



COMMITTEE OF THE WHOLE AGENDA

Tuesday, September 7th, 2021
5:30 p.m.
Via GoToMeeting

GoToMeeting: <https://global.gotomeeting.com/join/469295853>

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.
-

5:30 p.m. Committee of the Whole Meeting
Following: "Special" Council Meeting

Chair, Reeve Brian Campbell

1. CALL TO ORDER

2. AMENDMENTS/APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PUBLIC MEETINGS

- i) **Public Meeting: Zoning By-Law Amendment – August 12th, 2021 – attached, page 12.**

Suggested Recommendation:

"THAT, the minutes of the Public Meeting – Zoning By-Law Amendment held on August 12th, 2021, be approved."

- ii) **Open House: Official Plan Five Year Review and Update – August 17th, 2021 – attached, page 18.**

Suggested Recommendation:

"THAT, the minutes of the Public Open House – Official Plan Five Year Review and Update held on August 17th, 2021, be approved."

- iii) **Public Meeting: Proposed Forest Trail – August 31st, 2021 – attached, page 21.**

Suggested Recommendation:

"THAT, the minutes of the Public Meeting – Proposed Forest Trail held on August 31st, 2021, be approved."

5. DELEGATIONS & PRESENTATIONS

- i) **Delegation – Glen Tay Swimming Area.**
Mary Stewart, Resident.

- ii) **Presentation – 2021 Development Charges Update.**
Andrew Grunda and Matt Bouroukis, Watson & Associates Economists Ltd.

<https://www.tayvalleytwp.ca/DevelopmentChargesUpdate/>

6. PRIORITY ISSUES

- i) **Report #FIN-2021-15 – 10 Year Capital Plan (2021-2031) – attached, page 26.**

Richard Bennett, Acting Treasurer.

Suggested Recommendation to Council:

“THAT, the 10 Year Capital Plan (2021-2031) be adopted.”

- ii) **Report #PD-2021-33 - Severance Application – Briggs – attached, page 39.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Diane Briggs B21/072 (Concession 3, Part Lot 21, geographic Township of South Sherbrooke) 750 Christie Lake Lane 32D to create a lot addition to lands at 767 Christie Lake Lane 32D, owned by Penny Nault, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.”

- iii) **Report #PD-2021-34 - Severance Application – Malloy – attached, page 44.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for Lisa and Paul Malloy B21/119 (Concession 9, Part Lot 16, geographic Township of North Burgess) 4180 Scotch Line to create a new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That, the applicant obtains a civic address number along the Scotch Line.”

iv) **Report #PD-2021-35 - Severance Application – VanAlstine – attached, page 49.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Mark and Kathy VanAlstine B21/106 (Concession 9, Lot 14, geographic Township of South Sherbrooke) 472 Maberly Elphin Road to create one new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That the applicant confirm with the Township Public Works Manager that 45m of road frontage along Cohen Way is available for access to the lot as is required for a lot in a Hamlet. If the full 45m is not available, the applicant will bring the remaining required frontage up to Township standards for assumption.

That, the applicant obtain an entrance permit and Civic Address Number along Cohen Way, for the severed lot.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3-metre reserve along the frontage of the severed and/or retained parcel.”

- v) **Report #PD-2021-36 - Severance Application – Warwick – attached, page 55.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Blake and Julia Warwick B21/091-093 (Concession 6, Lot 1-2, geographic Township of Bathurst) 555 Kirkham Road to create three new lots, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for each of the severances, both hard copy and electronically.

That, payment for the severed lots shall be made to the Township representing Cash-in-Lieu of Parklands.

That a Development Agreement is entered into for the severed lots to retain the trees along Kirkham Road to screen the houses so that strip development is not created.

That, the applicant obtain entrance permits and Civic Address Numbers along Kirkham Road for the severed lots.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3 metre reserve along the frontage of the severed and/or retained parcel.”

- vi) **Report #PD-2021-32 – Official Plan Amendments No. 5 & 6 Farren and Adam Lake – attached, page 61.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, Council at its next meeting adopt Official Plan Amendment No. 5 for Farren Lake and Official Plan Amendment No. 6 for Adam Lake in order to update the date of passage of the by-laws;

***THAT**, the Planner be authorized to resubmit the Official Plan Amendments to Lanark County for final approval;*

***AND THAT**, upon approval of Official Plan Amendments 5 and 6 by the County of Lanark, Council amend Zoning By-law No. 2002-121 to implement Official Plan Amendments No. 5 and No. 6.”*

- vii) **Report #PW-2021-20 – Speed Limit on Stanley Road – attached, page 121.**
Sean Ervin, Public Works Manager.

Suggested Recommendation to Council:

*“**THAT**, the speed limit on Stanleyville Road between Narrows Lock Road and the east limit of the Hamlet be posted at 60 km/hr and signed according to the Ontario Traffic Manual- Book 6;*

***AND THAT**, By-Law No. 2018-035 - Maximum Rate of Speed be amended.”*

- viii) **Report #PW-2021-21 – Waste Management Master Plan – RFP Award – attached, page 130.**
Sean Ervin, Public Works Manager.

Suggested Recommendation to Council:

*“**THAT**, the Waste Management Master Plan RFP #2021-WM-001, be awarded to Cambium Inc.;*

***AND THAT**, the Reeve and Clerk be authorized to sign the necessary documentation.”*

- ix) **Report #C-2021-29 – Request to Close Forced Road - Doxey– attached, page 133.**
Amanda Mabo, Acting CAO/Clerk.

Suggested Recommendation to Council:

*“**THAT**, Council declares the forced road (approximately 300 feet) at Lot 11, Concession 5, Bathurst, south of Highway 7, surplus to the Township’s needs;*

***THAT**, Council agrees to proceed with the application to stop up, close and sell the said forced road as per the Road Closing and Sale Policy and call a Public Meeting;*

***THAT**, the purchase price of \$0.06 per square foot be accepted should the sale be finalized.”*

- x) **Report #C-2021-30 – Animal Control and Pound Service – attached, page 136.**

Amanda Mabo, Acting CAO/Clerk.

Suggested Recommendation to Council:

“THAT, the agreement with Frontenac Municipal Law Enforcement Services Inc. be amended to include animal control services;

THAT, staff be authorized to enter an agreement with Andrew Parent to provide animal pound services;

AND THAT, the necessary by-laws be brought forward to the September Council meeting.”

- xi) **Report #C-2021-31 – Proposed Forest Trail – attached, page 153.**

Amanda Mabo, Acting CAO/Clerk.

Suggested Recommendation to Council:

“THAT, the Park Plan (Forest Trail) be received for information;

THAT, the Township proceed with Phase 1 of the Forest Trail beginning in the Fall of 2021 with completion in the Summer of 2022 which will provide a fully functioning park that includes:

- installation of an entrance and parking area (10 parking spaces)
- an accessible primary trail
- an accessible fitness trail
- fitness equipment
- benches, picnic tables, a bike rack, a waste/recycling receptacle
- a site identification sign
- a site map/orientation sign and
- fencing between the adjacent residential properties;

THAT, Phase 1 be funded from the COVID-19 Resiliency Infrastructure Stream Grant, COVID Funds, Development Charges, Cash in Lieu of Parkland and Accessibility Reserve;

AND THAT, ongoing maintenance costs be funded from the Northland Solar Farm Reserve.”

- xii) **Report #CBO-2021-06 – Building Department Report – January to August 2021 – attached, page 167.**

Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, Report #CBO-2021-06 – Building Department Report – January to August 2021 be received as information.”

- xiii) **In Person Meetings vs Virtual.**
Reeve Brian Campbell.

7. CORRESPONDENCE

- i) **21-08-26 – Council Communication Package – cover sheet attached, page 169.**

Suggested Recommendation to Council:

“THAT, the 21-08-26 Council Communication Package be received for information.”

- ii) **Notice of Study Commencement – Replacement of Blueberry Creek Culvert – attached, page 171.**

Suggested Recommendation to Council:

“THAT, the Notice of Commencement – Detail Design and Environmental Assessment for the Replacement of Blueberry Creek Culvert in the Township of Tay Valley, Lanark County dated August 26, 2021, be received for information.”

8. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

- i) **Green Energy and Climate Change Working Group.**
Deputy Reeve Barrie Crampton and Councillor Rob Rainer.

21-06-11 – Green Energy and Climate Change Working Group Meeting Minutes – attached, page 175.

21-08-20 – Green Energy and Climate Change Working Group Meeting Minutes – attached, page 179.

- ii) **Recreation Working Group – deferred to the next meeting.**
Councillor Fred Dobbie and Councillor Beverley Phillips.

- iii) **Fire Board.**
Councillor RoxAnne Darling, Councillor Fred Dobbie, Councillor Mick Wicklum.

21-06-17 – Fire Board Meeting Minutes – attached, page 183.

21-08-09 – Fire Board Meeting Minutes – attached, page 186.

- iv) **Library Board**
Councillor Rob Rainer.

21-05-17 – Library Board Meeting Minutes – attached, page 189.

- v) **Police Services Board – deferred to the next meeting.**
Reeve Brian Campbell.

vi) **County of Lanark.**
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.

vii) **Mississippi Valley Conservation Authority Board**
Councillor RoxAnne Darling.

21-05-19 – Mississippi Valley Conservation Authority Board Meeting Minutes – *attached, page 191.*

21-06-16 – Mississippi Valley Conservation Authority Board Meeting Minutes – *attached, page 198.*

21-07-23 - Mississippi Valley Conservation Authority Board Meeting Notes – *attached, page 205.*

viii) **Rideau Valley Conservation Authority Board.**
Councillor Gene Richardson.

21-05-27 – Rideau Valley Conservation Authority Board Meeting Minutes – *attached, page 207.*

21-06-24 – Rideau Valley Conservation Authority Board Meeting Minutes – *attached, page 213.*

21-07-22 – Rideau Valley Conservation Authority Meeting Summary

- Revenue and expenditure reports and balance sheet for the period ending May 31, 2021 were approved
- Service agreement to provide specific plan review and technical services to the Township of Montague was approved
- Revisions to RVCA's hearing procedures under Section 28 of the Conservation Authorities Act were approved
- High-level priorities for 2022 /2023 were received and discussed

ix) **Rideau Corridor Landscape Strategy** – *deferred to the next meeting.*
Reeve Brian Campbell.

x) **Municipal Drug Strategy Committee** – *deferred to the next meeting.*
Councillor Gene Richardson.

xi) **Committee of Adjustment.**

21-06-21 – Committee of Adjustment Hearing Minutes – *attached, page 219.*

21-08-23 – Committee of Adjustment Hearing Minutes – *attached, page 225.*

9. CLOSED SESSION

None.

10. DEFERRED ITEMS

**The following items will be discussed at the next and/or future meeting:*

- ***See Township Action Plan – distributed separately to Council***

11. ADJOURNMENT

MINUTES

**PUBLIC MEETING
ZONING BY-LAW AMENDMENT
MINUTES**

Thursday, August 12th, 2021

5:30 p.m.

GoToMeeting

ATTENDANCE:

Members Present: Chair Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Rob Rainer
Councillor Fred Dobbie
Councillor Beverley Phillips
Councillor Gene Richardson
Councillor RoxAnne Darling

Members Absent: Councillor Mick Wicklum

Staff Present: Amanda Mabo, Acting Chief Administrative Officer/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner

Public Present: Deanna Berry
Gordon Ennis
Rita Redner

1. CALL TO ORDER

The public meeting was called to order at 5:30 p.m.

2. INTRODUCTION

The Chairman overviewed the Teleconference Participation Etiquette that was outlined in the Agenda.

The Chairman provided an overview of the Zoning By-Law application review process to be followed, including:

- the purpose of the meeting
- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should the application(s) be referred to the Ontario Land Tribunal (OLT)

- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding the applications on the agenda was advised to email planningassistant@tayvalleytwp.ca

The Chairman asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

3. APPLICATIONS

- i) **FILE #ZA21-11: Sinclair & Stewart
480 Star Hill Road
Part Lot 21, Concession 6
Geographic Township of North Burgess**

Councillor R. Darling declared a conflict of interest as she was the agent on the application.

- a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

- b) APPLICANT COMMENTS

None.

- c) PUBLIC COMMENTS

None.

- d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

- ii) **FILE #ZA21-13: The Rideau Group Inc.
Sproule Road
Part Lot 27, Concession 3
Geographic Township of Bathurst**

- a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

Deputy Reeve Crampton discussed that the concerns of neighbours are to be expected since that area has numerous commercial uses and some of it might not be compatible with a residence.

Deanne Berry, owner of the house in front of the property being re-zoned had expressed their concerns to the Planner regarding the noise, light pollution, safety hazard with the heavy equipment, pollution, and fumes from the equipment and how the industrial use would affect the value of their property.

The Planner explained that the Rideau Group is using the property to store metal and plastic pipes and are not using the entire property, noise pollution is not triggered by this application, the Township has a Dark Sky Policy to address any possible light pollution and that will be included in the Site Plan Control Agreement (SPCA), the SPCA will also address fencing for a buffer, the safety of the heavy equipment will not be an issue as the equipment will remain on their property, the province regulates pollution and fumes and it's D-Series Guidelines are not triggered by this application, as for the value of the property being affected, unsure how that will be affected.

b) APPLICANT COMMENTS

Gord Ennis, Agent, gave some background about the Rideau Group purchasing the property. He explained that they will be good neighbours to everyone. The residential house is on a busy highway with commercial and industrial uses around them, the Rideau Group want to be cooperative.

c) PUBLIC COMMENTS

Deanne Berry spoke about her concerns, realize they are living in a commercial and industrial area, when they purchased there was a veterinarian and a chiropractor office behind and the truck company is far enough away that they do not hear or see them, some concern about forklift noise, can hear the beeping from Rideau Pipe now and it does go later in the evening and starts very early in the morning which is a consideration because they have small children trying to sleep. They do realize this is not the main site for the business.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

iii) **FILE #ZA21-14: Beange
954 Pike Lake Route 9
Part Lot 21, Concession 8
Geographic Township of North Burgess**

a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

b) **APPLICANT COMMENTS**

None.

c) **PUBLIC COMMENTS**

None.

d) **RECOMMENDATION**

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

iv) **FILE #ZA21-15: Scheuneman
1776 Old Brooke Road
Part Lot 2 & 3, Concession 6
Geographic Township of Bathurst**

a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

Councillor Rainer discussed the potential for a VIA rail train to pass through the Brooke Valley area, not totally sure of the exact route, but it could pass through by the trail. There are some concerns about expropriation of land and the train. Are the owners aware and is there any potential of there being a risk to the Township in a situation like that.

The Planner was not sure what risk the Township would be exposed to by allowing development on a lot that may be subject to expropriation but can ask the Township Solicitor for assurance, there is nothing in the Planning Act regarding this and feels the Township would be acting in bad faith to deny development based on assumptions.

b) **APPLICANT COMMENTS**

None.

c) PUBLIC COMMENTS

Rita Redner, the purchaser of the affected lot, indicated she is aware of the potential for VIA rail trains in the area.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

v) **FILE #ZA21-16: Whyte
4177 Bolingbroke Road
Part Lot 12, Concession 5
Geographic Township of South Sherbrooke**

a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

b) APPLICANT COMMENTS

None.

c) PUBLIC COMMENTS

None.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

vi) **FILE #ZA21-17: Ennis
2022 Beach Road
Part Lot 10, Concession 10
Geographic Township of Bathurst**

a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

The Reeve clarified that the trailers on the property will need to either be moved, severed off or closed and wondered why it was not being addressed now? The Planner explained that the lot can still be rezoned but the trailers will need to be dealt with prior to a Building Permit being issued since more than one dwelling is not permitted. They are trailers and not houses, so they can relocate them into the campground and it

does not affect the zoning, which is to allow a permanent residence on a private road.

b) APPLICANT COMMENTS

None.

c) PUBLIC COMMENTS

None.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-021 be approved.

4. ADJOURNMENT

The public meeting adjourned at 6:38 p.m.

**OPEN HOUSE
OFFICIAL PLAN – FIVE YEAR REVIEW & UPDATE
MINUTES**

Tuesday, August 17th, 2021

5:30 p.m.

Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario

GoToMeeting

ATTENDANCE:

Members Present: Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Fred Dobbie
Councillor RoxAnne Darling
Councillor Beverley Phillips
Councillor Rob Rainer

Staff Present: Amanda Mabo, Acting Chief Administrative Officer/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner

Public Present: Andrew Kendrick
Reid Kilburn
David Marble
Karen Prytula
Kay Rogers

1. CALL TO ORDER

The public meeting was called to order at 5:30 p.m.

The Reeve overviewed the Video Conference Participation Etiquette that was outlined in the Agenda.

2. INTRODUCTION

3. PLANNER'S REPORT

4. PRESENTATION

The Planner's Report was attached to the agenda.

The Planner gave the PowerPoint presentation that was attached to the agenda.

5. NEXT STEPS

Noelle Reeve, Planner

- The Consultant will make a presentation to Council on September 21, 2021.

- The Issues and Options report will come forward to Council in December
- The draft Official Plan will be available for public review in February 2022

6. COMMENTS & QUESTIONS

Council Members agreed that the presentation gave a good understanding of what the issues are, things to consider and the options available. There is lots of things to take into consideration.

Councillor Rainer

- what options are there to try to direct growth to the settlement areas
- what options are there to ensure affordable housing

The Planner explained that there are options, one being to say in the Official Plan that growth will occur in settlements areas, then the number of severances permitted would need to be determined in order to limit them. Affordable housing options could be done through the Zoning By-Law, a specific area could be rezoned to allow residential multi-family, which gives developers the option to create more affordable housing in that area. The Township could work with entities such as Canadian Mortgage Housing Corporation that develops affordable housing.

Deputy Reeve Crampton

- the County for all municipalities have embarked on an ambitious strategy for homelessness and affordable housing, they have just begun their work and there should be some good ideas and initiatives to be available to the local municipalities

Andrew Kendrick, Resident

- the number of seasonal residences is high, wondered if some of those are now permanent residences
- in the Provincial Policy Statement it says that development should take place in settlement areas, is it the traditional hamlets or does that include subdivisions?

The Planner explained how it was determined to get the percentage of seasonal and permanent, the number of permanent residents and the number of seasonal dwellings as coded by the assessment office; it is the difference between those two numbers determines the number of seasonal residences percentage. The Planner understands that there are probably some properties zoned Seasonal Residential that are permanent residences and should be rezoned to Limited Services Residential, but the zoning of the property was not used to determine that percentage.

