



COMMITTEE OF THE WHOLE “SPECIAL” AGENDA

Tuesday, February 15th, 2022
5:30 p.m.
Via GoToMeeting

GoToMeeting: <https://meet.goto.com/817598573>

Members of the Public:

Meetings are now be held using GoToMeeting - Video Conferencing. By clicking the link above (allow extra time for downloading the program if it is the first time you have used GoToMeeting on your device), you will be able to see the agenda, see Members of Council and hear the proceedings of the meeting. Please ensure the volume on your device is **on** and **turned up** to hear the meeting. The Public is asked to ensure that their mic and camera buttons are off for the entire meeting.

Video Conference Participation Etiquette

- a meeting via video conference shall never be treated differently than a meeting in person, whereby all attendees shall abide by proper meeting procedure and etiquette;
 - we ask that all public attendees mute their cameras and mics; doing so will eliminate any background noise and create a much more seamless process (for Members only - if/when you wish to speak during the meeting, you will simply unmute your mic and upon completion of your thought, please re-mute)
 - the Chair will call the meeting to order at the time indicated on the agenda;
 - roll call will be completed visually by the Chair;
 - the Chair will then remind all attendees to place their devices on mute
 - as the Chair moves through the agenda, he will call on the appropriate staff person to speak to their reports;
 - we request that you retain your questions until the end of the report, at which time the Chair will ask if anyone has questions;
 - just as during an in-person meeting, members will be required to raise their hand and the Chair will call on you to speak;
 - when the Chair calls a vote, you will raise your hand for the vote in favour and then in opposition, if necessary.
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5:30 p.m. "Special" Committee of the Whole Meeting

Chair, Reeve Brian Campbell

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF

3. PRIORITY ISSUES

i) **Official Plan Review and Update – Growth Management Options.**
Forbes Symon, Senior Planner, Jp2g Consultants Inc.

a) A copy of the Growth Management Options can be viewed at:
[Calendar - Tay Valley Township \(tayvalleytwp.ca\)](http://taylorvalleytwp.ca)

b) **Report #PD-2022-08 – Growth Management Options – Preliminary Discussion for the Official Plan Update – attached, page 5.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

***THAT**, Council consider moving away from the status quo of three severances plus one retained lot permitted from a land holding that existed before January 1, 1991 because of the number of vacant lots and lots with potential severances already available;*

***THAT**, Council consider reducing the number of available severances to one as of the current date of January 1, 1991 to reduce the sprawl style development occurring in the Township that costs the Township money, fragments natural habitat, and contributes to climate change;*

***THAT**, Council consider introducing wording to promote cluster lot development or subdivisions as the preferred source of lot creation;*

***THAT**, Council consider adopting a definition of strip development to be discussed in the red-line version of the proposed Official Plan update;*

***THAT**, Council consider adopting more robust wording in the Official Plan to screen development from view, or increase setbacks from Township roads, requiring the development of new lots to be subject to site plan control, where needed, to maintain trees and vegetation to help protect rural landscape;*

***THAT**, Council consider requiring a financial impact analysis of development proposed on unopened road allowances:*

THAT, following the current update to the Official Plan, Council consider initiating a Comprehensive Review under the Planning Act of the Hamlet boundaries to identify potential preferred locations for growth by consolidating the vacant land potential scattered among the 8 Hamlets into one or two Hamlets to provide a threshold of development that could support a small grocery store or micro-transit (vans) to larger centres (Perth or Sharbot Lake)

AND THAT, these considerations be brought forward as part of the public review.”

4. ADJOURNMENT

PRIORITY ISSUES

COMMITTEE OF THE WHOLE
February 15th, 2022

Report #PD-2022-08
Noelle Reeve, Planner

GROWTH MANAGEMENT OPTIONS – PRELIMINARY DISCUSSION
FOR THE OFFICIAL PLAN UPDATE

STAFF RECOMMENDATION(S)

As part of the Official Plan review it is recommended:

“THAT, Council consider moving away from the status quo of three severances plus one retained lot permitted from a land holding that existed before January 1, 1991 because of the number of vacant lots and lots with potential severances already available;

THAT, Council consider reducing the number of available severances to one as of the current date of January 1, 1991 to reduce the sprawl style development occurring in the Township that costs the Township money, fragments natural habitat, and contributes to climate change;

THAT, Council consider introducing wording to promote cluster lot development or subdivisions as the preferred source of lot creation;

THAT, Council consider adopting a definition of strip development to be discussed in the red-line version of the proposed Official Plan update;

THAT, Council consider adopting more robust wording in the Official Plan to screen development from view, or increase setbacks from Township roads, requiring the development of new lots to be subject to site plan control, where needed, to maintain trees and vegetation to help protect rural landscape;

THAT, Council consider requiring a financial impact analysis of development proposed on unopened road allowances:

THAT, following the current update to the Official Plan, Council consider initiating a Comprehensive Review under the Planning Act of the Hamlet boundaries to identify potential preferred locations for growth by consolidating the vacant land potential scattered among the 8 Hamlets into one or two Hamlets to provide a threshold of development that could support a small grocery store or micro-transit (vans) to larger centres (Perth or Sharbot Lake)

AND THAT, these considerations be brought forward as part of the public review.”

