. 5.3 of the TVT Official Plan is not anywhere close to what the Planning Act says. Section 50(3) of the Planning Act is the general subdivision control tool which prevents lands from being subdivided unless one of the enumerated exceptions applies. The first of those exceptions relates to land described in accordance with and within a registered plan of subdivision. S. 50(4) states that the council of a local municipality may by by-law designate any plan of subdivision, or part thereof, that has been registered for eight years or more, which shall be deemed not to be a registered plan of subdivision **for the purposes of subsection (3).** Underlining and bold font added for emphasis. It is only for subdivision control purposes that council may pass such a by-law, not for any of the purposes stated in S 5.3 of TVT's Official Plan.

Cheers
Gordon

TVT Planner

From: Rob Rainer <rrainer.tayvalley@gmail.com>
Sent: November 8, 2021 9:13 AM
To: jab741mcl@gmail.com
Cc: TVT Planner
Subject: Re: TVT bylaw on Air B&B or VRBO rentals?

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Thanks for these links John.

Rob

On Sun, Nov 7, 2021 at 5:27 PM > wrote:

Here is some local PEC news related to this issue, I'll leave it there, enough said. J.

<https://www.pictongazette.ca/2021/11/03/council-eyeing-six-options-to-promote-affordable-housing-in-prince-edward-county/>

<https://www.pictongazette.ca/2018/06/07/airbnb-officials-discuss-potential-for-partnership-with-municipality/>

From: Rob Rainer
Sent: Sunday, November 7, 2021 3:44 PM
To:
Cc: Noelle Reeve
Subject: Re: TVT bylaw on Air B&B or VRBO rentals?

Hi John. Thanks for your message on this issue. I don't believe TVT has a by-law specific to Airbnb's or whole home rentals (I had not seen/heard of the VRBO acronym before), but I believe Noelle and her Planning department are looking at this issue in the context of the current updating (process underway) of TVT's Official Plan. Noelle may be able to clarify/confirm etc. Certainly the kind of scenario that has unfolded in Picton County is one that we must try and avoid here. As you say, with all our lakes and countless cottages and other waterfront properties, TVT could be ripe for this kind of 'development' which on balance seems highly detrimental from various viewpoints.

Rob

Rob, question for you. I'm interested to know if TVT has a bylaw on Air B&B or VRBO home rentals.

I've done a quick search of the Bylaws section on TVT's website but without any success.

I'd be very interested in knowing if our township has ever addressed this issue and if so, the outcome.

Picton (Prince Edward County' PEC) is having a very bad experience with Air B&B's and now VRBO (whole home rentals).

Many non-residents of PEC have purchased individual homes as short term income property. And as a result, the cost of housing in the county has driven many locals out and North of Belleville to find reasonable accommodation.

The non-residents are merchandizing the local prov. parks (Outlets and Sandbanks) as well as the other amenities (wineries, etc.) to attract an endless stream of short term tenants. My brother's plumber works for a Calgary resident with over 60 rental properties in PEC. As there is no local control on the process, the situation soon gets out of control. The Air B&B / VRBO renter often sub-rents or splits the cost of rental amongst 3rd parties (friends/relatives) to reduce their cost, which often leads to a too many occupants per household, which stresses water & sewage, and usually the neighbours, both near and far as bad behaviour usually accompanies no control. The control mechanism they are missing is a bylaw that limits 'short term rentals' to owner occupied properties.

I think TVT is open to this kind of issue with it's wealth of lakes and cottage rental properties. I'd be interested to know if TVT has considered the long term impact of Air B&B / VRBO rentals.

Thanks, John Byers,

741 McLaren Rd.

TVT Planner

From: Grant Leslie <
Sent: October 13, 2021 11:30 AM
To: TVT Planner
Cc: Peter Hannah; Phil Albert; Houston, Tom
Subject: Tay Valey Township O/P update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On behalf of the Big Rideau Lake Association, I offer the following suggestions on aspects of the Tay Valley Township Official Plan which the Big Rideau Lake Association recommends be reviewed or updated.

2.4.1 Climate Change is increasingly affecting surface water quality, suggesting the need for consideration of new more comprehensive approaches. The MECP has indicated that the phosphorus model can no longer be defended so the more recent Lake Health approaches used in Muskoka and the evolving science presented by Dr. John Smol of Queen's University

(available at

https://us06web.zoom.us/rec/play/OLbLcDbxSeEn7VvkfHf8yOsF7IIV7LTprqSRGMKWTKltT_vzUYg2qdULesWD6WEy-XJ6eXx3zKgHcM52.vzieOmlzimu7bzZ5?startTime=1631969754000&x_zm_rtaid=xGPAHWQOSJkKhAIXWVklbw.1632765498280.2f2d6cb31adc8d65b46333dbf5533506&x_zm_rhtaid=882)

should be considered.