The Planner explained that the Ministry of Municipal Affairs and Housing has designated 8 hamlets within Tay Valley and those are the settlement areas, so subdivisions are not part of a settlement area, similar to around lakes where there is significant population, they are not settlement areas. Generally, a settlement area has some mix of commercial and residential.

Karen Prytula, Resident

- wondered of the people spending more than 30% on housing what is their employment status? Maybe the Township needs more employment opportunities rather than affordable housing

The Planner explained that the Ministry encourages the Township to retain the employment we do have and hope they can employ people, the days of attracting a large industry does not seem to happen anymore. The Planner also pointed out that affordable housing is not the same as subsidised housing, affordable housing is also known as workforce housing.

Councillor Darling

- what is the age demographic for the group that are spending more than 30% of household income, it might be seniors on pensions

The Planner agreed that is a good point and will ask the consultant if they can break that down.

7. ADJOURNMENT

The Open House adjourned at 6:07 p.m.

**PUBLIC MEETING
PROPOSED FOREST TRAIL
MINUTES**

Tuesday, August 31st, 2021

5:30 p.m.

**Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
GoToMeeting**

ATTENDANCE:

Members Present: Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Fred Dobbie
Councillor RoxAnne Darling
Councillor Gene Richardson
Councillor Rob Rainer
Councillor Mick Wicklum
Beverley Phillips (arrived at 6:37 pm.)

Staff Present: Amanda Mabo, Acting Chief Administrative Officer/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner
Richard Bennett, Acting Treasurer
Sean Ervin, Public Works Manager

Public Present: 17

1. CALL TO ORDER

The public meeting was called to order at 5:30 p.m.

The Reeve overviewed the Video Conference Participation Etiquette that was outlined in the Agenda.

The Reeve reminded everyone that this is a public meeting for the public to speak, Council will not be discussing the item or making a decision tonight. Council will have a discussion at the September 7th Committee of the Whole Meeting.

A number of speakers have pre-registered and they will start, if anyone else wishes to speak use either the chat function or turn on your camera and the Clerk will record your name on the speaker list.

Council received a petition last night and it will be included in the minutes of this meeting – *attached, page 5.*

2. PRESENTATION

J. Hack, CMC, MCIP, RPP, Director, Sierra Planning and Management
Jana Joyce, OALA, CSLA, ASLA, Principle, Senior Landscape Architect, MBTW

J. Hack and J. Joyce gave a PowerPoint Presentation – *attached page 14.*

3. NEXT STEPS

- Council Discussion and Decision

September 7th, 2021 - Committee of the Whole Meeting

4. COMMENTS & QUESTIONS

Johana Lintaman gave the attached statement – *attached, page 24.*

Nathan Farrell

- family owns property along the west side of the property
- is a Professional Planner in Environmental Planning, the comments he is making tonight are not that of his employer and only his personally
- has spent a lot of time on the property over the years and knows it well, as a Planner finds it difficult to hear the points in the presentation and is not going to poke holes in the presentation, he does not think its appropriate for there to be a different set of rules for the governing body as opposed to landowners. Wanted to address the zoning and what is allowed, it was mentioned that a rural land use can have public use, but it is not permitted in the zoning bylaw, parks are permitted under some zones, so disagrees with that opinion and, it is not fair as it would not be allowed and a landowner would have to rezone; it was mentioned that it conforms with the Provincial Policy Statement and it does not, regarding the significant woodlot and Section 2.22.5, development is not permitted in a woodlot. There are lots of ways to view things or to sway things to go in your favour and that is not fair.
- the solar farm is 10 years old and was fenced after 40 acres of trees were removed, the natural heritage system has changed, the water flow is different now, there are new endangered species listed, the presentation did not talk about any of those animals, need to understand the impact on the environment this park could have, have talked about education but we do not even know what is there, the targeted surveys to identify some species takes time and the season is now over for that. It was mentioned that there could be an education component as part of it as well as using fitness equipment, he uses trails all the time and his family is active and there are a lot of trails available, so why open the Township up to liability when there is lots of trails already. The Conservation Authorities already do an excellent job with tails and with education, because that is what they do and the tax payers pay for the Conservation Authorities to do that. Why is the Township doing something they do not have to? The Development Charges should be paying for fire trucks and other things that they are meant for.

J. Hack acknowledged that from one Professional Planner to another there is a difference of interpretation.

Barbara Chappelle gave the attached comments – *attached, page 25.*

Ellen Hardy gave the attached comments – *attached, page 27.*

The Reeve explained that this meeting is for the public to comment and ask questions and that Council will discuss it at the Committee of the Whole Meeting on September 7th, there will be no opportunity for the public to speak at the Committee of the Whole Meeting.

Al Niitymaa

- regarding the entrance to the park off Narrows Lock Road, he travels by there and looking at the grade of the road, it seems like the traffic from the south will be covered, it could be an issue, is not sure but looks like it might make a hidden entrance

The Reeve explained that Narrows Lock Road is a County road and that the Township needs to apply for an entrance permit and the County will look at the sight lines and determine the best and safe access location.

The Public Works Manager also explained that the entrance is subject to permit from the County and they did check sight lines.

The Acting CAO/Clerk addressed a previous question about the deadline for spending the grant funds, some work needs to take place this fall and then the remainder of the project will be next spring and summer with the deadline for spending the grant funds the of August 2022.

Nathan Farrell spoke about that there is not enough time to do the studies on the animals before the construction, lots of animals have started to migrate and are gone or getting ready for hibernation, he feels it is being rushed to spend the funding.

The Reeve explained that the comments have been noted by staff and Council has heard them and will be taking them into consideration for their discussion on September 7. The process has been ongoing for some time and started in the spring when the consultants were hired. The grants do need to be spent and if not spent will be returned to the province, the amount is approximately \$95,000 to spend on this trail in grants.

Councillor Darling asked if the speakers would send their statements so that Council could receive them.

J. Hack explained that the additional agency consultation was done in July, the biologist was on site and did a review and made recommendations, the woodlot inspector took the same approach on site and conducted an inspection, they made field notes but not published reports, their findings are contained in the final report.

The Archaeology expert provided a review of the stage 1 and 2 plan to determine if any work was required and it was not. Existing documents and the information in the Official Plan do not require any further studies, a process was followed.

5. ADJOURNMENT

The Open House adjourned at 6:59 p.m.

PRIORITY ISSUES

COMMITTEE OF THE WHOLE
September 7th, 2021

Report #FIN-2021-15
Richard Bennett, Acting Treasurer

10 YEAR CAPITAL PLAN
(2021-2031)

STAFF RECOMMENDATION(S)

It is recommended:

“**THAT**, the 10 Year Capital Plan (2021-2031) be adopted.”

BACKGROUND

Prudent fiscal management requires planning for future capital purchases and how those expenditures are to be funded. The forecasts are key components of the Township’s fiscal management program and will help aid future Development Charge Studies and the Municipal Tangible Capital Asset Plan. This plan is to be reviewed annually and will be used to assist with budgeting for the next fiscal year.

DISCUSSION

The plan has been organized as follows:

- **Summary**
- **Vehicles & Equipment**
- **Bridges**
- **Roads**
- **Gravel to Surface Treatment**
- **Buildings**
- **Other Assets**
- **Reserve Projections**
- **Un-Assumed Roads**

It is important to note that the Gravel to Surface Treatment schedule has now been added into the 10-year Capital Plan with the recommendation to start converting 2km of gravel to surface treatment each year. The Public Works Manager is currently placing the traffic counter on these roads to identify the priorities. The Un-Assumed Roads schedule is

currently not built into the costs for the 10-year Capital Plan and is included for information purposes (based on previous requests from Council).

The bi-annual bridge review and report will be completed in 2022. This capital plan is based on the previous report completed in 2020.

The Township is awaiting completion of the building condition assessments on all Township owned buildings. Once this project is completed, the results will be incorporated into the 10-year capital plan. At this time the buildings capital schedule remains blank.

Each schedule has an inflation rate of 2% per year built into the estimated costs of acquiring these assets.

The Township has a capitalization threshold of \$20,000 for vehicles and equipment and \$50,000 for linear assets, bridges and buildings so that individual capital assets of lesser value are expensed in the year as an operational expense. These items are not included in the 10 Year Capital Plan.

The capital purchases are funded primarily by reserves and grants. This plan does include the use of development charge revenues, gas tax revenues, and specific capital reserve funds. No new debt is being proposed.

It is imperative that the Township continue to contribute funds to capital reserves each year and to increase those contributions to reserves by the same (2%) inflation of costs. The Township should continue investing in capital projects in order to save and monitor operating costs (i.e.: annual vehicle repair costs and annual cold patch costs).

The 2021 budget included \$1,158,464 in contributions to reserve funds for future capital projects. The attached plan increases that contribution in 2022 to \$1,181,633. (\$23,169 or a 0.38% levy increase). Also, as the plan has a built-in inflation rate on the cost of capital projects, it also suggests an annual increase of 2% in the contributions to the capital reserve accounts.

OPTIONS TO BE CONSIDERED

As noted earlier, this plan has built in the costs of converting 2km of gravel roads to surface treatment each year for the next 5 years (page 9). The Reserves schedule (page 12) projects that these extra costs will drive the Road Construction Reserve to a negative balance by 2024. Council should consider a one time increase in the contribution to this reserve of \$150,000 (2.48% levy increase) to cover these extra costs. Another option is to increase this contribution before the 2024 budget if no road construction grants materialize before that time.

The costs associated with assuming private un-assumed roads are not built into the 10 Year Capital Plan and these costs could drive the annual requirements for reserve funds out of reach and would add to the annual operating costs of the Public Works Department. However, the newly formed Private Unassumed Roads Working Group may explore this as a potential option for some roads.

This 10-year capital plan has been updated to include funding from Development Charges which have been identified in the current update to the Township Development Charge Study presented to Council earlier this evening.

CLIMATE CONSIDERATIONS

Staff have taken into consideration costs related to the acquisition of assets where climate change alternatives may be considered.

STRATEGIC PLAN LINK

The Strategic Plan and Council priorities could have some effects on future capital projects and staff suggests that this plan be reviewed annually and updated for any changes to capital plans and the estimated cost of each project.

FINANCIAL CONSIDERATIONS

The plan points out the need to increase the contributions to reserves in the annual budget process.

Items in this 10-year capital plan are still subject to budget approval.

CONCLUSIONS

The projects in this 10 Year Capital Plan can be completed with annual increases to the contributions to reserves, usage of federal gas tax money, and utilization of development charges (when applicable).

ATTACHMENTS

- i) 10 Year Capital Plan (2022 to 2031)

Prepared and Submitted By:

Approved for Submission By:

Original Signed

Original Signed

**Richard Bennett,
Acting Treasurer**

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



Tay Valley Township

**10 YEAR
CAPITAL
PLAN**

2021 TO 2031

TAY VALLEY TOWNSHIP		SUMMARY										
10 YEAR CAPITAL PLAN												
2022 TO 2031												
		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
Vehicles & Equipment	Expenses	303,509	582,350	88,400	508,800	135,000	451,000	0	353,400	40,600	365,800	219,600
Reserves	Funding	(292,139)	(451,350)	(88,400)	(508,800)	(135,000)	(451,000)	0	(353,400)	(40,600)	(365,800)	(219,600)
Development Charges	Funding	(11,370)	(131,000)	0	0	0	0	0	0	0	0	0
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0
Bridges Construction	Expenses	328,900	356,082	127,920	305,280	678,240	303,600	16,800	147,060	218,080	710,124	0
Bridge Reserve	Funding	(328,900)	(356,082)	(127,920)	(305,280)	(348,829)	(303,600)	(16,800)	(147,060)	(218,080)	(510,124)	0
Gas Tax Funds	Funding	0	0	0	0	(300,000)	0	0	0	0	(200,000)	0
Development Charges	Funding	0	0	0	0	(29,411)	0	0	0	0	0	0
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0
Roads Construction	Expenses	438,230	1,206,970	1,094,960	923,580	954,480	1,031,253	583,280	794,940	765,440	1,150,410	586,200
Roads Reserve	Funding	(59,090)	(780,980)	(638,464)	(573,580)	(753,936)	(704,143)	(323,536)	(482,126)	(674,492)	(793,974)	(302,496)
OCIF	Funding	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Gas Tax Funds	Funding	(179,666)	(300,000)	(300,000)	(300,000)	(100,000)	(200,000)	(200,000)	(200,000)	0	(200,000)	(191,944)
Development Charges	Funding	(149,474)	(75,990)	(106,496)	0	(50,544)	(77,110)	(9,744)	(62,814)	(40,948)	(106,436)	(41,760)
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0
Other Assets (IT, Equipment, Recreation)		242,462	203,400	72,800	364,640	86,400	44,000	67,200	0	162,400	47,200	0
Reserves	Funding	(172,324)	(203,400)	(69,611)	(301,932)	(83,273)	(44,000)	(50,400)	0	(101,500)	(44,840)	0
Grants	Funding	0	0	0	0	0	0	0	0	0	0	0
Development Charges	Funding	(70,138)	0	(3,189)	(62,708)	(3,127)	0	(16,800)	0	(60,900)	(2,360)	0
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0
Gravel Roads	Expenses	0	244,800	249,600	254,400	259,200	264,000	0	0	0	0	0
Roads Reserve	Funding	0	(172,266)	(175,644)	(179,021)	(182,399)	(185,777)	0	0	0	0	0
Development Charges	Funding	0	(72,534)	(73,956)	(75,379)	(76,801)	(78,223)	0	0	0	0	0
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0
TOTALS												
Expenditures	Expenses	1,313,101	2,593,602	1,633,680	2,356,700	2,113,320	2,093,853	667,280	1,295,400	1,186,520	2,273,534	805,800
Reserve Funds Used	Funding	(852,453)	(1,964,078)	(1,100,039)	(1,868,613)	(1,503,438)	(1,688,520)	(390,736)	(982,586)	(1,034,672)	(1,714,738)	(522,096)
Development Charges	Funding	(230,982)	(279,524)	(183,641)	(138,087)	(159,882)	(155,333)	(26,544)	(62,814)	(101,848)	(108,796)	(41,760)
Grants	Funding	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Gas Tax Funds	Funding	(179,666)	(300,000)	(300,000)	(300,000)	(400,000)	(200,000)	(200,000)	(200,000)	0	(400,000)	(191,944)
Current Year Levy	Funding	0	0	0	0	0	0	0	0	0	0	0

TAY VALLEY TOWNSHIP														
10 YEAR CAPITAL PLAN		Inflation = 2%												
2022 TO 2031		Replacement		1	2	3	4	5	6	7	8	9	10	
		Cost (at 2021)	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
VEHICLES & EQUIPMENT														
Tandem Trucks														
T1	2016 Western Star Tandem (#1)	310,000	2028								353,400			
T2	2019 International Tandem Dump Truck (#2)	310,000	2030										365,800	
20-2	2020 Freightliner Tandem Dump Truck	310,000	2032											
20-3	2021 Freightliner Tandem Dump Truck	310,000	2034											
T12	2012 International Tandem 7600 6X4 (#12)	310,000	2024				328,600							
T17	2014 International Tandem 7600 Truck (#17)	310,000	2026						341,000					
Light Trucks														
20-1	2020 Chevrolet Silverado	35,000	2029									40,600		
T6	2016 Ford F550 (#6)	100,000	2026						110,000					
T11	2011 Chev Silverado 4X4 3/4 ton (#11)	35,000	2025					37,800						
T14	2012 Dodge RAM 1500 (#14)	35,000	2023			36,400								
T16	2013 Mitsubishi-CBO (#16) (Planning)	35,000	2022		35,700									
EQUIPMENT														
Heavy Equipment														
19-1	2018 John Deere Backhoe 310SL (#19-1)	160,000	2031											192,000
E13	2007 Volvo Grader G960 (#13)	395,000	2022		402,900									
E15	2012 CASE Backhoe (#15)	170,000	2024				180,200							
E71	2009 Komatsu Backhoe (#71)	NOT SCHEDULED FOR REPLACEMENT - BACKHOE MOVES FROM ROADS TO WASTE SITE AT TIME OF REPLACEMENT												
E80	2018 John Deere 770M Grader (#80)	395,000	2033											
	Tractor with Flail and Boom Mower (New Add)	247,175	2021		247,175									
	Water Tank No.	39,137	2021		39,137									
	Water Tank No.	40,000	2025					43,200						
Light Equipment - (Yearly Input)														
	1990 Steamers (quantity 2)	20,000	2025					21,600						
E82	1998 Brush Chipper	50,000	2023			52,000								
E87	2021 Eddyner Sweeper	17,197	2021		17,197									
E89	Brush Head (#89)-Bathurst	30,000	2025					32,400						
	Emergency Response Trailer	12,500	2022		12,750									
	Front Flail Grass Mower	23,000	2031											27,600
	Boom Brush Mower	98,000	2036											
Fire Services														
	Pumper Truck		2022		54,000									
	Deputy Chief Vehicle		2022		27,000									
	South Sherbrooke Pumper Truck		2022		50,000									
		3,797,009		303,509	582,350	88,400	508,800	135,000	451,000	0	353,400	40,600	365,800	219,600
Funding:														
	Reserves			292,139	451,350	88,400	508,800	135,000	451,000	0	353,400	40,600	365,800	219,600
	Development Charges			11,370	131,000	0	0	0	0	0	0	0	0	0
	Total			303,509	582,350	88,400	508,800	135,000	451,000	0	353,400	40,600	365,800	219,600