BACKGROUND

Forbes Symon, Jp2g Consultants, presented a Growth Management Options report to Council on February 8, 2022. The report provided three options:

- status quo
- tweaking of the current policies
- a new growth strategy.

Council requested more information on the number and location of vacant lots; an overview of the Hamlet locations and land use surrounding them, number of lots that potentially could be severed; etc. The information currently available is provided in Attachments 1 - 9.

DISCUSSION

In the past few decades, Tay Valley Township grew slowly and build-out of its vacant lots seemed unlikely to occur in the near future. Build-out means there will be a house on every lot that is currently vacant. Nothing in the Official Plan or Zoning By-Law currently prevents this form of sprawled development from occurring.

With the desire of 1/3 of Canadians to move to rural areas (as reported in a recent poll), the landscape of Tay Valley will change from rural to suburban without a change to the status quo of zoning and Official Plan guidance to achieve land use goals, including severance policies.

The province has very recently woken up to this realization. On Tuesday, February 8, 2022 the province endorsed the [Housing Affordability Task Force report | ontario.ca](#) that determined that unless the province changes its dominant form of zoning – single family dwellings – to a higher density zoning, it will not create enough affordable homes for the expected population growth.

As a result of the report, the province has stated it will allow as of right zoning for 4-plexes (4 units up to 4 storeys in height). (Although not applicable to Tay Valley, along streets that have transit service (buses or street cars) it will allow as of right 6-11 storey buildings. And around transit stations it will allow unlimited height and density if a municipality does not meet density targets in two years.)

The need to change growth patterns is applicable to Tay Valley. In the 5 years between 2016 and 2021 Tay Valley saw an increase in population of 4.7%, well in excess of the population growth between 2006 and 2016.

In addition, the province has projected and allocated an additional 1,172 people to Tay Valley over the next 15 years. That represents 20% more population and 30% more single family dwellings under the current land use policies.

In the face of these growth pressures, Tay Valley has the ability to shape the type and location of growth through its Official Plan and Zoning By-Law. Addressing the date and number of severances as well as minimizing the landscape impact of severances can be addressed through these two documents.

Clustering development so that higher densities are permitted (but screened from view) will contribute to the Township being able to meet its affordable housing targets because smaller dwellings are more affordable.

Tay Valley has the option to be innovative in guiding development and has an obligation to be equitable also. For example, other Lanark County municipalities have their severance date set at 1978 (Beckwith) with most of their growth directed to subdivisions or in the 2000s but limited to 1 severed lot (as in Lanark Highlands).

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – That Official Plan wording be drafted for red line review by Council, and subsequently by the public, that changes the status quo from 3 severances plus one retained lot permissible from a land holding as of January 1991 to:

- permit 1 severance available from a landholding as of January 1, 1991;
- encourage cluster lot creation (up to six lots on a cul-de-sac set back and screened from the road);
- define strip development;
- require development screened from view, and/or increase setbacks from Township roads;
- require new lots to be subject to site plan control, where needed, to maintain trees and vegetation to help protect the rural landscape; and
- require a financial impact analysis of development proposed on unopened road allowances.

Finally, following the current update to the Official Plan, it is recommended that Council consider initiating a Comprehensive Review, under the Planning Act, of the Hamlet boundaries. The review would identify potential preferred locations for growth by consolidating the vacant land potential scattered among the 8 Hamlets into the expanded boundaries of one or two Hamlets.

Option #2 – Council maintain the status quo. Not recommended as this will produce scattered development which is contrary to the Provincial Policy Statement and harmful to the Township's finances, environment and rural landscape.

Option #3 – Council move the severance date forward to January 1, 1996 permitting either 1 new severance, 2 or 3. Not recommended as this will produce scattered development which is contrary to the Provincial Policy Statement and harmful to the Township's finances, environment and rural landscape.

FINANCIAL CONSIDERATIONS

If Council changes the status quo, more financially sustainable land use pattern would be promoted meaning the Township would be able to spend less on replacing its road and stormwater infrastructure.

STRATEGIC PLAN LINK

Environment - Tay Valley continues to be known for its environmental policies and practices. Our residents have access to clean lakes and a healthy, sustainable environment.

Economic Development – Development in Tay Valley is directed to financially sustainable locations and patterns. Residents can age in place and not leave the Township.

CLIMATE CONSIDERATIONS

Sprawl development fragments habitat, destroying Tay Valley’s natural assets (trees, wetlands, soil) capable of carbon reduction and creates densities too low for micro-transit, contributing to climate change.

CONCLUSIONS

These growth management options are new considerations for Council and the community. They require careful assessment and public engagement to determine what the landscape of Tay Valley Township will be in the next decade and what types of housing will be available to current residents and those that would like to move here.