2.16 Non-conforming and non-complying use policies should be reviewed in light of recent LPAT decisions. Extensions and enlargements are significant contributors to overdeveloped shorelines. You may want to ask the staff in the Township of Rideau Lakes for a copy of the report prepared by Donnelly Law and review their recently adopted OP policies.

2.19.1 and 2.24.3 The Cultural Heritage and Rideau Canal policies should be reviewed in conjunction with the RWDRT.

Since almost all of the Township is on a Highly Vulnerable Aquifer (HVA), Section 2.23.1 Water Supply and Sewage Disposal policies should refer to the MECP D Series Guidelines for long term protection of groundwater resources. (Subsection 3.6.4.2 only requires .8 ha lots when 3+ lots are being created). This would support other policies of the OP which indicate that virtually all development will be privately serviced in perpetuity

2.24 Lower Rideau Lake (part of Big Rideau) has been identified by RVCA as having very poor water quality. As the recipient of the impacts of all upstream nutrient inputs, including the entire Tay watershed, a comprehensive review of policies affecting development in the southern part of the Township is warranted. The Water Setback policies should be reviewed, especially clause (c) to ensure that measures to ensure a net environmental gain are mandatory considerations when a reduction to the 30 m setback is to be considered. Stronger statements in clause (d) to implement shoreline alteration by-laws under the Municipal Act would be welcomed. I understand that Haliburton has made good progress on this.

2.24.6 StormWater Management should be reviewed with the intent to commit the Township to gradually incorporating improved approaches for curtailing the amount of nutrients and pollutants that flow into creeks, rivers and lakes from the public road network and agricultural drains. Those responsible for private road networks should also be encouraged to improve management of stormwater runoff..

3.6.4 Rural policies for residential uses should avoid concentrations of additional units or other intensification measures in waterfront areas, the lands with the greatest potential for negatively impacting surface water quality.

This isn't an exhaustive list of amendments that may need to be made to the O/P but represent those that are of particular interest to the BRLA.

Thank you for the opportunity to offer recommendations on the Tay Valley O/P.

Grant Leslie
President BRLA

Nature Based Climate Change Policy Framework for Municipal Official Plans

Introduction

The global climate is changing, leading to increased hazards, extreme weather conditions, and transformations to the physical environment in Canada and beyond. Preparing for the unavoidable impacts of climate change requires a momentous shift in the way we build our communities, and requires immediate and committed action at every level of government, and across all sectors of society.

Planners are in a unique position to bring together officials, citizens, and allied professions in an integrated and collaborative approach to planning for the mitigation and adaptation to climate change. Official Plans are policy documents which can create the necessary framework for proactive actions, initiatives and strategies for addressing climate change. Climate Network Lanark (CNL) believes there is a unique opportunity in Lanark for developing a collaborative approach since all of the lower tier municipalities in the County are currently in the throes of reviewing or shortly initiating the review of their official plans. CNL can play the role of a facilitator through the integration of its efforts in assisting the County with developing a climate change action plan and simultaneously working with area municipalities in developing a consistent and common approach to policy development. The County also has the opportunity to provide leadership through the delegated authority for the approval of lower tier official plans as well as providing policy direction through the County's official plan.

We need to stop focusing on dates and numbers and actually accept and acknowledge that we need to reduce our emissions right now. We can talk about 2030 or 2040 as much as we want. But it is what we are doing now that really matters.

Greta Thunberg

CNL recognizes that there are challenges to drafting a common and consistent set of climate change policies in Lanark given the diversity in urban and rural landscapes, municipal and community infrastructure, financial and human resources and the experiences municipalities have or are having with respect to planning for climate change. The varied circumstances may dictate the type of policies and approach that each municipality wishes to pursue. There are also options in the approach to policy drafting from a high-level generic policy approach that provides some general direction to a more comprehensive approach that sets out specific goals, targets and action items. In some situations, the salient details of an existing climate action plan may well be incorporated into an updated official plan. Municipalities will also need to consider the extent to which the approach to climate change mitigation and adaptation reflects both corporate and community interests.

The policies which are drafted must also comply with Sections 1.1.3.2 and 1.8 of the Provincial Policy Statement (PPS). The PPS can act as the bible for the policies to be drafted. As can be seen from the sections quoted from the PPS below, the scope of the menu of climate change-related items is broad and may affect municipalities in different ways depending on the character, urban, rural or a mix of both etc.

Excerpts from Provincial Policy Statement

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and
- g) maximize vegetation within settlement areas, where feasible.