TAY VALLEY TOWNSHIP																
10 YEAR CAPITAL PLAN																
2022 TO 2031																
BRIDGES	STRUCTURE NO.	Description	Inflation 2%			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			Repair/Replacement		Year											
			Engineering Design Costs (at 2021)	Construction Cost (at 2021)												
		Various Repairs & Guard Rails														
	15-A04	9th Concession Road														
	15-092	Adam's Mill Road	15,000	115,000	2028						16,800	131,100				
	15-A01	Allan's Mill Road			2021	312,000										
	15-051	Anderson Road	36,000	276,000	2026				38,880	303,600						
	C15-A02	Anglican Church Road Culvert														
	15-159	Black Lake Road														
	15-072	Bolingbroke Bridge (Crow Lake)														
	15-093	Bowes Side Road	75,000	592,000	2025			79,500	639,360							
	C15-A03	Doran Road Culvert	84,000	601,800	2030								97,440	710,124		
	15-075	Doran Road (Fall River Bridge)	14,000	104,000	2029							15,960	120,640			
	15-050	Ennis Road														
	15-076	Gambles Side Road	33,000	213,000	2024			34,320	225,780							
	15-094	Glen Tay Road														
	C15-096	Glen Tay Road Open Footing Culvert	10,000	90,000	2023		10,200	93,600								
	15-139	Haughians Road														
	C15-048	Hunter Side Road Culvert (Colton Creek)														
	15-088	Menzies Munro Side Road														
	15-070	Munro Road (Fall River Bridge)														
	15-091	Noonans Side Rd														
	15-087	Second Line Road	16,900	269,100	2022	16,900	274,482									
	15-089	Upper Scotch Line Road Culvert														
	15-095	Upper Scotch Line Road Bridge														
	15-090	Upper Scotch Line <i>Newly Identified 2016</i>														
		5th Concession Culvert Replacement		70,000	2022		71,400									
						328,900	356,082	127,920	305,280	678,240	303,600	16,800	147,060	218,080	710,124	0
		Funding:														
		Bridges Reserve				328,900	356,082	127,920	305,280	348,829	303,600	16,800	147,060	218,080	510,124	0
		Federal Gas Tax							300,000					200,000		
		Development Charges							29,411							
		Total				328,900	356,082	127,920	305,280	678,240	303,600	16,800	147,060	218,080	710,124	0

TAY VALLEY TOWNSHIP															
10 YEAR CAPITAL PLAN															
2022 TO 2031															
ROADS	KMS	Last Work	Inflation = 2%		LEGEND: Pavement Presevation Reconstruction										
			Repair/Replacement Cost (at 2021)	Year	0 2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031
Deficiencies Elimination Prgm					30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Road Condition Assessment			16,500	2022		16,830					18,150				19,470
SURFACE TREATMENT (LCB)															
L Allan's Side Road	1.808	2021	75,500	2021	75,500										
L Anglican Church Road	3.343	2008	141,000	2022		143,820									
L Armstrong Line	2.571	2018	447,000	2030											527,460
L Ashby Road	0.462	-	87,000	2027							97,440				
L Bathurst 7th Concession	2.374	-	406,000	2025					438,480						
L Cameron Side Road (2)	3.600	-	745,000	2022		759,900									
L Crow Lake Road	2.938	2008	551,000	2028								628,140			
L Crozier Road	1.095	2009	49,000	2029									56,840		
L Iron Mine Road	1.025	-	46,000	2029									53,360		
L McVeigh Road	0.384	-	62,000	2025					66,960						
L Menzies Munro Side Road	2.568	2018	455,000	2030											536,900
L Merkley Road	0.273	-	8,000	2021	8,000										
L Powers Road	2.190	2018	97,000	2025					104,760						
L Ritchie Side Road	0.887	2009	40,000	2029									46,400		
L Stanley Road	1.888	2018	353,000	2029									409,480		
L Stanleyville Road	1.870	2020	348,000	2031											417,600
L Upper Scotch Line (2)	4.150	2021	192,730	2026	192,730						212,003				
L Walters Lane	0.093	-													
L Zealand Road (2)	4.196	2008	701,000	2022/26		47,000					771,100				
PAVED (HCB)															
H Brooke Valley Road	0.363	-	113,000	2025					122,040						
H Bygrove Lane	0.695	2012	32,000	2029									37,120		
L Christie Lake North Shore Road (2)	2.592	-	120,000	2028								136,800			
H Clarchris Road	0.682	2016	31,000	2030										36,580	
H Crozier Road	2.240	2009	99,000	2029									114,840		
H Glenn Drive	0.882	-	164,000	2027								183,680			
H Glen Tay Road (Hwy 7 to CR 6)	0.419	-	132,000	2021	132,000										
Glen Tay Road (CR6 to CR10)	2.928	2007	171,000	2022		174,420									
H Harper Road (1)	3.757	2015	166,000	2022/27		35,000						185,920			
H Harper Road (2)	2.612	-	677,000	2023			704,080								
H Keays Road	1.334	-	347,000	2023			360,880								
H Lakewood Road	1.916	1987	413,000	2024				437,780							
H Maberly Main Street	0.301	-													
H McLaren Road	2.011	1997	430,000	2024				455,800							
H Muttons Road	0.524	2016	12,000	2027								13,440			
H Norris Road	0.154	2016	8,000	2027								8,960			
H Old Brooke Road	0.442	-	140,000	2025					151,200						
H Orchard Crescent	0.846	2001	38,000	2025					41,040						
H Otty Lake Side Road (shared)	4.222	2018	115,500	2031											138,600
H Posner Lane	0.344	2012	15,000	2029									17,400		
H Stanleyville Road (1)	1.263	2009	57,000	2027								63,840			
	79.373				438,230	1,206,970	1,094,960	923,580	954,480	1,031,253	583,280	794,940	765,440	1,150,410	586,200
Funding:															
OCIF - Formula Based Funding					50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Development Charges (10% of Constuction)					149,474	75,990	106,496	0	50,544	77,110	9,744	62,814	40,948	106,436	41,760
Federal Gas Tax					179,666	300,000	300,000	300,000	100,000	200,000	200,000	200,000	0	200,000	191,944
Other Grants															
Roads Reserve					59,090	780,980	638,464	573,580	753,936	704,143	323,536	482,126	674,492	793,974	302,496
Total					438,230	1,206,970	1,094,960	923,580	954,480	1,031,253	583,280	794,940	765,440	1,150,410	586,200

Note: This schedule does not include all Township Roads - only those with Capital Improvement plans in the next 10 years.

TAY VALLEY TOWNSHIP					10 YEAR CAPITAL PLAN 2022 TO 2031											
					Inflation = 2%											
					Repair/Replacement	0	1	2	3	4	5	6	7	8	9	10
					Cost (at 2021)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
					KMS	Last Work										
GRAVEL TO SURFACE TREATMENT																
?			2.000	240,000	2022		244,800									
?			2.000	240,000	2023			249,600								
?			2.000	240,000	2024				254,400							
?			2.000	240,000	2025					259,200						
?			2.000	240,000	2026						264,000					
						0	244,800	249,600	254,400	259,200	264,000	0	0	0	0	0
Development Charges (29.63%)						0	72,534	73,956	75,379	76,801	78,223	0	0	0	0	0
Federal Gas Tax																
Other Grants																
Roads Reserve						0	172,266	175,644	179,021	182,399	185,777	0	0	0	0	0
Total						0	244,800	249,600	254,400	259,200	264,000	0	0	0	0	0
Roads To Be Considered:																
Long Lake Rd	Narrows Lock Rd	Elm Grove Rd	4.9	588,000												
Miners Point Rd	Narrows Lock Rd	Bass Bay Rd	3.6	432,000												
McVeigh Rd	Dokken	Bathurst 7th Conc.	4.4	528,000												
McVeigh Rd	Doran Rd	Dokken	3.7	444,000												
Doran Rd	Hwy 7	McViegh Rd	1.3	156,000												
Bathurst 5th	Hwy 7	Harper Rd	5.5	660,000												
Bathurst 5th	Harper Rd	Hwy 511	3.9	468,000												
			<u>27.3</u>													

TAY VALLEY TOWNSHIP														
10 YEAR CAPITAL PLAN														
2022 TO 2031		Inflation =	2%											
BUILDINGS		Repair/Replacement		1	2	3	4	5	6	7	8	9	10	
	Year Aquired	Cost	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1973/2010	Township office													
1995	Bathurst (Glen Tay) salt shed													
1973	Bathurst (Glen Tay) garage													
1973	Burgess garage													
2009	Burgess salt/sand shed													
1973	Maberly garage													
1973	Burgess Hall													
1884	Maberly Hall													
2010/2011	SS Fire Hall													
	Glen Tay Waste site shed													
	Maberly waste site shed													
	Stanleyville waste site shed													
	Glen Tay waste site barn													
	ReUse Centre (GeIn Tay)													
				0	0	0	0	0	0	0	0	0	0	0
	Funding:													
	Reserve Funds			0	0	0	0	0	0	0	0	0	0	0
	Development Charges			0	0	0	0	0	0	0	0	0	0	0
	Total			0	0	0	0	0	0	0	0	0	0	0

TAY VALLEY TOWNSHIP														
10 YEAR CAPITAL PLAN														
2022 TO 2031														
		Inflation = 2%												
		Repair/Replacement												
		Cost (at 2021)	Year	2021	1	2	3	4	5	6	7	8	9	10
OTHER ASSETS					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
IT Assets														
	Computer Server 2 (backup server)	30,000	2025					32,400						
	Computer Work Stations	39,000	2024			41,340								
	Website Upgrades	17,462	2021	17,462										
Recreation Assets														
	Solar Farm Trail	125,000	2021	30,000										grant / Covid Funds
	Otty Lake Boat Launch	40,000	2023		41,600									
	Maberly - Tennis Court, Outdoor Rinks, Playground Equip	75,000	2024			79,500								
	Solar Farm Trail - parks plan	60,000	2021	60,000										
	Unopened Road Allowance - Maberly (Township owned)	15,000	2021	15,000										(re-establish park - access, picnic table, garbage can, signage, parking)
	Glen Tay Swimming Hole	20,000	2021	20,000										(road widening, fencing, garbage can, signage, access, picnic table)
	Water Access - Noonan	20,000	2024			21,200								parking, etc.
	Water Access - Mississippi	20,000	2024			21,200								parking, etc.
	Ball Diamonds (unknown yet)	50,000	2025				54,000							
Waste Site Assets														
	Glen Tay Site Improvements	96,000	2022											full grant
	Establishing E. Limit of WS and placement of Final Cover along Harper Road	90,000	2022		91,800									this includes the development of construction drawings, surveying and placement of final
	Waste Management Study	49,000	2022											full grant
	Waste Compactor 1 - STV	50,000	2024			53,000								
	Waste Compactor 2 - GT	50,000	2029									58,000		
	Waste Compactor 3 - MAB	50,000	2024			53,000								
OTHER														
	Official Plan (every 5 years)	60,000	2021/22	30,000	30,000					67,200				
	Development Charges Update	10,000	2021	10,000										
	Comprehensive Zoning By-Law Review	50,000	2024			53,000						58,000		
	Development Charge Study (every 5 years)	40,000	2024			42,400						46,400		
	Functional Assessment of Public Works Depts	30,000	2023			31,200								
	Service Delivery Review	30,000	2021	30,000										
	Pay Equity	40,000	2022		40,800									
	Composition of Council	30,000	2021	30,000										
	Election (every 4 years)	40,000	2022		40,800				44,000				47,200	
				242,462	203,400	72,800	364,640	86,400	44,000	67,200	0	162,400	47,200	0
Funding:														
	Reserve Funds			172,324	203,400	69,611	301,932	83,273	44,000	50,400	0	101,500	44,840	0
	Grant													
	Development Charges			70,138	0	3,189	62,708	3,127	0	16,800	0	60,900	2,360	0
	Total			242,462	203,400	72,800	364,640	86,400	44,000	67,200	0	162,400	47,200	0

TAY VALLEY TOWNSHIP												
10 YEAR CAPITAL PLAN 2022 TO 2031		RESERVES PROJECTIONS										
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Vehicles & Equipment = Roads Equipment + New Infrastructure Reserves												
Opening		91,037	80,077	(84,471)	119,668	(90,743)	78,614	(61,941)	254,712	224,298	513,144	483,379
Annual Contribution		281,179	286,802	292,539	298,389	304,357	310,444	316,653	322,986	329,446	336,035	342,756
Annual Spending		(292,139)	(451,350)	(88,400)	(508,800)	(135,000)	(451,000)	0	(353,400)	(40,600)	(365,800)	(219,600)
Closing		80,077	(84,471)	119,668	(90,743)	78,614	(61,941)	254,712	224,298	513,144	483,379	606,534
Bridge Construction												
Opening		544,253	405,003	242,364	311,756	207,734	64,188	(30,023)	166,753	237,542	241,667	(41,808)
Annual Contribution		189,650	193,443	197,312	201,258	205,283	209,389	213,577	217,848	222,205	226,649	231,182
Annual Spending		(328,900)	(356,082)	(127,920)	(305,280)	(348,829)	(303,600)	(16,800)	(147,060)	(218,080)	(510,124)	0
Closing		405,003	242,364	311,756	207,734	64,188	(30,023)	166,753	237,542	241,667	(41,808)	189,374
Road Construction												
Opening		803,705	1,136,015	581,997	175,102	(162,142)	(674,813)	(1,132,596)	(1,015,352)	(1,047,882)	(1,263,787)	(1,590,002)
Annual Contribution		391,400	399,228	407,213	415,357	423,664	432,137	440,780	449,596	458,587	467,759	477,114
Annual Spending		(59,090)	(953,246)	(814,108)	(752,601)	(936,335)	(889,920)	(323,536)	(482,126)	(674,492)	(793,974)	(302,496)
Closing		1,136,015	581,997	175,102	(162,142)	(674,813)	(1,132,596)	(1,015,352)	(1,047,882)	(1,263,787)	(1,590,002)	(1,415,383)
Federal Gas Tax												
Opening		460,070	632,788	512,454	392,120	279,598	67,076	54,554	42,032	29,510	216,988	4,466
Annual Contribution		352,384	179,666	179,666	187,478	187,478	187,478	187,478	187,478	187,478	187,478	187,478
Annual Spending		(179,666)	(300,000)	(300,000)	(300,000)	(400,000)	(200,000)	(200,000)	(200,000)	0	(400,000)	(191,944)
Closing		632,788	512,454	392,120	279,598	67,076	54,554	42,032	29,510	216,988	4,466	0
Development Charge Reserve												
Opening		297,790	226,808	122,284	113,643	150,556	165,674	185,341	333,797	445,983	519,135	585,339
Annual Contribution		160,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
Annual Spending		(230,982)	(279,524)	(183,641)	(138,087)	(159,882)	(155,333)	(26,544)	(62,814)	(101,848)	(108,796)	(41,760)
Closing		226,808	122,284	113,643	150,556	165,674	185,341	333,797	445,983	519,135	585,339	718,579
Buildings = Township Office/Garage + Burgess Hall/Garage + Sherbrooke Garage + Salt Sheds + Maberley Hall + Improve Mun. Bldg Accessibility Reserves												
Opening		406,594	443,620	481,387	519,908	559,201	599,279	640,158	681,856	724,387	767,769	812,018
Annual Contribution		37,026	37,767	38,522	39,292	40,078	40,880	41,697	42,531	43,382	44,249	45,134
Annual Spending		0	0	0	0	0	0	0	0	0	0	0
Closing		443,620	481,387	519,908	559,201	599,279	640,158	681,856	724,387	767,769	812,018	857,153
Other Assets = Office Equip + Waste Sites + Cemetery + Recreation Equipment + Officia Plan/Zoning Reserves + Election												
Opening		533,977	442,675	321,917	336,601	120,650	125,078	170,532	211,376	304,445	297,875	349,864
Annual Contribution		81,022	82,642	84,295	85,981	87,701	89,455	91,244	93,069	94,930	96,829	98,765
Annual Spending		(172,324)	(203,400)	(69,611)	(301,932)	(83,273)	(44,000)	(50,400)	0	(101,500)	(44,840)	0
Closing		442,675	321,917	336,601	120,650	125,078	170,532	211,376	304,445	297,875	349,864	448,630

TAY VALLEY TOWNSHIP

10 YEAR CAPITAL PLAN

2022 TO 2031

Assuming and Upgrading Unassumed Roads

UPDATED ON 2021-04-01 WITH 2021 BUDGET NUMBERS

Road Name	From	To	Length (km)	Cost for Gravel (No Widening Rq)	Cost for Gravel (Widening Rq)	Cost for Surface Treatment (LCB)	Cost for Asphalt (HCB)	Yearly Operation Cost (Gravel)	Yearly Operation Cost (LCB/HCB)
Burke Lane	Old Burke Road	Pine Lane	2.1	\$ 21,500		\$ 312,000	\$ 395,200	\$ 12,064	\$ 9,984
Homestead Lane	Black Lake Road	Dead End	0.2		\$ 368,600			\$ 1,160	
Kilarny Lane	Christie Lake Road (CR#6)	Dead End	0.2		\$ 32,300			\$ 1,160	
Lakeshore Boulevard	Miner's Point Road (private)	Miner's Point Road	0.4		\$ 100,700			\$ 2,494	
Little Silver Lake Road	Bolingbroke Road (CR #36)	90 Little Silver Lake Road	1.9		\$ 533,900			\$ 11,252	
Maple Lane	Bolingbroke Road (CR #36)	Dean End	0.2	\$ 7,500		\$ 25,500	\$ 32,300	\$ 986	\$ 816
Meadow Lane Court	Burke Lane	Dead End	0.5	\$ 9,500		\$ 79,500	\$ 100,700	\$ 3,074	\$ 2,544
Miners Point Road	Miner's Point Road	Dead End	2.8		\$ 57,000			\$ 16,298	
Oak Court	Pine Lane	Dead End	0.2	\$ 85,500		\$ 22,500	\$ 28,500	\$ 870	\$ 720
Oak Road	Red Pine Road	Cul de sac	0.2	\$ 12,500		\$ 28,500	\$ 36,100	\$ 1,102	\$ 912
Old Mine Road	McVeigh Road	Dead End	0.3		\$ 123,500			\$ 1,740	
Pine Lane	Burke Lane	Scott Court	1.7	\$ 66,500		\$ 256,500	\$ 324,900	\$ 9,918	\$ 8,208
Pond Lane	Pond Road	Cul de sac	0.3	\$ 27,000		\$ 37,500	\$ 47,500	\$ 1,450	\$ 1,200
Pond Road	Red Pine Road	Cul de sac	0.7	\$ 47,000		\$ 97,500	\$ 123,500	\$ 3,770	\$ 3,120
Rainbow Lane	Bolingbroke Road (CR #36)	Cul de sac	1.3		\$ 60,800			\$ 7,714	
Rainbow Lane A	Rainbow Lane	Dead End	0.5		\$ 131,100			\$ 3,132	
Red Pine Lane	Red Pine Road	Cul de sac	0.9	\$ 95,000		\$ 141,000	\$ 178,600	\$ 5,452	\$ 4,512
Red Pine Road	Bolingbroke Road (CR #36)	Dead End	0.3	\$ 105,000		\$ 48,000	\$ 60,800	\$ 1,856	\$ 1,536
Scott Court	Burke Lane	At Civic Address 190	0.7	\$ 971,500		\$ 103,500	\$ 131,100	\$ 4,002	\$ 3,312
Sherbrooke Drive	Crow Lake Road	Dead End	1.9		\$ -			\$ 11,020	
Silvery Lane	Bolingbroke Road (CR #36)	Dead End	2.1		\$ -			\$ 12,180	
			19.4	\$ 1,448,500	\$ 1,407,900	\$ 1,152,000	\$ 1,459,200	\$ 112,694	\$ 36,864

NOTES:

			existing road base is "pretty good", therefore widening is not required, in this case there are 3 options for consideration
			1)- apply a lift of gravel and assume the road as a gravel road,
			2)- upgrade the road to a surface treated road and assume it and
			3)- upgrade the road to an asphalt road and assume it.
			the existing road base is insufficient and only one option is recommended, widen road and assume as a gravel road

IMPORTANT - None of the above costs are currently built into the 10 year Capital Plan.