ATTACHMENTS

- Attachment 1 – Hamlets
- Attachment 2 – Hamlets with Vacant Lands
- Attachment 3 – Vacant lots in South Sherbrooke Ward
- Attachment 4 – Vacant lots in Bathurst Ward
- Attachment 5 – Vacant lots in North Burgess Ward
- Attachment 6 – New Lot Severances Pre-1991
- Attachment 7 – New Lot Severances 1991-1996
- Attachment 8 – New Lot Severances 1997- 2022
- Attachment 9 – All New Lot Severances

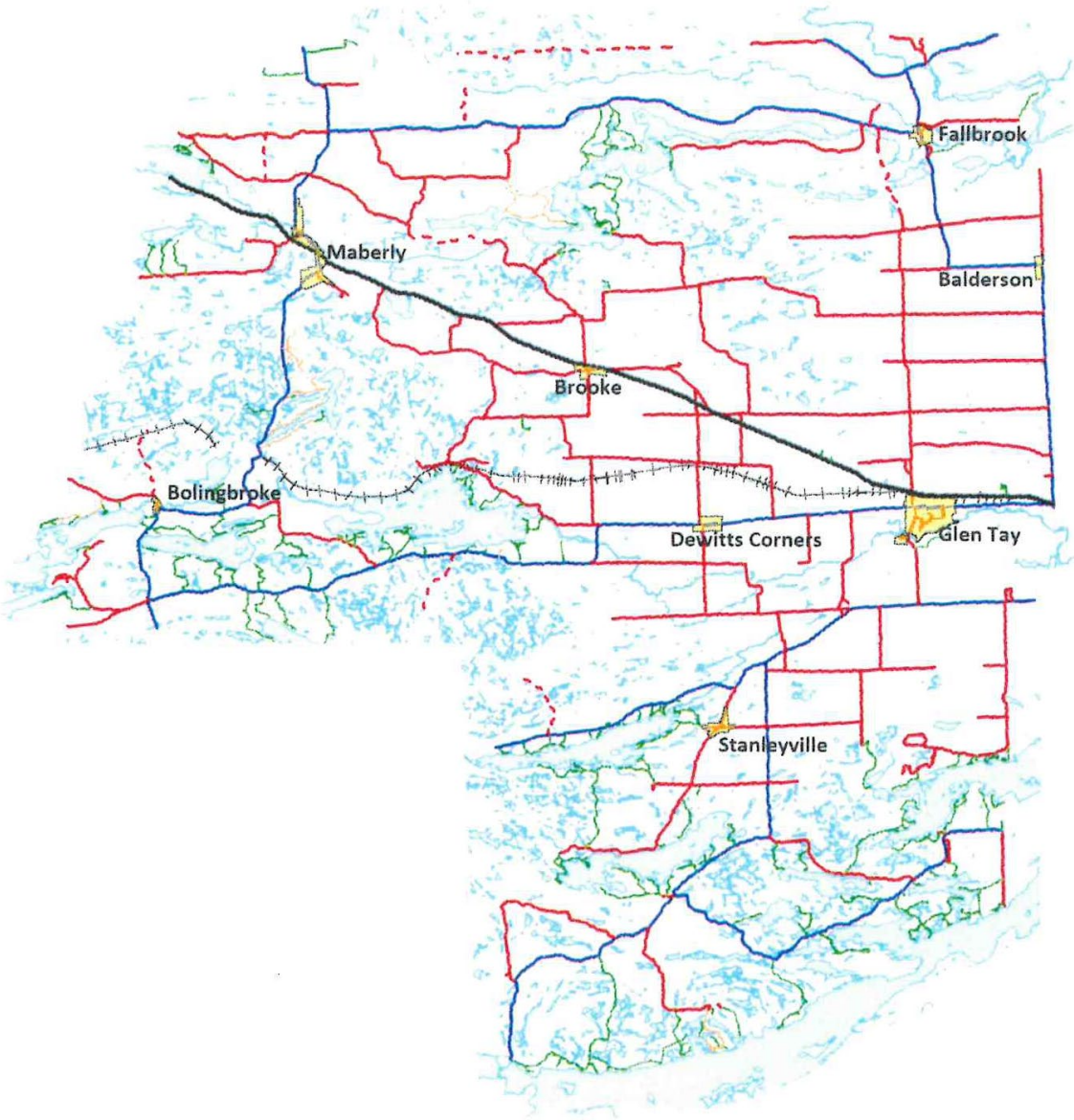
Prepared and Submitted By:

Approved for Submission By:

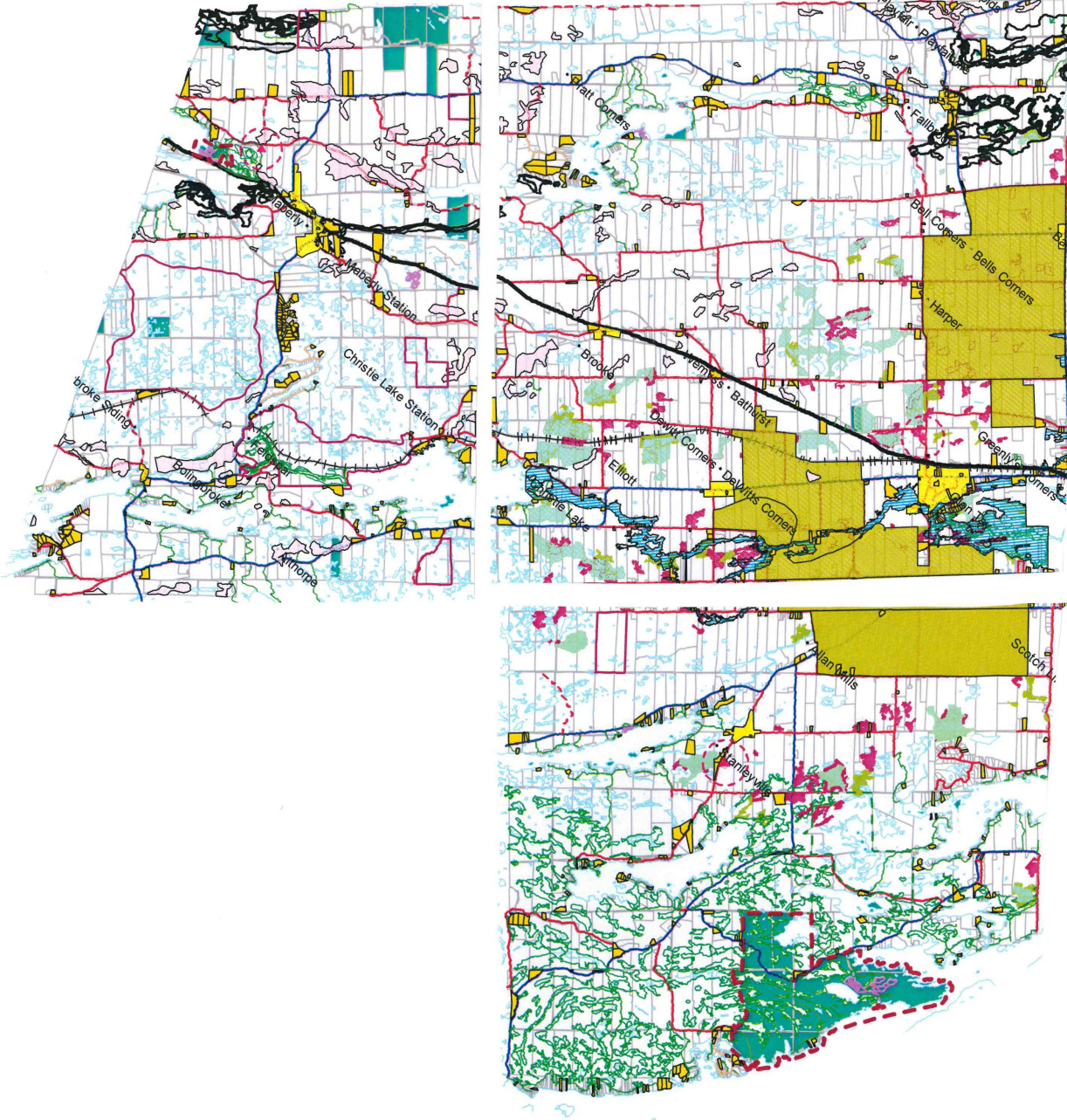
**Noelle Reeve,
Planner**

**Amanda Mabo,
Acting Chief Administrative Officer/Clerk**