Potential Structure for Climate Change Policy Framework for Municipal Official Plans

1. Background

A description of the local circumstances and municipal decision(s) on climate change actions:

- Summary of contents of a municipal climate change action plan (current energy use, lifestyles, constraints, municipal and community actions and initiatives, targets) and/or
- Summary of recent climate change actions and initiatives and corporate objectives.
- Articulation of specific targets to be achieved within a temporal context (i.e., immediate actions; 5, 10 and more time periods)

2. Definition or description of Climate Change and Nature Based Climate Solutions

- What is meant by climate change?
- What is meant by nature-based climate solutions (NBC's)?
- Can the County and area municipalities craft a common and consistent statement or understanding in describing climate change

3. Goal for Climate Change

A goal statement helps to establish a vision for what may be achieved as well as to provide a measuring stick by which to evaluate the success or otherwise of policy implementation. A goal should also be succinct and easily understood and a moniker for progress.

Examples:

To mitigate and adapt to the impacts of climate change through the wise stewardship of land and resources.

To undertake and encourage measures designed to reduce carbon emissions and to plan for the impacts of climate change.

4. Objectives for Climate Change

Objectives flow from the goal statement and can help to establish the framework for the drafting of policies. (*Examples*)

- To reduce the use of fossil fuels.
- To convert energy use to alternative clean energy systems.
- To provide for net zero emission buildings and green building design.
- To incorporate green energy technologies into all land use planning decisions.
- To provide for local food security through local food production.
- To reduce, reuse and recycle all forms of waste products.
- To promote climate change mitigation best practices for all farming, commercial and industrial processes.
- To sustain high levels of carbon capture.
- To design, develop and promote active transportation systems.
- To design, develop and redevelop municipal and community infrastructure to mitigate the impacts of severe climate events.
- To increase forest coverage for carbon sequestration.
- To develop strong municipalities that are resilient to the impacts of climate change.

5. Climate Change Policies

Policies are designed and developed to provide for the orderly growth and development of a municipality. Land use decisions must comply with the intent of the policies. Policies may also set out strategies for proactive initiatives and programs such as establishing a heritage conservation district, or perhaps in this case drafting a climate change action plan. Policies can establish specific targets to be achieved, set out the measures for achieving those targets and providing for the monitoring of progress in reaching targets. Policies can reflect provincial interests, the interests of Council as well as private and public interests. The potential scope of policies on climate change might:

- Establish realistic (corporate and community) targets for specific measures such as the reduction of GHGs, building retrofits, energy use conversions, infrastructure replacement, waste product reduction/recycling, tree planting, etc.
- Set out specific policies for each climate change objective.

Examples:

Reducing Carbon Emissions

The Municipality (or County) is committed to reducing carbon emissions by 'x' % by 2031 through the following measures or initiatives:

1. **Transportation:**
 - Promoting carpooling and supporting rural carpooling through establishing car parks at major commuting intersections
 - Improving opportunities for cycling through the designation and signage of cycling routes through the planning area and by encouraging provincial initiatives to provide cycling lanes on provincial highways and through the use of the Ottawa Valley Recreational Trail.
 - Encouraging the development of rural transportation services and shuttle services for multiple occupancy through the use of mini-vans, buses.
2. **Energy Efficient Buildings and Vehicles:**
 - Reducing energy consumption through municipal building retrofits.
 - Promoting zero-emission and green building design.
 - Undertaking replacement of municipal vehicles with alternative fuel vehicles.
 - Supporting the establishment of new vehicle electric charging stations.
 - Encouraging solar-oriented design of buildings
3. **Renewable Energy:**
 - Promoting and supporting the development of renewable energy sources on a commercial and individual scale through wind, solar, geothermal, biogas and micro-hydro systems.
4. **Food Security:**
 - Encouraging local food production through measures such as farmer's markets, farm stands, waste food recycling, and community gardens.
5. **Waste Management:**
 - Promoting recycling of non-organic wastes.
 - Reducing waste disposal in landfill sites through waste diversion, recycling and re-use.
 - Reducing waste from construction debris
6. **Agriculture and Forestry:**
 - Promoting best farm practices by reducing nitrous oxide emissions through improved fertilizer use, crop rotation, modified tillage and residue and manure management
 - Encouraging fuel switching through use of biomass, solar, wind or micro-hydro sources.
 - Provision of alternative fuel production through feedstock from wood pellets, biomass etc.
7. **Carbon Capture:**
 - Sustaining high level of forest cover for carbon capture.
8. **Well Built Communities, Infrastructure and Adaptive Re-use:**
 - Ensuring that all development is directed away from lands susceptible to flooding and erosion through severe climate events.
 - Designing road **infrastructure** and stormwater management facilities to protect against severe weather events and to facilitate evacuation.
 - Encouraging the adaptive re-use of buildings as an alternative to new construction.