COMMITTEE OF THE WHOLE

September 7, 2021

Report #PD-2021-33
Noelle Reeve, Planner

CONSENT APPLICATION NUMBER: B21/072
OWNER: BRIGGS

STAFF RECOMMENDATION

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Diane Briggs B21/072 (Concession 3, Part Lot 21, geographic Township of South Sherbrooke) 750 Christie Lake Lane 32D to create a lot addition to lands at 767 Christie Lake Lane 32D, owned by Penny Nault, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.”

BACKGROUND

The proposal in application B21/072 is to create a 1,579.5 m² (approximately 0.4 acre) lot addition to lands owned by Penny Nault at 767 Christie Lake Lane and retain a 10.8-ha residential lot at 750 Christie Lake Lane 32D. The proposed lot addition is vacant. The retained lot contains a dwelling. The recipient lot does not contain a dwelling. The area of the recipient lot will be 4,840m² after the addition.

DISCUSSION

Consistent with Provincial Policy Statement	Yes
Conforms to Official Plan	Yes
Complies with Zoning By-Law	Yes
Recommend consent for this application	Yes

Recommended Conditions for the severance:

- *Payment of all taxes owing*
- *Payment of all costs incurred by the Township for review*
- *Two copies of the Deed/Transfer*
- *Two copies of the reference plan*

Provincial Policy Statement

No concerns. Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Section 2.1 Natural Heritage, and Section 3.1 Protecting Public Health and Safety – Natural Hazards are satisfied as the lot addition increases the size of the undersized lot without negatively affecting the environment.

County Sustainable Community Official Plan

Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural, waterfront and settlement areas; and to ensure that development is compatible with natural heritage.

Official Plan

The proposed severed lot addition and retained lots are designated Rural and residential uses are permitted in the Rural designation.

Zoning By-Law

The proposed severed lot addition and retained lot are zoned Rural (RU) which permits residential uses. The lot receiving the addition is zoned Seasonal Residential (RS). The required frontages and areas are met for the recipient and retained lots. The retained lot is over five times the required size for a Rural lot and has well over 60 m frontage on Christie Lake North Shore Road.

The lot receiving the addition will increase in size from an undersized lot to 4,840m² with over 60m frontage on Christie Lake Lane 32D. It can continue the Seasonal Residential zone on the existing lot and maintain the Rural zone on the lot addition as no development is proposed at this time.

Rideau Valley Conservation Authority (RVCA)

Has no objection. Would like the Land Division Committee to note its comments about the area being underlain by a Highly Vulnerable Aquifer.

Mississippi Rideau Septic System Office (MRSSO)

MRSSO has no objections.

Public Comments

Eight comments were received in favour of the lot addition proposal. One commenter raised a number of concerns: 767 Christie Lake Lane 32D should be required to be rezoned as the applicant lives there year-round; appropriate water and septic should be determined to be adequate for the use on the lot addition property; lot coverage should include the existing residence; commercial activities should be restricted (existing handyman business) and the lot addition should not be rezoned to Commercial.

CLIMATE CONSIDERATIONS

None. The severance is for a lot addition so does not create a new lot.

CONCLUSION

The Planner recommends that the consent be granted, subject to the conditions listed in the Staff Recommendation section above.

ATTACHMENTS

- i) Lanark County Land Division Notice of Application cover
- ii) Lanark County Land Division Notice of Application map

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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



NOTICE OF APPLICATION FOR CONSENT

*Clause 53(5) (a) of the Planning Act
Section 3, O. Reg. 547/06 as amended*

To: PRESCRIBED PERSONS/PUBLIC BODIES/INTERESTED PARTIES

File No.: B21/072
Subject Land: Pt Lot 21 Con 3 geographic Township of South Sherbrooke
Municipality: Tay Valley Township
Owner: Diane L Briggs
Applicant/Agent: Penny L Nault

TAKE NOTICE: An application for consent to convey an interest in the subject lands has been made to the Lanark County Land Division Committee, the consent granting authority in these matters.

PURPOSE AND EFFECT: A key map showing the location of the subject lands is shown on reverse side and a copy of the application is attached if not already received through the pre-consultation process.

To create a 1,579.47 sq.m. parcel of land as a lot addition to lands owned by Penny L Nault at 767 Christie Lake Lane 32D and retain a 10.8-ha residential lot at 750 Christie Lake Lane 32D.

OTHER RELATED APPLICATIONS: None

NEED TO MAKE SUBMISSIONS: The Land Division Committee will determine whether a provisional consent is to be given. In order to assist the Committee in its review of the proposal, you are requested to provide recommendations **on or before August 11, 2021**. If you are not able to respond by the date specified, please let us know when we may expect to receive your recommendations. If we do not hear from you, the Committee may assume you have no comments or concerns regarding this matter and may proceed to make a decision. If a person or public body that files an appeal of a decision of the Land Division Committee in respect of the proposed consent does not make written submissions to the Land Division Committee before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

VIRTUAL PUBLIC MEETING: A virtual public meeting will be scheduled once we have completed our review of the proposal. If you wish to be notified of the public meeting, you must make a written request to the undersigned.

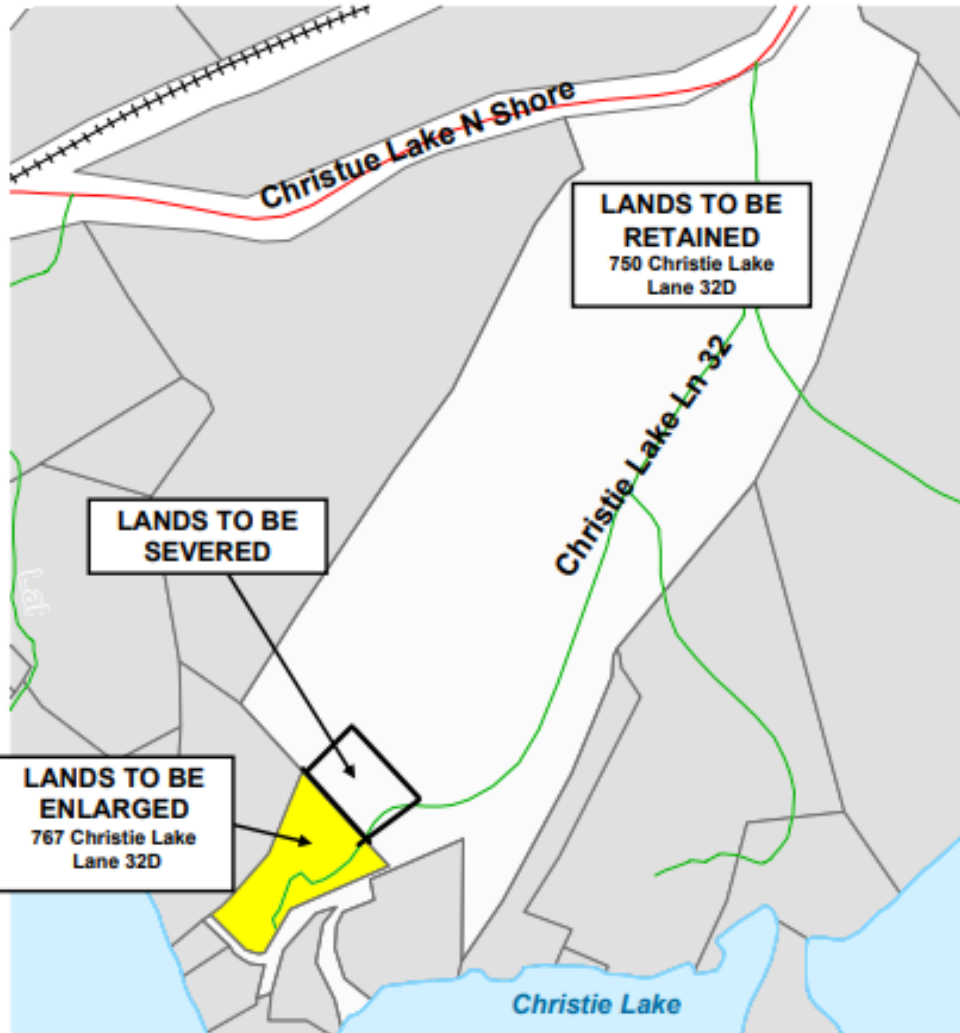
REQUESTING NOTICE OF DECISION: If you wish to be notified of the decision of the Land Division Committee in respect of the proposed consent, you must make a written request to the undersigned.

GETTING ADDITIONAL INFORMATION: Additional information regarding the application can be circulated via mail or via e-mail upon request to the undersigned.

Dated at Bathurst Township this 20th day of July, 2021.

Julie Stewart, County Planner
Lanark County, 99 Christie Lake Road
Perth ON K7H 3C6

Telephone: 1-613-267-4200 Ext. 1520
Fax: 1-613-267-2964
E-mail: plan@lanarkcounty.ca



The above is for reference purposes only and may not be to scale – complete details are found in the application form.

Landowner: Diane L Briggs
File No.: B21/072
Subject Land: Pt Lot 21 Con 3 geographic Township of South Sherbrooke, now in Tay Valley Township.

**APPLICATION FOR
CONSENT**

"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

COMMITTEE OF THE WHOLE

September 7, 2021

Report #PD-2021-34
Noelle Reeve, Planner

CONSENT APPLICATION NUMBER: B21/119
OWNER: MALLOY

STAFF RECOMMENDATION

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for Lisa and Paul Malloy B21/119 (Concession 9, Part Lot 16, geographic Township of North Burgess) 4180 Scotch Line to create a new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That, the applicant obtains a civic address number along the Scotch Line.”

BACKGROUND

The proposal in application B21/119 is to create a 12-ha (30-acre) rural-residential lot located on the west side of the existing property with 200m road frontage on the Scotch Line, a County Road. The proposed lot is vacant.

The approximately 4.7 ha (11.6 acre) retained lot contains a dwelling and small sheds and has approximately 140m road frontage on the Scotch Line.

DISCUSSION

Consistent with Provincial Policy Statement	Yes
Conforms to Official Plan	Yes
Complies with Zoning By-Law	Yes
Recommend consent for this application	Yes
Recommended Conditions for the severance:	

- *Payment of all taxes owing*
- *Payment of all costs incurred by the Township for review*
- *Two copies of the Deed/Transfer for each severance*
- *Two copies of the reference plan for each severance*
- *That, payment representing Cash-in-Lieu of Parklands for the severed lots shall be made to Tay Valley Township*
- *The applicant obtains a Civic Address Number along the Scotch Line*

Provincial Policy Statement

No concerns. Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns supports the development proposed by this application as it occurs on a County Road.

Section 2.1.1 Natural Heritage states that, “Natural features and areas shall be protected for the long term”. There is an unevaluated wetland in the north and a stream in the south. There appears to be sufficient area for a developable envelope on the proposed severed lot.

Section 3.1 Protecting Public Health and Safety – Natural Hazards is met as there are no hazards identified.

County Sustainable Community Official Plan

Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural, waterfront and settlement areas; and to ensure that development is compatible with natural heritage features.

Official Plan

The proposed severed and retained lots are designated Rural and Abandoned Mine Buffer. The use for the severed lot is proposed to be residential which is permitted in the Rural designation.

Section 5.2.3.4 requires lots created by consent to be located on existing maintained public roads. Scotch Line is a County road.

Zoning By-Law

The proposed severed parcel and retained lot are zoned Rural (RU) which permits residential uses. The required frontages and areas are met for the severed and retained lots.

Rideau Valley Conservation Authority (RVCA)

Not available at the time of this report.

Mississippi Rideau Septic System Office (MRSSO)

MRSSO has no objections.

Public Comments

No comments were received at the time of this report.

CLIMATE CONSIDERATIONS

The location on a main road contributes less to sprawl than on a side road. However, location outside of a Hamlet reduces the benefits of density (e.g., micro-transit opportunity).

CONCLUSION

The Planner recommends that the consent be granted, subject to the conditions listed in the Staff Recommendation section above.

ATTACHMENTS

- i) Lanark County Land Division Notice of Application cover
- ii) Lanark County Land Division Notice of Application map

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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



NOTICE OF APPLICATION FOR CONSENT

*Clause 53(5) (a) of the Planning Act
Section 3, O. Reg. 547/06 as amended*

To: PRESCRIBED PERSONS/PUBLIC BODIES/INTERESTED PARTIES

File No.: B21/119
Subject Land: Pt Lot 16 Con 9 geographic Township of North Elmsley
Municipality: Tay Valley Township
Owner: Paul Richard Malloy and Lisa Faith Malloy
Applicant/Agent: Lisa Malloy

TAKE NOTICE: An application for consent to convey an interest in the subject lands has been made to the Lanark County Land Division Committee, the consent granting authority in these matters.

PURPOSE AND EFFECT: A key map showing the location of the subject lands is shown on reverse side and a copy of the application is attached if not already received through the pre-consultation process.

To sever a 12.0-ha residential building lot and retain a 4.8-ha residential lot with an existing dwelling and outbuildings located at 4180 Scotch Line Road.

OTHER RELATED APPLICATIONS: Lanark County Entrance Permit No. 2838

NEED TO MAKE SUBMISSIONS: The Land Division Committee will determine whether a provisional consent is to be given. In order to assist the Committee in its review of the proposal, you are requested to provide recommendations **on or before September 9, 2021**. If you are not able to respond by the date specified, please let us know when we may expect to receive your recommendations. If we do not hear from you, the Committee may assume you have no comments or concerns regarding this matter and may proceed to make a decision. If a person or public body that files an appeal of a decision of the Land Division Committee in respect of the proposed consent does not make written submissions to the Land Division Committee before it gives or refuses to give a provisional consent, the Ontario Lands Tribunal may dismiss the appeal.

VIRTUAL PUBLIC MEETING: A virtual public meeting will be scheduled once we have completed our review of the proposal. If you wish to be notified of the public meeting, you must make a written request to the undersigned.

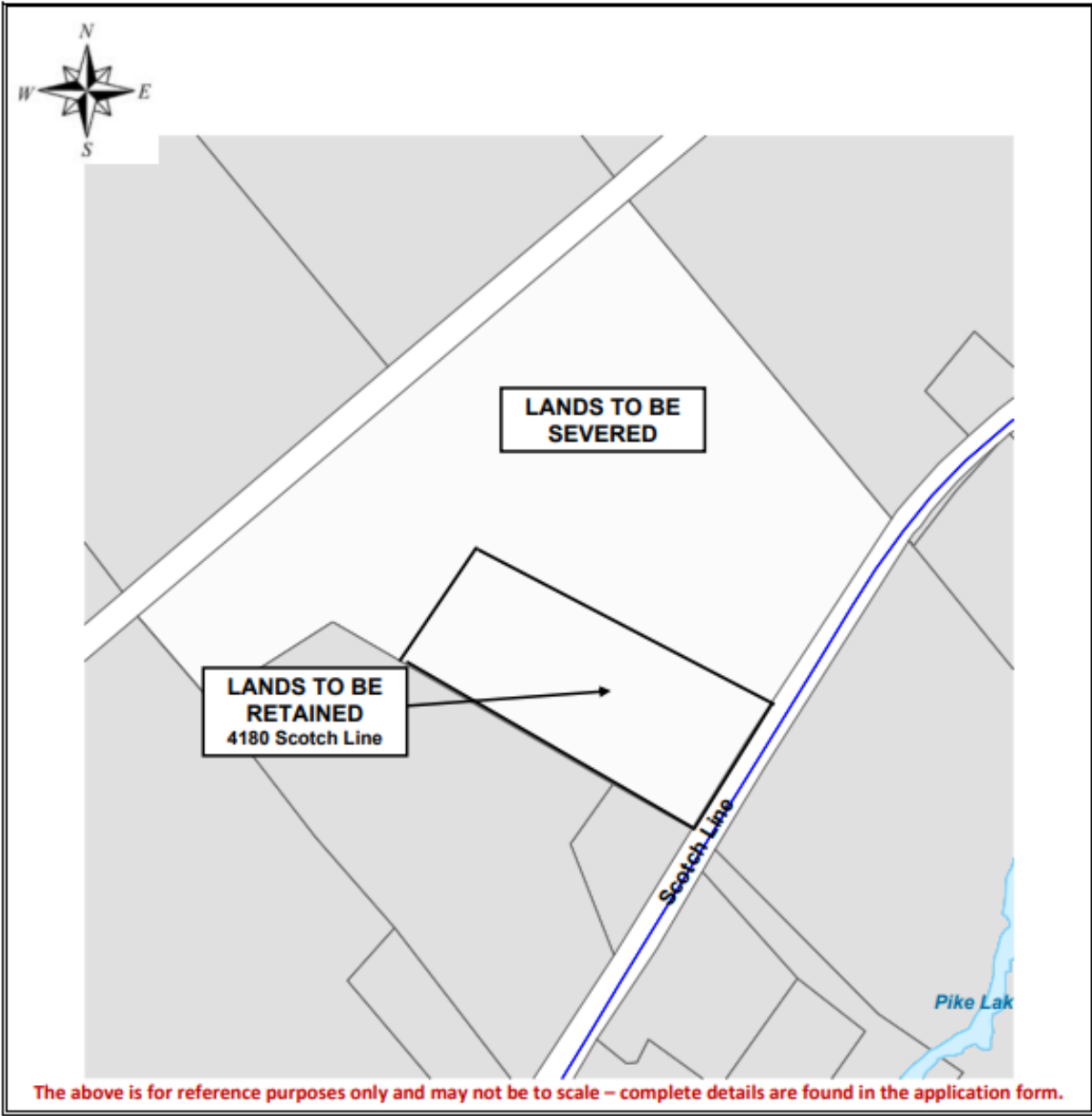
REQUESTING NOTICE OF DECISION: If you wish to be notified of the decision of the Land Division Committee in respect of the proposed consent, you must make a written request to the undersigned.