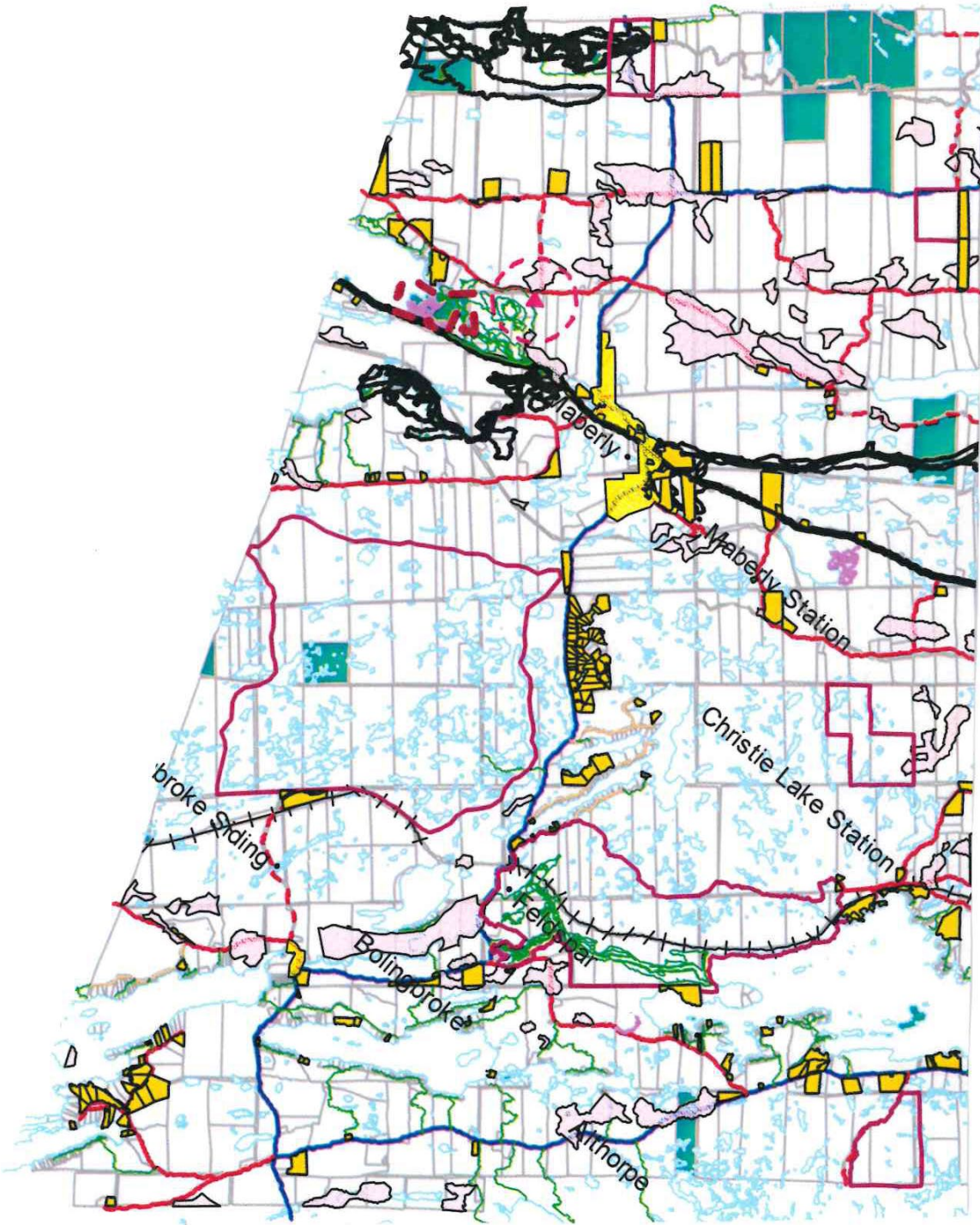
Hamlets within Tay Valley Township



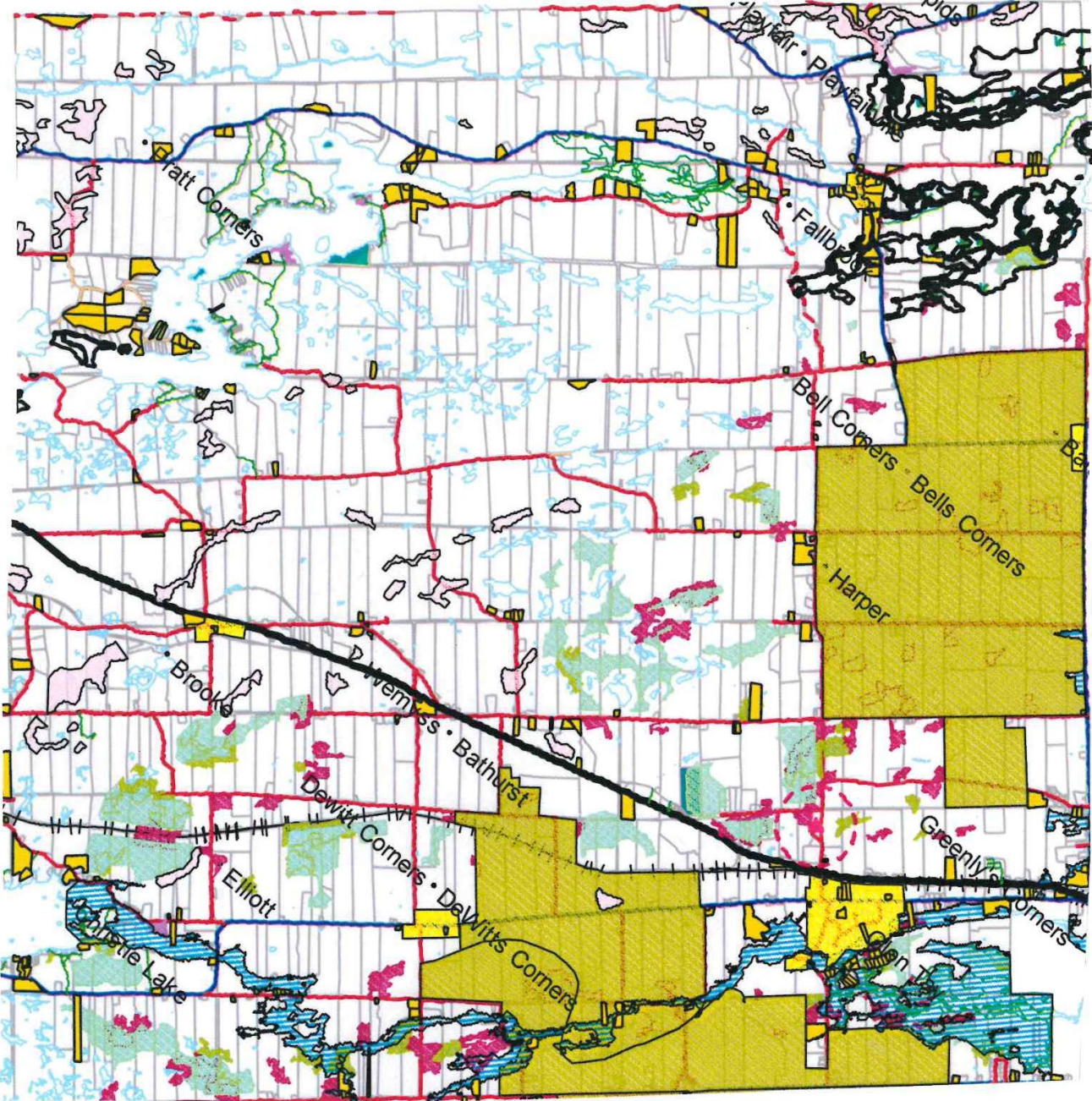
Tay Valley Township Hamlets with Vacant Lands