BMP's for Farm Operations:

Municipality will collaborate with the agricultural community in implementing measures to:

- Maintain/replace/share equipment to reduce or eliminate fossil fuels
- Modify tillage practices to better store carbon
- Replace fuel sources with renewable energy (biogas and biofuels)
- Initiate more efficient use of fertilizers
- Install solar pumps and solar electric fencing
- Undertake methane capture and recycling
- Conduct energy audits

Energy Conservation:

- Municipality will establish an energy budget and targets to reduce energy consumption and to reduce the use of fossil fuels.
- Municipality will promote the use of energy saving technologies in building construction for new non-residential buildings with the objective of creating net zero buildings. This will be in addition to the requirements set out in the *Ontario Building Code*.
- Municipality will develop a fleet replacement strategy through the timely replacement of existing vehicles and equipment with more fuel-efficient vehicles and by sharing equipment with other Municipalities wherever possible.
- Municipality will encourage and facilitate the development of rural transportation services designed to replace or reduce the use of individual cars, and increase commuter car-pooling and car-sharing.

Emergency Preparedness

The Municipality will review emergency preparedness plans on a regular basis giving consideration to:

- Types of impacts such as floods, forest fires, mud slides
- Evacuation routes from low lying lands
- Communication services during emergency events
- Provision of generators or alternative energy supplies
- Location and provisioning of evacuation centres

6. Implementation Measures and Strategies

A plan can establish programs, initiatives and modifications to planning tools to implement climate change policies.

Examples:

- Municipality will develop or modify design standards for site plan control to require infrastructure upgrades, tree planting, measures for cycling and active transportation infrastructure, etc.
- Municipality will use Municipal websites to advise citizens of funding programs and incentives for energy-related home renovation and energy conservation measures.
- Municipality will modify the Municipal Asset Management Plan to provide for infrastructure replacement required to mitigate impacts of severe climate events.
- Municipality will establish monitoring measures to evaluate the progress in achieving corporate and community goals for climate change mitigation and adaptation.

From: Douglas W. Barr <>
Sent: November 12, 2021 11:54 AM
To: TVT Planner <>; Rob Rainer <>; David Poch <a>
Cc: Barrie Crampton <>; Robert Argue <>; Jennifer Dickson <>
Subject: The De-Growth Paradigm Shift

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noelle and Committee:

Please feel free to use/share/comment how you see fit.

Conceptually the Goal of lowering Emissions and Conservation is at odds with Growth.

Growth as a desired goal has been our paradigm for centuries and now at this crucial juncture, must be re-visited. This will be difficult but there are many experts, some local - (Mike Nickerson comes to mind) - who advocate a somewhat radical re-thinking of how we manage our natural surroundings.

Many suffer a disconnect in thinking when it comes to confronting the Climate Crisis by maintaining illusion that we can 'have more' if we simply turn off the lights, use cloth bags and buy an EV. With the Growth paradigm in force, this will never be enough. There are too many of us. However, there is evidence of worldwide population levelling off. What better time to re-visit 'growth' in general?

In the wake of Tay Valley's bold Climate Change lense now adopted by Council, I feel the next step is to begin thinking in earnest about the concept of de-growth and how it might apply to Tay Valley. Issues such as re-wilding, square footage limits on new builds, off grid or feed in solar requirements for new builds, strict moratoriums on developers and their suburban style developments., to name a few

I offer this for consideration and discussion. Thank you.

Doug Barr

**APPENDIX D: COUNCIL AND STAFF INTERVIEW QUESTIONS REGARDING TAY VALLEY TOWNSHIP
OFFICIAL PLAN REVIEW & UPDATE**

Tay Valley Township Staff/Council Interview Questions – OP Review

1. What do you believe is the role of the Official Plan?
2. Have you ever used the OP or referenced policies in the Official Plan?
3. How does the OP affect you?
4. What type of development would you like to see happening in the Twp in the future that is not taking place now?
5. Is there currently any development taking place in the Township that concerns you or that you believe should not be happening?
6. When driving around the Township 15 years from now, what changes to the physical appearance of the Township do you think new growth and development will cause? Do you support these changes?
7. Over the next 5 -15 years who do you want to attract to live and work in the Township?
8. Are there currently any Official Plan policies that you believe are causing concerns or are problematic?
9. How well do you think the Township is addressing the threat of climate change?
10. What do you think should be the focus on expanding economic activities in Twp?
11. How important are the area's natural resources to the well-being of Tay Valley (aggregates, wetlands, lakes and rivers, forests, habitat)?
12. Do you think the Township should do more to protect its natural resources?
13. Where do you think new growth and development should be located in the future (rural area, hamlets, waterfront)?