GETTING ADDITIONAL INFORMATION: Additional information regarding the application can be circulated via mail or via e-mail upon request to the undersigned.

Dated at Bathurst Township this 16th day of August 2021.

Julie Stewart, County Planner
Lanark County, 99 Christie Lake Road
Perth ON K7H 3C6

Telephone: 1-613-267-4200 Ext. 1520
Fax: 1-613-267-2964
E-mail: plan@lanarkcounty.ca



<p>Landowner: Paul Richard Malloy & Lisa Faith Malloy File No.: B21/119 Subject Land: Pt Lot 16 Con 9 geographic Township of North Burgess, now in Tay Valley Township.</p>	<p>APPLICATION FOR CONSENT <i>"Sketch Only"</i> Prepared by Lanark County Planning Dept. <u>NOT A LEGAL SURVEY</u></p>
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COMMITTEE OF THE WHOLE
September 7, 2021

Report #PD-2021-35
Noelle Reeve, Planner

CONSENT APPLICATION NUMBER: B21/106
OWNER: VANALSTINE

STAFF RECOMMENDATION

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Mark and Kathy VanAlstine B21/106 (Concession 9, Lot 14, geographic Township of South Sherbrooke) 472 Maberly Elphin Road to create one new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That the applicant confirm with the Township Public Works Manager that 45m of road frontage along Cohen Way is available for access to the lot as is required for a lot in a Hamlet. If the full 45m is not available, the applicant will bring the remaining required frontage up to Township standards for assumption.

That, the applicant obtain an entrance permit and Civic Address Number along Cohen Way, for the severed lot.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3-metre reserve along the frontage of the severed and/or retained parcel.”

BACKGROUND

The proposal in application B21/091 is to create a 2.95 ha (7.3 acre) rural-residential lot located on the east side of the existing property with 45m road frontage on Cohen Way, a Township Road.

The proposed lot is vacant. The approximately 62 ha (153 acre) retained lot has a house and barn over 700m away from the proposed lot and has approximately 267m road frontage on Maberly Elphin Road.

DISCUSSION

Consistent with Provincial Policy Statement	Yes
Conforms to Official Plan	Yes
Complies with Zoning By-Law	Yes
Recommend consent for this application	Yes
Recommended Conditions for the severance:	

- *Payment of all taxes owing*
- *Payment of all costs incurred by the Township for review*
- *Two copies of the Deed/Transfer for each severance*
- *Two copies of the reference plan for each severance*
- *That, payment representing Cash-in-Lieu of Parklands for the severed lot shall be made to Tay Valley Township*
- *That the applicant confirm with the Township Public Works Manager that 45m of road frontage along Cohen Way is available for access to the lot as is required for a lot in a Hamlet. If the full 45m is not available, the applicant will bring the remaining required frontage up to Township standards for assumption.*
- *The applicant obtains a Civic Address Number and Entrance Permit along Cohen Way*
- *That, sufficient lands shall be dedicated to the Township along the frontage of the lot to be severed and the lot to be retained in order to meet the Township's road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3 metre reserve along the frontage of the severed and/or retained parcel.*

Provincial Policy Statement

No concerns. Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns supports the development proposed by this application as it occurs in a Hamlet and has frontage on a Township road.

Section 2.1.1 Natural Heritage states that, "Natural features and areas shall be protected for the long term". Although there are unevaluated wetlands on the property, the area proposed for the severances is outside of the wetlands.

Section 3.1 Protecting Public Health and Safety – Natural Hazards is met as there are no hazards identified on the retained parcel.

County Sustainable Community Official Plan

Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural, waterfront and settlement areas; and to ensure that development is compatible with natural heritage.

Official Plan

The proposed severed lot is designated Hamlet. The retained lands are also designated Rural, and Organic Soils on the north end of the retained lot. The use for the severed lot is proposed to be rural residential which is permitted in the Rural designation.

Section 5.2.3.4 requires lots created by consent to be located on existing maintained public roads. Cohen Way is a Township road. The applicant will need to ensure that the full 45m of frontage on the proposed lot has been brought up to Township standards. If there is some shortfall in distance, the applicant will be required to bring the road up to Township standards to be adopted into its road network.

Zoning By-Law

The proposed severed parcel and retained lot are zoned Rural (RU) which permits residential uses. The required frontages and areas are met for the retained lot. The applicant will confirm that the frontage is met on Cohen Way. The proposed area is larger than required.

Mississippi Valley Conservation Authority (MVCA)

Not available at the time of this report.

Mississippi Rideau Septic System Office (MRSSO)

MRSSO has no objections.

Public Comments

No comments were received at the time of this report.

CLIMATE CONSIDERATIONS

The location of the severance in the Hamlet of Maberly prevents sprawl and increases density which can support micro-transit.

CONCLUSION

The Planner recommends that the consent be granted, subject to the conditions listed in the Staff Recommendation section above.

ATTACHMENTS

- i) Lanark County Land Division Notice of Application cover
- ii) Lanark County Land Division Notice of Application map

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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



NOTICE OF APPLICATION FOR CONSENT

*Clause 53(5) (a) of the Planning Act
Section 3, O. Reg. 547/06 as amended*

To: PRESCRIBED PERSONS/PUBLIC BODIES/INTERESTED PARTIES

File No.: B21/106
Subject Land: Pt Lot 14 Con 9 Geographic Township of South Sherbrooke
Municipality: Tay Valley Township
Owner: Mark & Kathy VanAlstine
Applicant/Agent:

TAKE NOTICE: An application for consent to convey an interest in the subject lands has been made to the Lanark County Land Division Committee, the consent granting authority in these matters.

PURPOSE AND EFFECT: A key map showing the location of the subject lands is shown on reverse side and a copy of the application is attached if not already received through the pre-consultation process.

To create a 2.95-ha residential building lot and to retain a 62-ha farm/residential landholding at 472 Elphin Maberly Rd.

OTHER RELATED APPLICATIONS:

NEED TO MAKE SUBMISSIONS: The Land Division Committee will determine whether a provisional consent is to be given. In order to assist the Committee in its review of the proposal, you are requested to provide recommendations **on or before August 20th, 2021**. If you are not able to respond by the date specified, please let us know when we may expect to receive your recommendations. If we do not hear from you, the Committee may assume you have no comments or concerns regarding this matter and may proceed to make a decision. If a person or public body that files an appeal of a decision of the Land Division Committee in respect of the proposed consent does not make written submissions to the Land Division Committee before it gives or refuses to give a provisional consent, the Ontario Lands Tribunal may dismiss the appeal.

VIRTUAL PUBLIC MEETING: A virtual public meeting will be scheduled once we have completed our review of the proposal. If you wish to be notified of the public meeting, you must make a written request to the undersigned.

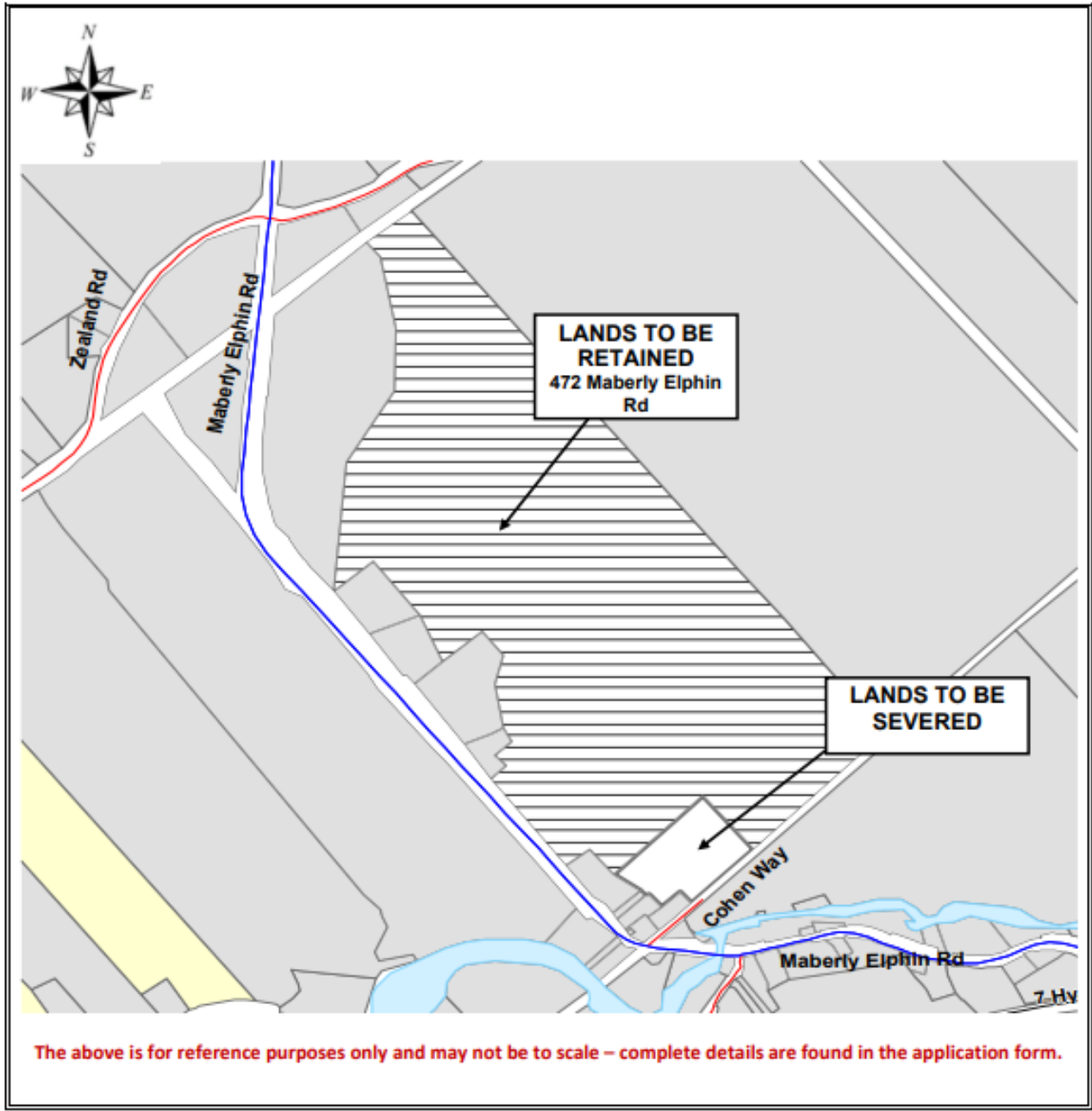
REQUESTING NOTICE OF DECISION: If you wish to be notified of the decision of the Land Division Committee in respect of the proposed consent, you must make a written request to the undersigned.

GETTING ADDITIONAL INFORMATION: Additional information regarding the application can be circulated via mail or via e-mail upon request to the undersigned.

Dated at Bathurst Township this 28th day of July 2021.

Julie Stewart, County Planner
Lanark County, 99 Christie Lake Road
Perth ON K7H 3C6

Telephone: 1-613-267-4200 Ext. 1520
Fax: 1-613-267-2964
E-mail: plan@lanarkcounty.ca



Landowner:	Mark & Kathy VanAlstine	APPLICATION FOR CONSENT <i>"Sketch Only"</i> Prepared by Lanark County Planning Dept. <u>NOT A LEGAL SURVEY</u>
File No.:	B21/106	
Subject Land:	Pt Lot 14 Con 9 Geographic Township of South Sherbrooke, now in Tay Valley Township	

COMMITTEE OF THE WHOLE

September 7, 2021

Report #PD-2021-36
Noelle Reeve, Planner

CONSENT APPLICATION NUMBER: B21/091-093
OWNER: WARWICK

STAFF RECOMMENDATION

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Blake and Julia Warwick B21/091-093 (Concession 6, Lot 1-2, geographic Township of Bathurst) 555 Kirkham Road to create three new lots, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for each of the severances, both hard copy and electronically.

That, payment for the severed lots shall be made to the Township representing Cash-in-Lieu of Parklands.

That a Development Agreement is entered into for the severed lots to retain the trees along Kirkham Road to screen the houses so that strip development is not created.

That, the applicant obtain entrance permits and Civic Address Numbers along Kirkham Road for the severed lots.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3 metre reserve along the frontage of the severed and/or retained parcel.”

BACKGROUND

The proposal in application B21/091 is to create a 1.012 ha (2.5 acre) vacant rural-residential lot located on the west side of the existing property with 130 m road frontage on Kirkham Road, a Township road.

The proposal in application B21/092 is to create a 1.004 ha (2.5 acre) vacant rural-residential lot located on the west side of the existing property with 60 m road frontage on Kirkham Road.

The proposal in application B21/093 is to create a 1.32 ha (3.26 acre) vacant rural-residential lot located on the west side of the existing property with 60 m road frontage on Kirkham Road.

The 33.6 ha (83 acre) retained lot is vacant and has approximately 704m road frontage on Kirkham Road.

DISCUSSION

Consistent with Provincial Policy Statement	Yes
Conforms to Official Plan	Yes
Complies with Zoning By-Law	Yes
Recommend consent for this application	Yes
Recommended Conditions for the severance:	

- *Payment of all taxes owing*
- *Payment of all costs incurred by the Township for review*
- *Two copies of the Deed/Transfer for each severance*
- *Two copies of the reference plan for each severance*
- *That, payment representing Cash-in-Lieu of Parklands each severed lot shall be made to Tay Valley Township*
- *The applicant obtains Civic Address Numbers and Entrance Permits along Kirkham Road for each severed lot*
- *That a Development Agreement is entered into for the severed lots to retain the trees along Kirkham Road to screen the houses so that strip development is not created.*
- *That, sufficient lands shall be dedicated to the Township along the frontage of the lot to be severed and the lot to be retained in order to meet the Township's road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3 metre reserve along the frontage of the severed and/or retained parcel.*

Provincial Policy Statement

No concerns. Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns supports the development proposed by this application as it has frontage on a Township road and Highway 7.

Section 2.1.1 Natural Heritage states that, “Natural features and areas shall be protected for the long term”. Although there are unevaluated wetlands on the property, the area proposed for the severances is outside of the wetlands.

Section 3.1 Protecting Public Health and Safety – Natural Hazards is met as there are no hazards identified on the retained or severed parcels.

County Sustainable Community Official Plan

Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural, waterfront and settlement areas; and to ensure that development is compatible with natural heritage.

Official Plan

The proposed severed and retained lots are designated Rural. The use for the severed lots is proposed to be residential which is permitted in the Rural designation.

Section 5.2.3.3 states that “Consents should not have the effect of creating or extending strip development”. A Development Agreement requiring that the existing trees along Kirkham Road be maintained so the dwellings aren’t fronting directly onto the road will meet this requirement of the Township Official Plan and the County Official Plan requirement to “maintain the distinct character of rural areas”.

Section 5.2.3.4 requires lots created by consent to be located on existing maintained public roads. Kirkham is a Township road.

The Ministry of Transportation was consulted as the lot also has frontage on Highway 7 and they provided comment that they do not object as long as no driveways access Highway 7.

Zoning By-Law

The proposed severed parcels and retained lot are zoned Rural (RU) which permits residential uses. Required frontage and area are met for both the severed and retained lots.

Rideau Valley Conservation Authority (RVCA)

Not available at the time of this report.

Mississippi Rideau Septic System Office (MRSSO)

MRSSO has no objections.

Public Comments

No comments were received at the time of this report.

CLIMATE CONSIDERATIONS

The location of the cluster of severances on Kirkham Road adjacent to Highway 7 for easy access to Perth or Sharbot Lake could reduce Greenhouse Gas emissions from travel.

CONCLUSION

The Planner recommends that the consents be granted, subject to the conditions listed in the Staff Recommendation section above.

ATTACHMENTS

- i) Lanark County Land Division Notice of Application cover
- ii) Lanark County Land Division Notice of Application map

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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



NOTICE OF APPLICATION FOR CONSENT

*Clause 53(5) (a) of the Planning Act
Section 3, O. Reg. 547/06 as amended*

To: PRESCRIBED PERSONS/PUBLIC BODIES/INTERESTED PARTIES

File No.: B21/091, B21/092 and B21/093
Subject Land: Pt Lot 1-2 Con 6 geographic Township of Bathurst
Municipality: Tay Valley Township
Owner: Blake and Julia Warwick
Applicant/Agent: ZanderPlan Inc

TAKE NOTICE: An application for consent to convey an interest in the subject lands has been made to the Lanark County Land Division Committee, the consent granting authority in these matters.

PURPOSE AND EFFECT: A key map showing the location of the subject lands is shown on reverse side and a copy of the application is attached if not already received through the pre-consultation process.

B21/091 – To create a 1.012-ha residential lot with an existing dwelling; B21/092 – To create a 1.004-ha residential building lot; B21/093 – To create a 1.317-ha residential building lot; and to retain a 33.61-ha vacant landholding.

OTHER RELATED APPLICATIONS:

NEED TO MAKE SUBMISSIONS: The Land Division Committee will determine whether a provisional consent is to be given. In order to assist the Committee in its review of the proposal, you are requested to provide recommendations **on or before August 20th, 2021**. If you are not able to respond by the date specified, please let us know when we may expect to receive your recommendations. If we do not hear from you, the Committee may assume you have no comments or concerns regarding this matter and may proceed to make a decision. If a person or public body that files an appeal of a decision of the Land Division Committee in respect of the proposed consent does not make written submissions to the Land Division Committee before it gives or refuses to give a provisional consent, the Ontario Lands Tribunal may dismiss the appeal.

VIRTUAL PUBLIC MEETING: A virtual public meeting will be scheduled once we have completed our review of the proposal. If you wish to be notified of the public meeting, you must make a written request to the undersigned.