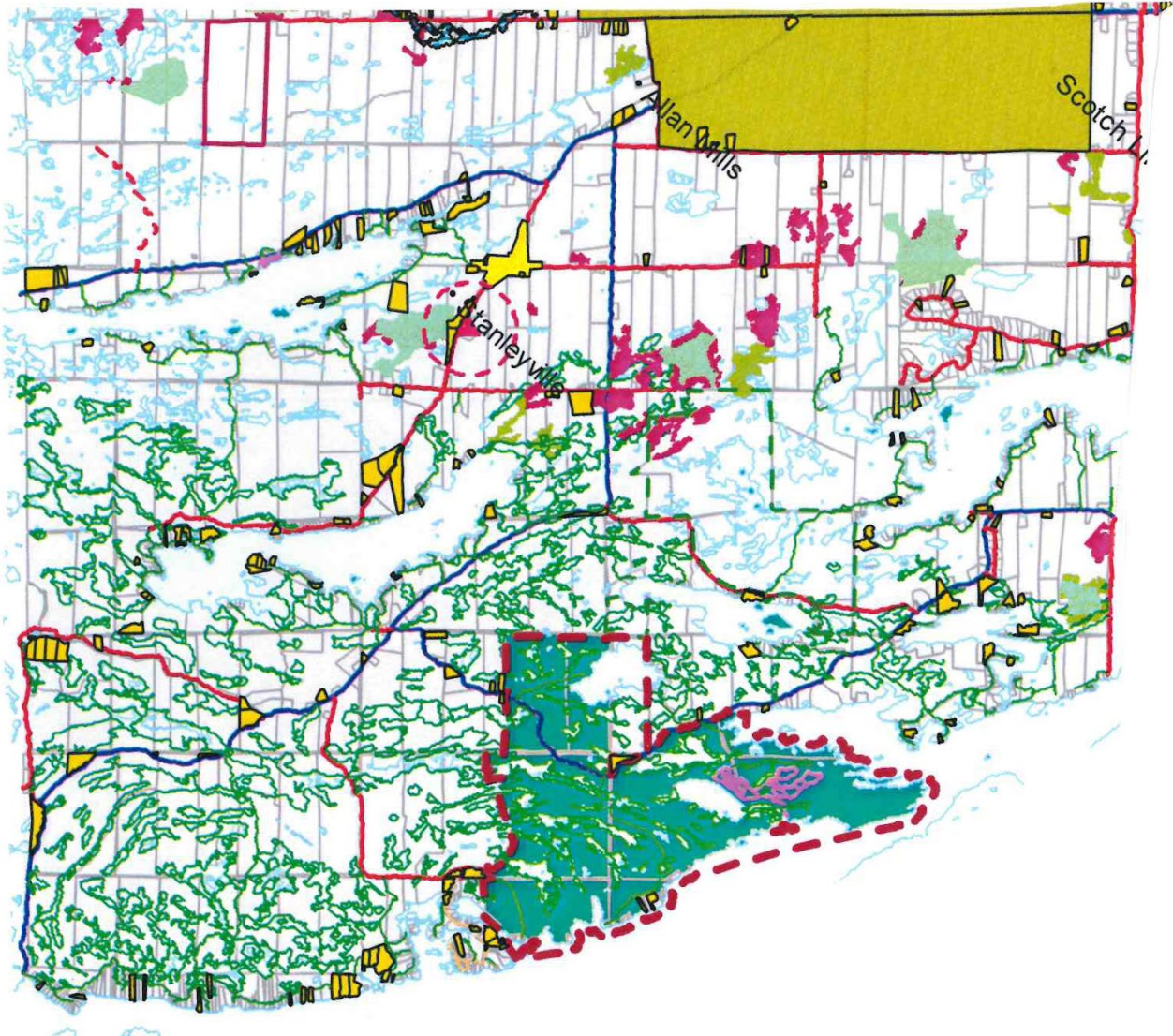
Vacant Lots in South Sherbrooke Ward



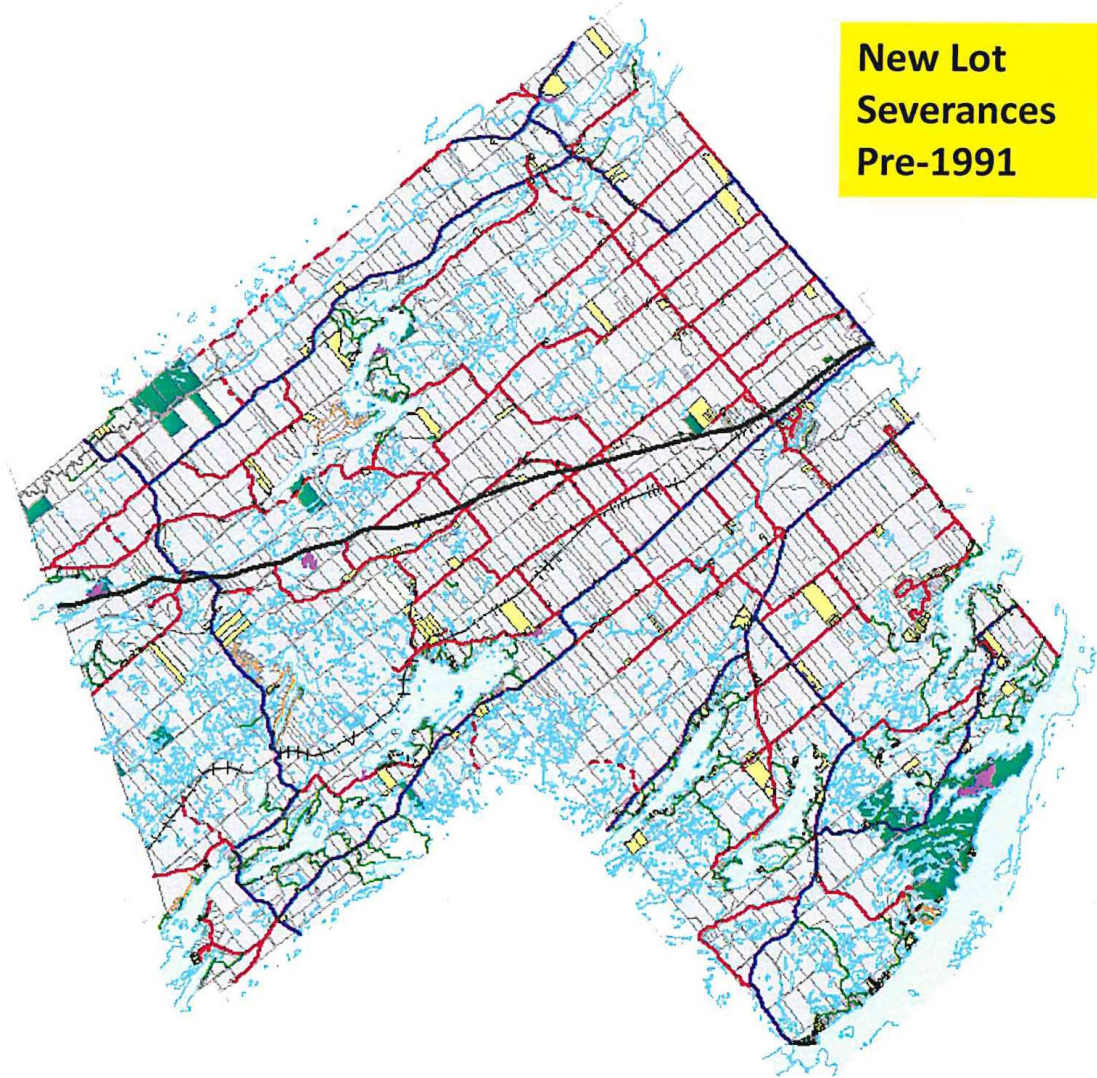
Vacant Lots in Bathurst Ward



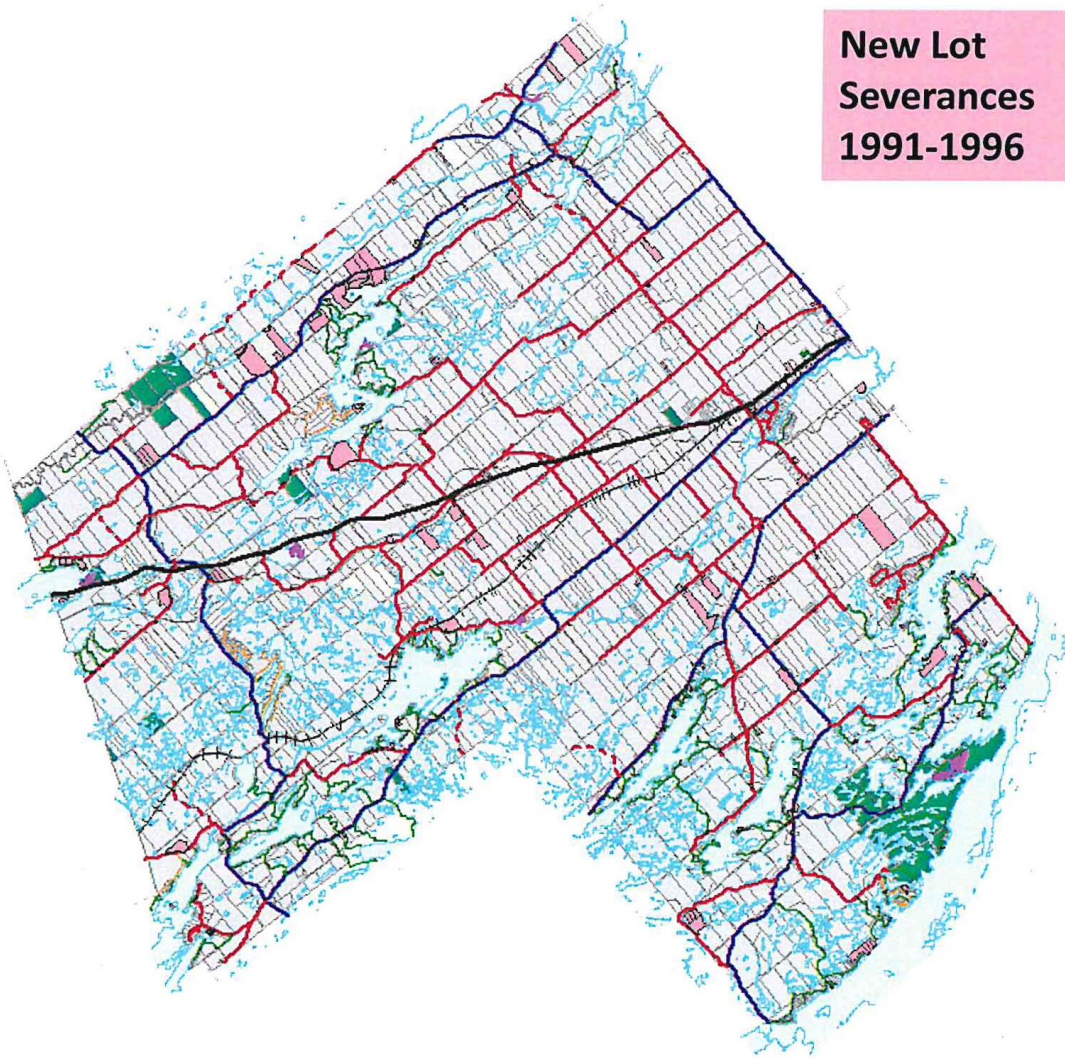
Vacant Lots in North Burgess Ward



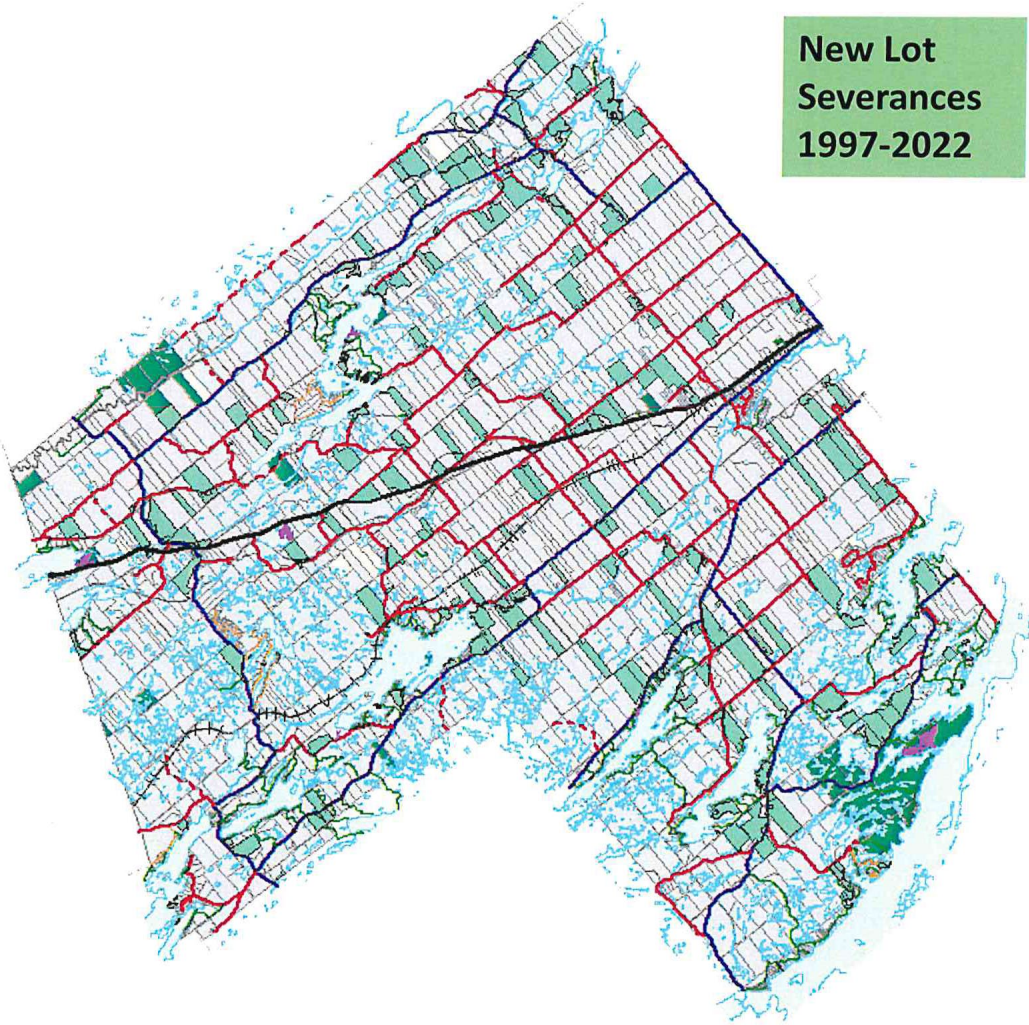
**New Lot
Severances
Pre-1991**



**New Lot
Severances
1991-1996**



**New Lot
Severances
1997-2022**



All New Lot Severances