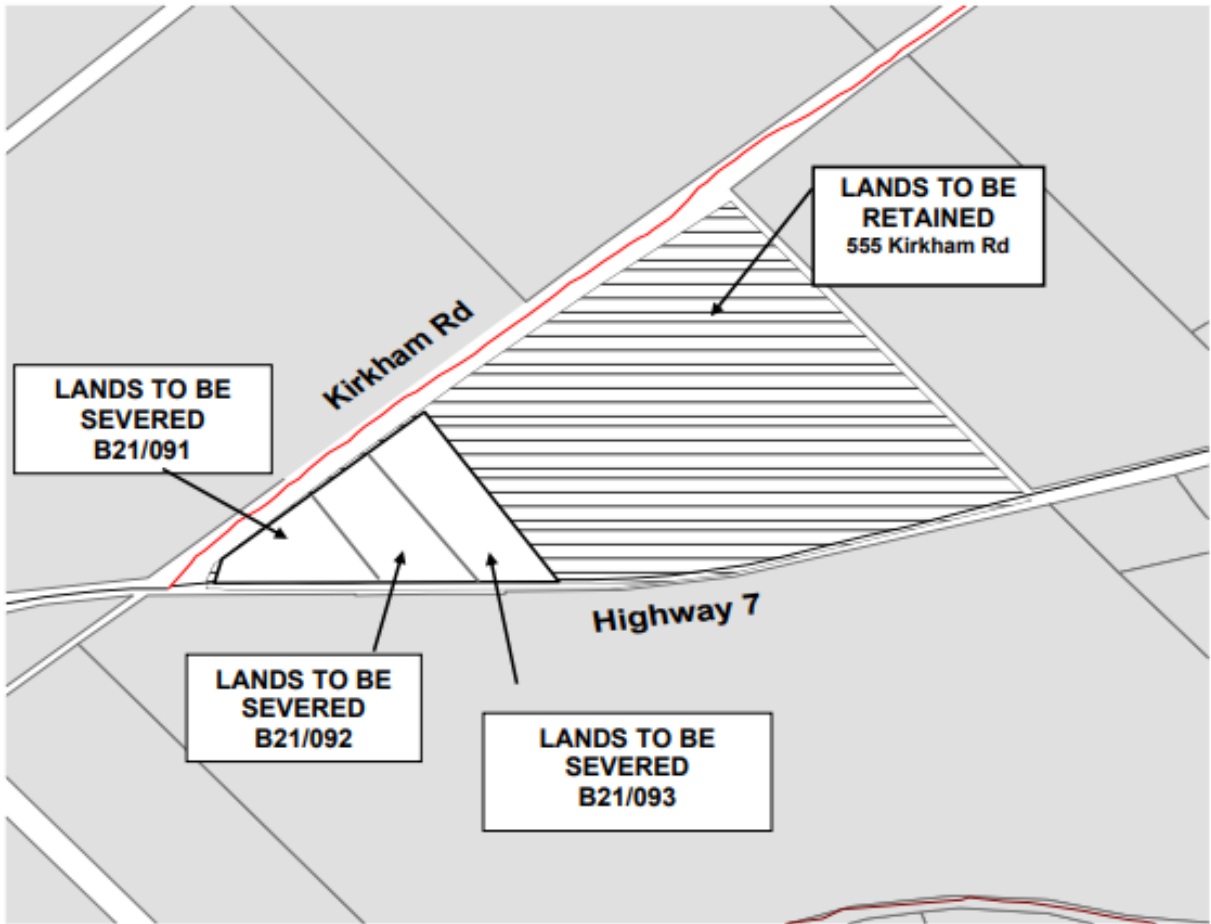
REQUESTING NOTICE OF DECISION: If you wish to be notified of the decision of the Land Division Committee in respect of the proposed consent, you must make a written request to the undersigned.

GETTING ADDITIONAL INFORMATION: Additional information regarding the application can be circulated via mail or via e-mail upon request to the undersigned.

Dated at Bathurst Township this 28th day of July 2021.

Julie Stewart, County Planner
Lanark County, 99 Christie Lake Road
Perth ON K7H 3C6

Telephone: 1-613-267-4200 Ext. 1520
Fax: 1-613-267-2964
E-mail: plan@lanarkcounty.ca



The above is for reference purposes only and may not be to scale – complete details are found in the application form.

Landowner: Blake & Julia Warwick
File No.: B21/091, B21/092 & B21/093
Subject Land: Pt Lot 1-3 Con 6 Geographic Township of Bathurst, now in Tay Valley Township

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

COMMITTEE OF THE WHOLE
September 7, 2021

Report #PD-2021-32
Noelle Reeve, Planner

OFFICIAL PLAN AMENDMENT NUMBERS 5 AND 6
FARREN AND ADAM LAKES

STAFF RECOMMENDATION

“THAT, Council at its next meeting adopt Official Plan Amendment No. 5 for Farren Lake and Official Plan Amendment No. 6 for Adam Lake in order to update the date of passage of the by-laws;

THAT, the Planner be authorized to resubmit the Official Plan Amendments to Lanark County for final approval;

AND THAT, upon approval of Official Plan Amendments 5 and 6 by the County of Lanark, Council amend Zoning By-law No. 2002-121 to implement Official Plan Amendments No. 5 and No. 6.”

BACKGROUND

Official Plan Amendments No. 5 and No. 6 for Farren and Adam Lakes went through the legislated process for approval, including two Public Information Centres (PICs) held by the Township on May 25, 2019, at the Municipal Office to inform residents about the draft Official Plan Amendments (OPAs). The Farren Lake Property Owners Association expressed support for OPA No. 5 and the Adam Lake Property Owners Association expressed support for OPA No. 6.

DISCUSSION

The process for County approval requires the lower-tier municipality to pass the Official Plan Amendments prior to consideration by the County. Specifically, the County Economic Development Committee must have an opportunity to review and create a recommendation for County Council prior to the Township’s OPA being placed on the County Council agenda. Tay Valley submitted the application for the OPA and the documentation binders to the County for approval earlier this year. The County Planner let the Township know August 24, 2021 that the date of the original Tay Valley Township by-law is now beyond the date for the County to review the by-law.

The County Planner suggested the Township pass the same by-law content with the current date and forward it to the County for adoption.

When approved by County Council, the Official Plan Amendment will be considered to have been in full force and effect on the day it was passed by the Township (September 21, 2021).

OPTIONS CONSIDERED

Option #1 – (Recommended) Council re-adopt OPAs No. 5 and No. 6 so that the by-laws have a more recent date.

Option #2 – Council can direct staff not to proceed with proposed OPA No. 5 and No. 6. But this is not advisable as this is only coming forward because of a timing issue.

STRATEGIC PLAN LINK

Economic Development and Environment – Maintaining lake water quality is a key to the economic basis of the Township. Maintaining lake water quality contributes to biodiversity.

CLIMATE CONSIDERATIONS

The provision to increase the size of lots for Adam and Farren Lakes will promote retention of trees and vegetation which can contribute to carbon sequestration.

FINANCIAL CONSIDERATIONS

There are no immediate financial implications. However, if the lakes are not protected and their water quality degrades, assessment values will drop, as well as the amount of taxation.

CONCLUSION

The Property Associations for Farren Lake and Adam Lake adopted resolutions asking the Township to protect their lakes from degradation due to phosphorous loading because the lakes are particularly susceptible to phosphorus loading, according to studies by the Ministry of Environment, Parks and Conservation. Council already approved the changes to the Official Plan. It is only in front of Council now due to a timing issue.

ATTACHMENTS

- i) By-Law No. 2021-xx – Official Plan Amendment No. 5 – Farren Lake
- ii) By-Law No. 2021-xx – Official Plan Amendment No. 6 – Adam Lake

Prepared and Submitted By:

**Noelle Reeve,
Planner**

Approved for Submission By:

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

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2021-0xx

OFFICIAL PLAN – AMENDMENT NO. 5 FARREN LAKE

WHEREAS, *Section 26 (1) of the Planning Act, R.S.O. 1990, Chapter P.13*, provides that if an Official Plan is in effect in a municipality, the Council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it;

- a) conforms with provincial plans or does not conflict with them, as the case may be;
- b) has regard to the matters of provincial interest listed in section 2; and
- c) is consistent with policy statements issued under subsection 3 (1).

AND WHEREAS, *Section 17 (22) of the Planning Act, R.S.O. 1990, Chapter P.13*, states that when the requirements of subsections (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may by By-Law adopt all or part of the plan and, unless the plan is exempt from approval, submit for approval;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

- 1.1 **THAT**, Official Plan Amendment No. 5 (Farren Lake), attached hereto as Schedule “A”, be adopted.

2. BY-LAWS TO BE AMENDED

- 2.1 **THAT**, By-Law No. 2014-039 is hereby amended.
- 2.2 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

3. BY-LAW REPEALED

- 3.1 By-Law No. 2019-017 is hereby repealed.
- 3.2 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

4. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

5. EFFECTIVE DATE

5.1 THAT, this By-Law shall come into force and take effect upon the approval of Tay Valley Township Official Plan Amendment No. 5, dated September 21st, 2021, by the County of Lanark.

5.2 ENACTED AND PASSED this 21st day of September, 2021.

Brian Campbell, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

SCHEDULE "A"

AMENDMENT No. 5

to the

TAY VALLEY TOWNSHIP OFFICIAL PLAN

- PART A THE PREAMBLE does not constitute part of this Amendment.
- PART B THE AMENDMENT consisting of the following explanatory text
constitutes Amendment No. 5 to the Tay Valley Township Official Plan.

PART A - THE PREAMBLE

LOCATION

The Official Plan Amendment affects all properties which abut the shorelines of:

- Farren Lake (southwest portion of the geographic Township of South Sherbrooke).

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT

The Official Plan Amendment was initiated by the Township in response to lake modelling analyses conducted by the Ministry of Environment, Conservation and Parks which identified both Farren and Adam Lakes as being “overcapacity” in terms of phosphorus loading, based on the Ministry’s modelling criteria.

This Amendment responds to the findings on Farren Lake by reinforcing existing Official Plan policies and introducing new policies that are aimed at reducing phosphorous loading from existing and future development on these lakes. The Amendment has been prepared in consultation with various public agencies, property owner associations, and interested residents through an Inter-Agency Working Group which was established by the Township for this purpose.

BASIS OF OFFICIAL PLAN AMENDMENT

1. Background

The Ministry of Environment, Conservation and Parks (MOECP) conducted the above noted modelling on various lakes throughout the Township in 2011 at the request of Lake Associations in Tay Valley Township. In response to the Ministry's findings, the Township passed an Interim Control By-law in 2012, for a period of one year, on all properties abutting the shorelines of both lakes, and initiated a planning study to determine how to address the problem of phosphorus over-loading in the Farren and Adam Lakes. The intent of the study was to identify planning mechanisms to improve existing conditions arising from previous development and to prevent further deterioration arising from future development. The Interim Control By-law was subsequently extended for an additional one-year period.

The Township initially formed an Inter-Agency Working Group to consider available planning mechanisms/measures that could be introduced to address the phosphorus "overcapacity" of the lakes. The Group met on October 12, 2012. This meeting was followed by:

- 1) collecting existing lot data for each lake, including total number of lots, number of seasonal dwellings, number of permanent dwellings and number of vacant lots; and,
- 2) further consultations with MOECP. Ultimately, no clearly defined, comprehensive solution to the phosphorous "overcapacity" of the lakes was identified as at that time MOECP had not tested its Lake Capacity Model at the Ontario Municipal Board. (It has subsequently and been successful.)

Recommendations from the Inter-Agency Working Group were to continue the Site Plan Control Agreement requirements; continue the mandatory septic re-inspection program; and, continue to educate lake residents about the importance of shoreline buffers and reducing phosphorus loading.

Following the foregoing initial process, the Township instituted an Official Plan Review to update its Plan to be consistent with the Provincial Policy Statement 2014, and to conform to the first approved Official Plan for Lanark County (Lanark County Sustainable Communities Official Plan – Lanark County SCOP). The issue of the phosphorous "overcapacity" in Farren and Adam Lakes was again raised as an important planning issue during the Official Plan Review process and wording was inserted into the new Official Plan requiring planning staff to have regard for Lake Association Management Plans listed in a new Appendix to the Official Plan (Farren and Adam Lakes requested to be listed in that Appendix).

The Township's new Official Plan was approved in February 2016. MOECP's Handbook on Lake Capacity was now part of the updated Provincial Policy Statement, 2014 and the Township's Official Plan referenced both it and Farren and Adam Lake's Management Plans. A new policy context was, therefore, in play.

Township staff had additional consultations with MOECP staff and the Township's lawyer, and a staff report was submitted to Council recommending that a new Interim Control By-law be passed. The staff report included a review of the legislative tools that are available under the Planning Act (as provided by the Township's lawyer), and alternative development control restrictions related to new lot creation (as provided by the MOECP representative on the Inter-Agency Working Group).

Council passed a new Interim Control By-law in June 2017 (pursuant to the legislative advice provided by the Township's lawyer), and initiated a new planning study on which this Official Plan Amendment is based.

2. Planning Rationale

This Official Plan Amendment is based on:

- a review of the recommendations/suggestions and discussions of the Inter-Agency Working Group, including follow-up discussions with MOECP staff regarding septic systems with capacity for phosphorus removal;
- an overview review of existing development and future development on Farren Lake; and,
- a detailed review of the Township's new Official Plan to determine if it includes the appropriate policies to implement development and re-development approval processes which mitigate potential adverse impacts on Farren Lake.

2.1 Overview of Current Policy and Regulatory Regime

It has been approximately twenty five years since the current policy and regulatory regime for waterfront development was first introduced throughout Eastern Ontario as the means to protect the natural heritage features of lakes and rivers. This policy and regulatory regime was meant to mitigate the potential adverse impacts of such development, based on the recommendations of the "Michalski" report. More recently, in 2014, the "Hutchison" peer review of the original "Michalski" report concluded that this policy and regulatory regime has been effective in mitigating the potential adverse impacts of new shoreline development for most warm water lakes.

Farren Lake is the most sensitive lake in the Township to phosphorous loading. Therefore, changes to protect the lake are warranted.

2.2 Existing Development and Future Development Potential

The shoreline of Farren Lake is primarily developed in seasonal dwellings, with some past conversions (re-development) to permanent occupancy, and a small number of relatively new permanent dwellings. There are also a small number of existing vacant lots which could be developed.

Many of the existing shoreline lots, including both developed and vacant lots, are legal non-conforming (undersized) lots under current zoning regulations. As a consequence, existing uses often do not meet all of the regulatory requirements of the Zoning By-law. Additionally, potential future uses on existing vacant lots are also not likely to meet all the regulatory requirements of the Zoning By-law and will, therefore, require minor variances in order to be developed.

There is opportunity for new lot creation, with some existing properties large enough to be severed as infill lots in conformity with existing zoning regulations. Any remaining large properties along the shoreline which does not front on existing private roads will not likely be developed because the Official Plan policies do not permit extensions to existing private roads or new private roads. Under these policies, any future development of these large vacant properties would have to be undertaken by plan of subdivision or condominium, where the subdivision has direct access to an existing public road, and this is not considered likely in most instances.

Based on the foregoing, it has been determined that there is opportunity for new development along the shorelines of both lakes, either by developing existing vacant lots or by creating new lots through the consent process. It has also been determined that re-development of existing uses (alterations, extensions and/or replacements) will predominate along the shoreline of Farren Lake in terms of future development activity.

2.3 Review of Current Official Plan Policies

A detailed review of the new Official Plan was undertaken based on the foregoing in order to identify any policy shortcomings that potentially inhibit implementation measures designed to mitigate against phosphorus over-loading in the lakes, both for new development and for re-development.

This review confirmed that two planning tools suited to addressing the phosphorus overcapacity issue are contained in the Official Plan policies related to: Site Plan Control

(Section 5.4) and Environmental Impact Assessment (Section 2.22.7). However, these tools have not protected Farren Lake from becoming over capacity for phosphorus.

The Interagency Working Group recommended five actions to protect Farren Lake. Of the five actions listed below, Council approved the first three for consultation with residents of Farren Lake.

- 1) Increase lot frontages,
- 2) Increase lot area,
- 3) Add a phosphorus removal adjunct to new or replacement septic systems,
- 4) Require an Environmental Impact Assessment for development or redevelopment, and
- 5) Encourage voluntary Site Plan Control Agreements by waiving their fee.

OVERALL CONCLUSIONS

In order to protect Farren Lake, Official Plan policies need to provide the policy regime to address the issue of phosphorus overcapacity in Farren Lake. Therefore, the Official Plan should be amended, as described in Part B of this Amendment, to explicitly require that this policy regime be applied to Farren Lake, without precluding that this policy regime can also be applied to all other waterfront properties in the Township.

It is further concluded that this Amendment is consistent with the Provincial Policy Statement 2014 (PPS), and that it conforms to the Lanark County Sustainable Communities Official Plan.

Based on the foregoing conclusions, Council has deemed it advisable to amend the Official Plan as described in Part B of this Amendment.

Adam Lake is expected to request Council to amend the Official Plan for their lake following their Annual General Meeting in July. However, the Farren Lake Association urged Council to not delay protection for their lake.

PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT, consisting of the following map and explanatory text constitutes Amendment No. 5 to the Tay Valley Township Official Plan.

Details of the Amendment

Section 2.24.1 Lake Capacity, is hereby amended by adding new subsections “d”, as follows:

- d) Farren Lake has been identified as being overcapacity for phosphorus loading, based on modelling conducted by the Ministry of Environment, Conservation and Parks (MOECP) using the Ministry’s *Lake Capacity Handbook* criteria. Of the Lakes in Tay Valley Township studied by MOECP, Farren Lake has been identified as more sensitive in terms of future phosphorus loading.

This Plan contains a comprehensive policy regime intended to protect the natural heritage features of all lakes in the Township, and the application of these policies to future development and redevelopment proposals on Farren Lake is considered important in terms of mitigating the phosphorus loading caused by existing development, and of reducing or eliminating additional phosphorus loading from future development and redevelopment.

The following additional policies apply to all future development and re-development on all properties abutting the shorelines, or within 30 m of the shoreline. These additional policies are meant primarily to establish the processes by which the Plan’s existing policy regime is to be implemented, and are not meant to be interpreted such that they are not also applicable to other lakes in the Township.

1. Where re-development is proposed, including extensions to, or replacement of existing buildings, septic system re-inspection shall be required. Where alterations (adding one or more runs or increasing size) are required to existing septic systems or where replacement systems are required, and they are not able to be located at least 30 m from the shoreline, phosphorus removal systems or soil attenuation through acidic non-calcareous soils shall be required to achieve Phosphorus – 1.0mg/L as per the standards of CAN/BNQ 3680-600. The required Site Plan Control Agreement shall show the location of the repaired or replaced septic system.
2. Where the existing lot of record is undersized to the extent that the Water Setback policy requirements below cannot be met, owners are encouraged to

obtain a lot addition consent so that the setbacks can be met, including the 30 m setback for septic systems. Where the 30 m setback for septic systems cannot be met phosphorous removal systems or soil attenuation using imported acidic non-calcareous soils shall be required to achieve Phosphorus – 1.0mg/L as per the standards of CAN/BNQ 3680-600.

3. Where a new lot is to be created by consent (severance), the lot to be created (and the retained lot) shall be capable of conforming to the Water Setback policies below. However, increased setbacks, as well as lot depths, may be required based on site conditions such as slope, soil/bedrock characteristics, proximity to shoreline wetland areas, etc. The proposed minimum area for new lots on Farren Lake is 0.8-ha (2 acres). The proposed minimum frontage for new lots on Farren Lake is 91m.
4. Stewardship practices are considered to be an extremely important component in protecting and improving the natural heritage features of Farren Lake, including practices to reduce phosphorous migration into the lakes. Stewardship often includes property maintenance and management practices that are not directly regulated under Official Plan policies or Zoning By-law regulations, particularly in those circumstances where development or re-development approvals are not required. Stewardship practices are especially important on these lakes since much of the shorelines are already developed. Accordingly, the Township encourages property owner associations and individual land owners to consult with the Conservation Authority in order to identify shoreline vegetation replanting or retention management practices that can be implemented to improve the natural heritage features.
5. Other Best Management Practices that landowners are encouraged to follow include using a septic system with nitrogen as well as phosphorous removal, re-naturalizing hardened surfaces, using Low Impact Development stormwater management tools such as rain gardens, etc.

PART C - APPENDICES

APPENDIX A

- Letter to property owners on Farren Lake – brief explanation of the proposed changes to the Official Plan
- Creation of municipal webpage – explanation of proposed changes to the Official Plan
- Report #PD-2018-039 – Proposed Official Plan Amendment for Farren and Adam Lake – Provided on municipal website
- Report #PD-2018-034 – Proposed Official Plan Amendment for Farren and Adam Lake – Provided on municipal website
- Report #PD-2018-09 – Interim Control By-Law Extension – Farren & Adam Lakes – Provided on municipal website
- Report #PD-2017-18 – Options for Severances on Farren and Adam Lakes – Provided on municipal website
- By-Law No. 2017-043 – Interim Control By-Law – Provided on municipal website
- By-Law No. 2018-024 – Interim Control By-Law Amendment – Farren and Adam Lakes – Provided on municipal website
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- PowerPoint with explanation of proposed changes to Official Plan and Zoning By-Law as presented at the Public Information Centre held on May 25, 2019
- Farren Lake – Potential Severances – Before and After Official Plan Amendment – Map (available at Public Information Centre and on municipal website)

PART C - APPENDICES

APPENDIX B

Paul Seidl, Landowner

George Willet, President of the Farren Lake Association

Fred Godard, President of the Adam Lake Property Owners Association

PART C - APPENDICES

APPENDIX C

**PUBLIC MEETING
OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
MINUTES**

Tuesday, June 25th, 2019

5:30 p.m.

**Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers**

ATTENDANCE:

Members Present:

Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Gene Richardson
Councillor RoxAnne Darling
Councillor Mick Wicklum
Councillor Fred Dobbie
Councillor Rob Rainer

Staff Present:

Noelle Reeve, Planner
Amanda Mabo, Acting Chief Administrative Officer/Clerk
Janie Laidlaw, Deputy Clerk

Public Present:

Janet Bushinsky
Alex Bushinsky
Dawna Garber
Paul Seidl
Fred Godard
Eugenia Felt
Roy Felt
George Willett

1. CALL TO ORDER

The public meeting was called to order at 5:30 p.m.

2. INTRODUCTION

The Chairman provided an overview of the Zoning By-Law application review process to be followed, including:

- the purpose of the meeting
- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should the application(s) be referred to the Local Planning Appeal Tribunal (LPAT)
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding the applications on the agenda was advised to leave their name and mailing address on the sheet provided at the meeting

The Chairman asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

3. FILE #OPA-05 & #ZA-19-03: Official Plan Amendment No. 5. & General Amendment – OPA No. 5 - Farren and Adam Lakes

i) PLANNER FILE REVIEW & PROPOSED AMENDMENT

The Planner reviewed the file – *attached, page 4.*

ii) PUBLIC COMMENTS

Paul Seidl, landowner gave a PowerPoint on the survey results that Farren Lake conducted regarding the Official Plan changes – *attached, page 11.*

George Willet, President of the Farren Lake Association explained what the Lake Association is doing to reduce phosphates on the lake, they are promoting plant buffers to absorb phosphates, promoting using outhouses as far away as possible from the lake, providing information on soaps and cleaning products that are truly phosphate free and they have done testing on the phosphate input going into the lake from the swamp and beaver dam, if the phosphate results are high may look at filters.

Fred Godard, President of the Adam Lake Property Owners Association, stands by and recommends to the members to support the Official Plan and Zoning By-Law recommendations. The information needs to get out to the members of the association and would recommend deferring the By-law until after they have the Annual General Meeting in July.

The Reeve explained the implications of deferring the By-law on Adam Lake

until August. The Adam's Lake Property Owners Association understands what those implications could be.

iii) **RECOMMENDATION**

That the Official Plan Amendment By-law be approved for Farren Lake and be deferred for Adam Lake until the Council meeting in August.

4. ADJOURNMENT

The public meeting adjourned at 6:13 p.m.

Chairperson

Deputy Clerk

PART C - APPENDICES

APPENDIX D

From: Jennifer J Foster
Sent: May 3, 2019 5:20 PM
To: Kristi McDonald; TVT Planner
Cc: Tim O'Dacre
Subject: Re: Farren Lake Health

Thank you for this message. We are on Lane 32 and had not received the meeting notification letter.

I have a few questions:

- 1) how will the septic systems be monitored, and how will replacement be enforced? This seems like the most pertinent element of the strategy in terms of reducing phosphorous levels.
- 2) are there any maps accompanying the proposed OP amendments? It would be useful to visualize the scenarios under consideration.
- 3) Is it possible for FLPOA and/or Tay Valley Township to provide updates on adherence to the proposed amendments, should they go through? We are one of the properties that will not be able to sever should the proposed amendments go through, and we are fine with that as long as there is a strong commitments to all provisions of the strategy. The severance changes should be straightforward, but how will we know whether the septic upgrades are happening? Surely the Interagency Group has considered this, and records of inspections will be filed. Will all properties be inspected? Maybe regular reports on how many upgrades are complete or pending? Again, maps and visuals would be an effective way to communicate. I am hoping that there will be some assurance that the burden of reducing phosphorus levels will be shared, and all property owners will be required to comply (not just those whose opportunities for severance are restricted).

Thanks very much,
Jennifer Foster and Timothy O'Dacre

TVT Planning Assistant

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: June 11, 2019 10:29 AM
To: TVT Planning Assistant
Subject: RE: Notice of Public Hearing - OPA & ZBLA

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@enbridge.com.

Casey O'Neil

Sr Analyst Municipal Planning
Long Range Network Analysis

—
ENBRIDGE GAS INC.

TEL: 416-495-5180
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Safety. Integrity. Respect.



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

June, 14, 2019
19-TAY-ZBA-0034 (SS & NB)

Tay Valley Township
217 Harper Road
Perth, Ontario
K7H 3C6

Attention: Noelle Reeve, Planner

Subject: **Amendment to Tay Valley's Official Plan & Zoning By-law affecting:**

- Properties along Farren Lake;
- Properties along Adam Lake

Dear Ms. Reeve,

The Rideau Valley Conservation Authority (RVCA) has reviewed the subject application within the context of:

- Section 1.6.6 Sewage, Water and Stormwater, 2.1 Natural Heritage, 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Mississippi-Rideau Source Water Protection Plan

The Proposal

The RVCA understands that the purpose and intent of this amendment is to adopt recommendations proposed by the interagency working group to protect Farren and Adam Lakes from phosphorus loading. The effect of the amendments would be to increase the minimum required frontage and area on Farren Lake to 91 metres and 0.8 hectares, respectively. In addition, phosphorus removing add-on technology would be required for new development, redevelopment or replacement along Farren Lake. Adjacent Adams Lake, the effect of the amendments would be to increase the minimum required lot area to 0.8 hectares and require phosphorus removing add-on technology would be required for new development, redevelopment or replacement along Adam Lake.

Proudly working in partnership
with our 18 watershed municipalities

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

The Area

Based on our review, properties surrounding both Farren and Adam Lake are the subject of this concurrent official plan and zoning by-law amendment.

Review Comments

Provincial Policy Statement

With respect to the PPS, the primary area of review for conservation authorities relates to sewage, water and wastewater (Section 1.6.6), natural heritage (Section 2.1), water (Section 2.2) and natural hazards (Section 3.0).

With respect to Section 1.6.6, 2.1 and 3.0 the reviewing planner has no concerns. Although Adam Lake, specifically, does have areas of provincially significant wetland and organic soils within its vicinity, and both Farren and Adam Lake have several watercourses entering into these waterbodies, our office would comment on these features during future applications. For the purposes of the OPA/ZBA, these are simply being noted.

With respect to 2.2 of the PPS, which primarily addresses how planning authorities shall protect, improve or restore the quality and quantity of water, our office is of the opinion that the proposed amendments are consistent with it in the following ways:

- They use the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- They minimize potential negative impacts through restrictions on lot frontage and lot size;
- They implement necessary restrictions on development to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and their hydrologic functions;
- They have considered environmental lake capacity; and,
- They restrict development near sensitive surface water features to protect, improve or restore their related hydrologic function.

Conclusions

Through participation of the interagency working group, our office has viewed the draft official plan amendment and provided pre-consultation comments to the Township. The RVCA has appreciated the opportunity to be involved during pre-consultation of these amendments.

In conclusion, our offices have no objection to either the Official Plan or Zoning By-law amendment.

Please advise us on the status of these applications following the public meeting. Please circulate our office on all future public information in relation to this file.

Thank you for the opportunity to comment and please do not hesitate to contact the undersigned at (613) 267-5353 x 131 should you have any questions.

Yours truly,

A handwritten signature in blue ink, appearing to read "Phil Mosher".

Phil Mosher
Planner

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2021-0xx

OFFICIAL PLAN - AMENDMENT NO. 6 ADAM LAKE

WHEREAS, *Section 26 (1) of the Planning Act, R.S.O. 1990, Chapter P.13*, provides that if an Official Plan is in effect in a municipality, the Council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it;

- a) conforms with provincial plans or does not conflict with them, as the case may be;
- b) has regard to the matters of provincial interest listed in section 2; and
- c) is consistent with policy statements issued under subsection 3 (1).

AND WHEREAS, *Section 17 (22) of the Planning Act, R.S.O. 1990, Chapter P.13*, states that when the requirements of subsections (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may by By-Law adopt all or part of the plan and, unless the plan is exempt from approval, submit for approval;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

1.2 **THAT**, Official Plan Amendment No. 6, attached hereto as Schedule "A", be adopted.

2 BY-LAWS TO BE AMENDED

2.2 **THAT**, By-Law No. 2014-039 is hereby amended.

2.3 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

3. BY-LAW REPEALED

3.3 By-Law No. 2019-024 is hereby repealed.

3.4 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

4. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

5. EFFECTIVE DATE

5.1 THAT, this By-Law shall come into force and take effect upon the approval of Tay Valley Township Official Plan Amendment No. 6, dated September 21st, 2021, by the County of Lanark.

5.2 ENACTED AND PASSED this 21st day of September, 2021.

Brian Campbell, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

SCHEDULE "A"

AMENDMENT No. 6

to the

TAY VALLEY TOWNSHIP OFFICIAL PLAN

- PART A THE PREAMBLE does not constitute part of this Amendment.
- PART B THE AMENDMENT consisting of the following explanatory text
constitutes Amendment No. 6 to the Tay Valley Township Official Plan.

PART A - THE PREAMBLE

LOCATION

The Official Plan Amendment affects all properties which abut the shorelines of:

- Adam Lake (southeast portion of the geographic Township of North Burgess).

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT

The Official Plan Amendment was initiated by the Township in response to lake modelling analyses conducted by the Ministry of Environment, Conservation and Parks which identified both Farren and Adam Lakes as being “overcapacity” in terms of phosphorus loading, based on the Ministry’s modelling criteria.

This Amendment responds to the findings on Adam Lake by reinforcing existing Official Plan policies and introducing new policies that are aimed at reducing phosphorous loading from existing and future development on these lakes. The Amendment has been prepared in consultation with various public agencies, property owner associations, and interested residents through an Inter-Agency Working Group which was established by the Township for this purpose.

BASIS OF OFFICIAL PLAN AMENDMENT

3. Background

The Ministry of Environment, Conservation and Parks (MOECP) conducted the above noted modelling on various lakes throughout the Township in 2011 at the request of Lake Associations in Tay Valley Township. In response to the Ministry's findings, the Township passed an Interim Control By-law in 2012, for a period of one year, on all properties abutting the shorelines of both lakes, and initiated a planning study to determine how to address the problem of phosphorus over-loading in Farren and Adam Lakes. The intent of the study was to identify planning mechanisms to improve existing conditions arising from previous development and to prevent further deterioration arising from future development. The Interim Control By-law was subsequently extended for an additional one-year period.

The Township initially formed an Inter-Agency Working Group to consider available planning mechanisms/measures that could be introduced to address the phosphorus overcapacity of the lakes. The Group met on October 12, 2012. This meeting was followed by:

- 3) collecting existing lot data for each lake, including total number of lots, number of seasonal dwellings, number of permanent dwellings and number of vacant lots; and,
- 4) further consultations with MOECP. Ultimately, no clearly defined, comprehensive solution to the phosphorous overcapacity of the lakes was identified as at that time MOECP had not tested its Lake Capacity Model at the Ontario Municipal Board. (It has subsequently and been successful.)

Recommendations from the Inter-Agency Working Group were to continue the Site Plan Control Agreement requirements; continue the mandatory septic re-inspection program; and, continue to educate lake residents about the importance of shoreline buffers and reducing phosphorus loading.

Following the foregoing initial process, the Township instituted an Official Plan Review to update its Plan to be consistent with the Provincial Policy Statement 2014, and to conform to the first approved Official Plan for Lanark County (Lanark County Sustainable Communities Official Plan – Lanark County SCOP). The issue of the phosphorous overcapacity in Farren and Adam Lakes was again raised as an important planning issue during the Official Plan Review process and wording was inserted into the new Official Plan requiring planning staff to have regard for Lake Association Management Plans listed in a new Appendix to the Official Plan (Farren and Adam Lakes requested to be listed in that Appendix).

The Township's new Official Plan was approved in February 2016. MOECP's Handbook on Lake Capacity was now part of the updated Provincial Policy Statement, 2014 and the Township's Official Plan referenced both it and Farren and Adam Lake's Management Plans. A new policy context was, therefore, in play.

Township staff had additional consultations with MOECP staff and the Township's lawyer, and a staff report was submitted to Council recommending that a new Interim Control By-law be passed. The staff report included a review of the legislative tools that are available under the Planning Act (as provided by the Township's lawyer), and alternative development control restrictions related to new lot creation (as provided by the MOECP representative on the Inter-Agency Working Group).

Council passed a new Interim Control By-law in June 2017 (pursuant to the legislative advice provided by the Township's lawyer), and initiated a new planning study on which this Official Plan Amendment is based.

4. Planning Rationale

This Official Plan Amendment is based on:

- a review of the recommendations/suggestions and discussions of the Inter-Agency Working Group, including follow-up discussions with MOECP staff regarding septic systems with capacity for phosphorus removal;
- an overview review of existing development and future development on Adam Lake; and,
- a detailed review of the Township's new Official Plan to determine if it includes the appropriate policies to implement development and re-development approval processes which mitigate potential adverse impacts on Adam Lake.

2.1 Overview of Current Policy and Regulatory Regime

It has been approximately twenty five years since the current policy and regulatory regime for waterfront development was first introduced throughout Eastern Ontario as the means to protect the natural heritage features of lakes and rivers. This policy and regulatory regime was meant to mitigate the potential adverse impacts of such development, based on the recommendations of the "Michalski" report. More recently, in 2014, the "Hutchison" peer review of the original "Michalski" report concluded that this policy and regulatory regime has been effective in mitigating the potential adverse impacts of new shoreline development for most warm water lakes.

Adam Lake is very sensitive to phosphorous loading. Therefore, changes to protect the lake are warranted.

2.2 Existing Development and Future Development Potential

The shoreline of Adam Lake is primarily developed in seasonal dwellings, with some past conversions (re-development) to permanent occupancy, and a small number of relatively new permanent dwellings. There is a commercial cabin rental use on the east side of the lake. There are also a small number of existing vacant lots which could be developed.

Many of the existing shoreline lots, including both developed and vacant lots, are legal non-conforming (undersized) lots under current zoning regulations. As a consequence, existing uses often do not meet all of the regulatory requirements of the Zoning By-law. Additionally, potential future uses on existing vacant lots are also not likely to meet all the regulatory requirements of the Zoning By-law and will, therefore, require minor variances in order to be developed.

There is opportunity for new lot creation, with some existing properties large enough to be severed as infill lots in conformity with existing zoning regulations.

Based on the foregoing, it has been determined that there is opportunity for new development along the shorelines of both lakes, either by developing existing vacant lots or by creating new lots through the consent process. It has also been determined that re-development of existing uses (alterations, extensions and/or replacements) will predominate along the shoreline of Adam Lake in terms of future development activity.

2.3 Review of Current Official Plan Policies

A detailed review of the new Official Plan was undertaken based on the foregoing in order to identify any policy shortcomings that potentially inhibit implementation measures designed to mitigate against phosphorus over-loading in the lakes, both for new development and for re-development.

This review confirmed that two planning tools suited to addressing the phosphorus overcapacity issue are contained in the Official Plan policies related to: Site Plan Control (Section 5.4) and Environmental Impact Assessment (Section 2.22.7). However, these tools have not protected Adam Lake from becoming over capacity for phosphorus.

The Interagency Working Group recommended four actions to protect Adam Lake. Of the four actions listed below, Council approved the first two for consultation with residents of Adam Lake.

- 6) Increase lot area,
- 7) Add a phosphorus removal adjunct to new or replacement septic systems,
- 8) Require an Environmental Impact Assessment for development or redevelopment, and
- 9) Encourage voluntary Site Plan Control Agreements by waiving their fee.

OVERALL CONCLUSIONS

In order to protect Adam Lake, Official Plan policies need to provide the policy regime to address the issue of phosphorus overcapacity in Adam Lake. Therefore, the Official Plan should be amended, as described in Part B of this Amendment, to explicitly require that this policy regime be applied to Adam Lake, without precluding that this policy regime can also be applied to all other waterfront properties in the Township.

It is further concluded that this Amendment is consistent with the Provincial Policy Statement 2014 (PPS), and that it conforms to the Lanark County Sustainable Communities Official Plan.

Based on the foregoing conclusions, Council has deemed it advisable to amend the Official Plan as described in Part B of this Amendment.

PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT, consisting of the following map and explanatory text constitutes Amendment No. 6 to the Tay Valley Township Official Plan.

Details of the Amendment

Section 2.24.1 Lake Capacity, is hereby amended by adding new subsection “e”, as follows:

- e) Adam Lake has been identified as being sensitive to phosphorus loading, based on modelling conducted by the Ministry of Environment, Conservation and Parks using the Ministry’s *Lake Capacity Handbook* criteria, although likely to be stable in terms of future phosphorus loading so long as redevelopment and new development are conducted in a manner mindful of this sensitivity.

This Plan contains a comprehensive policy regime intended to protect the natural heritage features of all lakes in the Township, and the application of these policies to future development and redevelopment proposals on Adam Lake are considered important in terms of mitigating the phosphorus loading caused by existing development, and of reducing or eliminating additional phosphorus loading from future development and redevelopment.

The following additional policies apply to all future development and re-development on all properties abutting the shoreline, or within 30 m of the shoreline, of Adam Lake. These additional policies are meant primarily to establish the processes by which the Plan’s existing policy regime is to be implemented, and are not meant to be interpreted such that they are not also applicable to other lakes in the Township.

1. Where re-development is proposed, including extensions to, or replacement of existing buildings, septic system re-inspection shall be required. Where alterations (adding one or more runs or increasing size) are required to existing septic systems or where replacement systems are required, and they are not able to be located at least 30 m from the shoreline, phosphorus removal systems or soil attenuation through acidic non-calcareous soils shall be required to achieve Phosphorus – 1.0mg/L as per the standards of CAN/BNQ 3680-600. The required Site Plan Control Agreement shall show the location of the repaired or replaced septic system.
2. Where development is proposed on an existing vacant lot of record and where the 30 m setback for septic systems cannot be met, phosphorous removal systems or soil attenuation using imported acidic non-calcareous soils shall be required to achieve Phosphorus – 1.0mg/L as per the standards of CAN/BNQ 3680-600.

3. Where a new lot is to be created by consent (severance), in addition to existing By-law requirements for all new severances in the Township, the proposed minimum area for new lots on Adam Lake is 0.8-ha (2 acres).
4. Stewardship practices are considered to be an extremely important component in protecting and improving the natural heritage features of Farren Lake, including practices to reduce phosphorous migration into the lakes. Stewardship often includes property maintenance and management practices that are not directly regulated under Official Plan policies or Zoning By-law regulations, particularly in those circumstances where development or re-development approvals are not required. Stewardship practices are especially important on these lakes since much of the shorelines are already developed. Accordingly, the Township encourages property owner associations and individual land owners to consult with the Conservation Authority in order to identify shoreline vegetation replanting or retention management practices that can be implemented to improve the natural heritage features.
5. Other Best Management Practices that landowners are encouraged to follow include using a septic system with nitrogen as well as phosphorous removal, re-naturalizing hardened surfaces, using Low Impact Development stormwater management tools such as rain gardens, etc.

PART C - APPENDICES

APPENDIX A

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- Creation of municipal webpage – explanation of proposed changes to the Official Plan
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- Adam Lake – Potential Severances – Before and After Official Plan Amendment – Map (available at Public Information Centre and on municipal website)

PART C - APPENDICES

APPENDIX B

Fred Godard – President, Adam Lake Property Owners Association

PART C - APPENDICES

APPENDIX C

COMMITTEE OF THE WHOLE MINUTES

Tuesday, August 6th, 2019

6:00 p.m.

**Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers**

ATTENDANCE:

Members Present: Chair, Deputy Reeve Barrie Crampton
Reeve Brian Campbell
Councillor Beverley Phillips (left at 9:55 p.m.)
Councillor Gene Richardson
Councillor Rob Rainer
Councillor RoxAnne Darling
Councillor Fred Dobbie (left at 9:00 p.m.)
Councillor Mick Wicklum

Staff Present: Larry Donaldson, Chief Administrative Officer
Amanda Mabo, Clerk
Sean Ervin, Public Works Manager
Noelle Reeve, Planner

Regrets: None

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

i) Addition under Correspondence: 19-07-26 Council Communication Package.

The agenda was adopted as amended.

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

None at this time.

4. APPROVAL OF MINUTES OF PUBLIC MEETINGS

- i) **Public Meeting: Official Plan & Zoning By-Law Amendment – June 25th, 2019.**

The minutes of the Public Meeting – Official Plan & Zoning By-Law Amendment held on June 25th, 2019 were approved.

5. DELEGATIONS & PRESENTATIONS

- i) **Presentation – Mental Health Nurse at the Lanark County OPP Detachment.**

Derek Needham, Detachment Commander.

The Detachment Commander gave a Power Point presentation – *attached, page 11.*

- ii) **Delegation - Leeds, Grenville and Lanark District Health Unit**

Dr. Paula Stewart, Medical Officer of Health and Alexis Green, Public Health Nurse.

P. Stewart and A. Green gave a PowerPoint Presentation – *attached, page 25.*

- iii) **Delegation - OUR Turtles Tay Valley**

Tammy MacKenzie, Resident.

T. MacKenzie reviewed the documents that were attached to the agenda and previewed a video.

Recommendation to Council:

“THAT, the following request from OUR Turtles Tay Valley be referred to staff to bring back a report to Council with recommendations:

- the Township grant permission to OUR Turtles Tay Valley to place nest protectors, as outlined in a delegation to Council on August 6, 2019, on top of turtle nests at the edge of Township owned roads;
- the Township install signage posts for the installation of signage by OUR Turtles Tay Valley where they have identified hot spots;
- work with the Public Works Department to use best management practices to schedule grading, mowing, etc. so as not to destroy nests during their ninety-day hatching period;
- the Township assist with education by distributing any pamphlets or have available the nest protectors at the Municipal Office.”

The Committee recessed at 7:10 p.m.

The Committee returned to session 7:18 p.m.

6. PRIORITY ISSUES

i) **Consideration of County Road 36 Improvements – Update from Lanark County.**

The Reeve and Deputy Reeve overviewed the recommended plan for the road.

The County Report will be forwarded to those who made the delegation to the Township and they will be informed to contact the County if they wish to pursue this issue further. The Committee also suggested that the ABC Hall may wish to look at their incorporating by-law to see what would make it meet the criteria for a community safety zone.

ii) **Report #PD-2019-28 - Severance Application – McGuire.**

Noelle Reeve, Planner.

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Consent Application for creation of a lot for McGUIRE #B19/037 (Lot 17 and 18, Concession 11 , geographic Township of Bathurst) be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pay any outstanding fees to the Township prior to final approval.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township.

That, payment of \$200.00 for the new parcel shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands.”

iii) **Moratorium on Boathouses.**

Councillor Rob Rainer gave a PowerPoint presentation – *attached, page 32*. He would like to look at instituting parameters around boathouse development. South Frontenac does not allow boathouses and they share Bob’s Lake with Tay Valley.

Councillor R. Darling informed the Committee that there have been no complaints in the last ten years with regards to boathouses and would like to wait until the official plan and zoning by-law are up for review and to hear from the public on the matter.

The Planner informed the Committee that those boathouses that are partially on land already have restrictions in place in the zoning by-law. However, there is nothing to regulate a boathouse that is 100% over the water. Boathouses 100% over the water also have to be permitted by the Ministry of Natural Resources. The Planner suggested referring this to the Priority Setting Session to determine what Council sees as the top Planning Department priorities.

Recommendation to Council:

“THAT, the discussion of potential changes to the boathouse provisions in the Zoning By-Law be referred to the Priority Setting Session – Round 2 so that Council can determine the priority of this item in relation to all of the other priorities for the Township.”

iv) **Report #CAO-2019-03 – Acceptance of Contaminated Soil at Glen Tay Waste.**

Larry Donaldson, Chief Administrative Officer.

The owner addressed the Committee and indicated that a condition of the sale is to have a remediated site; removal of the contaminated soil and replaced with clean fill.

Recommendation to Council:

“THAT, Council approve the acceptance of “contaminated soil” from the property located at 17562 Highway #7, to be used as cover material at the Glen Tay Waste Site subject to the following conditions:

THAT, the material be tested by a qualified laboratory and the results be within acceptable limits based on the results of a Toxicity Characteristics Leaching Procedure;

THAT, petroleum hydrocarbon and metal results of the most contaminated soils also be provided and be within acceptable levels;

THAT, the volume of material be approximately 800m³, subject to the approval of the Township Public Works Manager;

THAT, the material be deposited at the Glen Tay Waste Site, as directed by the Township Public Works Manager;

THAT, applicable tipping fees be waived;

THAT, all costs of transporting the material to, and all costs associated with depositing and stockpiling the material at, the Glen Tay Waste Site be the responsibility of the owner of the subject property;

AND THAT, this approval be subject to a one (1) year time limit.”

- v) **Report #CAO-2019-02 – Hospital Funding.**
Larry Donaldson, Chief Administrative Officer.

A couple of letters of support were received – *attached, page 29.*

Recommendation to Council:

“THAT, Resolution #C-2019-02-04, regarding funding of the Perth and Smiths Falls District Hospitals be brought forward and approved by Council;

AND THAT, the letter forming Attachment #1 to this Report dated June 28, 2019, from the Perth and Smiths Falls District Hospital be referred to the 2020 budget.”

The Committee recessed at 9:00 p.m.
Councillor Fred Dobbie left at 9:00 p.m.
The Committee returned to session at 9:08 p.m.

- vi) **Report #CBO-2019-05 - Building Department Report – January to June 2019.**
Noelle Reeve, Planner.

Recommendation to Council:

“THAT, Report #CBO-2019-05– Building Department Report – January to June 2019 be received as information.”

- vii) **Report #PD-2019-027 – Official Plan Amendment No. 6 and Zoning By-Law Amendment.**
Noelle Reeve, Planner.

Recommendation to Council:

“THAT, Official Plan Amendment No. 6 for Adam Lake be adopted;

THAT, the necessary by-law come forward at the next Council meeting;

THAT, the Planner be authorized to submit the Official Plan Amendment to Lanark County for final approval;

AND THAT, upon approval of Official Plan Amendment No. 6 by the County of Lanark, Council amend Zoning By-law No. 2002-121 to implement the Official Plan Amendment No. 6.”

- viii) **Report #PD-2019-029 – Federation of Canadian Municipalities Climate Change Grant Update.**
Noelle Reeve, Planner.

Recommendation to Council:

“**THAT**, the dates for the first round of public consultation on a target for reducing the Township and community Greenhouse Gas emissions be set for September 18 and 21, 2019.”

- ix) **Report #FIN-2019-08 – 2019 Budget Review and Forecast as at June 30, 2019.**
Larry Donaldson, Chief Administrative Officer.

The Committee requested a list be forwarded to Members of the items that make up the corporate legal fees.

Recommendation to Council:

“**THAT**, Report #FIN-2019-08 - 2019 Budget Review and Forecast as at JUNE 30, 2019, be received for information;

THAT, the \$598,304 Transition Fund Grant received from the Province be transferred into the Contingency Reserve Fund;

AND THAT, the extra Federal Gas Tax Grant of \$177,445 be transferred to the Federal Gas Tax Reserve Fund.”

- x) **Report #PW-2019-12 – Tender Award – Purchase of Two (2) Tandem Trucks.**
Sean Ervin, Public Works Manager.

Recommendation to Council:

“**THAT**, Tender #2019-PW-020, a joint tender with the Township of Rideau Lakes, be awarded to Francis Canada Truck Centre Inc. for the purchase of two (2) tandem trucks with expected delivery in 2020;

AND THAT, the Reeve and Clerk be authorized to sign the necessary documentation.”

- xi) **Report #PW-2019-13 – Tender Award – Bathurst 6th Concession Culvert Replacement .**
Sean Ervin, Public Works Manager.

Recommendation to Council:

“**THAT**, Tender #2019-PW-009 – Bathurst 6th Concession Culvert Replacement be awarded to 2099042 Ontario Limited o/a AWD Contractors in the amount of \$75,448.00 plus H.S.T.;

AND THAT, the Reeve and Clerk be authorized to sign the necessary documentation.”

- xii) **Report #C-2019-06 – Multi-Year Accessibility Plan – 2019-2023.**
Amanda Mabo, Clerk.

Recommendation to Council:

“**THAT**, the 2019 – 2023 Multi-Year Accessibility Plan be adopted;

AND THAT, the necessary by-law be presented at the August 13th, 2019 Council meeting.”

8. CORRESPONDENCE

- i) **19-06-19 and 19-07-17 Council Communication Packages.**

Recommendation to Council:

“**THAT**, the 19-06-19 and 19-07-17 Council Communication Packages be received for information.”

- ii) **19-07-26 Council Communication Package – *attached, page 45.***

Councillor Darling asked that item # 6 (Town of Halton Hills: Resolution – Litter and Waste in our Communities) be pulled and voted on separately.

Recommendation to Council:

“**THAT**, the 19-07-26 Council Communication Package, excluding item 6, be received for information.”

- iii) **Town of Halton Hills: Resolution – Litter and Waste in our Communities**
attached, page 46.

Recommendation to Council:

“**THAT**, the Council of the Corporation of Tay Valley Township support the resolution from the Town of Halton Hills regarding Litter and Waste in our Communities.”

- iv) **Storm Internet & Fibre Project.**

Councillor B. Phillips left at 9:55 p.m.

The Committee agreed to extend the meeting curfew until 10:30 p.m.

Recommendation to Council:

“**THAT**, the presentation from Storm Internet be accepted as information;

AND THAT, Tay Valley Council support the presence of Storm Internet and the fibre project initiative in Lanark County, including applications for funding.”

9. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

- i) **Green Energy and Climate Change Working Group.**
Deputy Reeve Barrie Crampton and Councillor Rob Rainer.

The Committee reviewed the minutes that were attached to the agenda.

- ii) **Recreation Working Group** – *deferred to the next meeting.*
Councillor Fred Dobbie and Councillor Beverley Phillips.

- iii) **Fire Board** – *deferred to the next meeting.*
Councillor RoxAnne Darling, Councillor Fred Dobbie, Councillor Mick Wicklum.

- iv) **Library Board** – *deferred to the next meeting.*
Councillor Rob Rainer.

- v) **Police Services Board** – *deferred to the next meeting.*
Reeve Brian Campbell.

- vi) **County of Lanark** – *deferred to the next meeting.*
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.

- vii) **Mississippi Valley Conservation Authority Board** – *deferred to the next meeting.*
Councillor RoxAnne Darling.

- viii) **Rideau Valley Conservation Authority Board.**
Councillor Gene Richardson.

The Committee reviewed the minutes that were attached to the agenda.

- ix) **Rideau Corridor Landscape Strategy.**
Reeve Brian Campbell.

The Committee reviewed the minutes that were attached to the agenda.

- x) **Municipal Drug Strategy Committee** – *deferred to the next meeting.*
Councillor Gene Richardson.

- xi) **Rural Mayors Forum** – *deferred to the next meeting.*
Reeve Brian Campbell.

- xii) **CAO – Active Files.**
Larry Donaldson, Chief Administrative Officer.

- Bolingbroke Bridge Public Information Centre – August 26th
- John Millar Park
- RED Funding, 2 new streams

- Maberly Fair

9. CLOSED SESSION

None.

10. DEFERRED ITEMS

**The following items will be discussed at the next and/or future meeting:*

- ***Social Media Policy***
- ***Dark Skies***
- ***Dog Tags***
- ***Glen Tay Waste Site – Weigh Scales***
- ***Access to Township Roads Policy***
- ***Mutton’s Road (issues from Public Meeting)***
- ***Waste Sites - Installation of Camera’s & Policy***
- ***Northland Solar Agreement - Outstanding Items***
- ***Pavement Preservation/Pavement Lifecycle Comparison/Paving Shoulders***
- ***Norris Road***
- ***Inter-Municipal Recreation Agreement***
- ***Procurement Policy***
- ***Age Friendly Report Recommendations***
- ***Municipal Disaster Recovery Program (Christie Lake North Shore)***

11. ADJOURNMENT

The Committee adjourned at 10:14 p.m.

APPLICATIONS

Farren and Adam Lakes Official Plan & Zoning By-law Amendment

Public Notice

Pursuant to the Planning Act, Notice of public meeting is to be provided a minimum of 20 days prior. Notice was duly given in the Perth Courier. Notice was also given to other public agencies as required.

Local Planning Appeal Tribunal

Please be cautioned that if, at a later date, a person or public body choose to appeal Council's decision on this matter to the Local Planning Appeal Tribunal, the Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, the appeal is not made in good faith, or is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the appellant did not make oral submission at the public meeting or did not make written submission before the plan or amendment were adopted.

If you choose to appeal, you must submit written reasons, the prescribed fee and any other background material requested. This notice is not intended to discourage your objection in any way. It is intended only to inform you of your rights and obligations and to encourage early participation.

1



Farren and Adam Lakes Official Plan & Zoning By-Law Amendments

The purpose of the Official Plan Amendment is to adopt recommendations proposed by the Interagency Working Group and to protect Farren and Adam Lakes from phosphorus loading.

The effect of the Official Plan Amendment would be to implement the following:

- increase the minimum required lot frontage of new proposed lots to 91m (properties on Farren Lake only)
- increase the minimum required lot area of new proposed lots on Farren and Adam Lakes to 0.8-ha (2 acres)
- require the use of a phosphorus removing add-on in septic systems for new development, redevelopment or replacement

2



Farren and Adam Lakes Provincial Policy Statement

- The *PPS* sections relevant to the Official Plan Amendment:
 - water and wastewater (Section 1.6.6.4)
 - natural heritage (Section 2.1)
 - water (Section 2.2)

- Section 1.6.6.4 states "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. Negative impacts in this case are defined as, "degradation to the quality and quantity of water, sensitive surface features... due to single, multiple or successive development".

- Section 2.1.2 states that, "the diversity and connectivity of natural features in an area, and the long 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".

3



Farren and Adam Lakes Provincial Policy Statement Cont'd

- Section 2.2 of the *PPS*, addresses how planning authorities shall protect, improve or restore the quality and quantity of water. OPA No. 5 is consistent with the *PPS* as it:
 - uses the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - minimizes potential negative impacts through restrictions on lot frontage and lot size;
 - proposes restrictions on development to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and their hydrologic functions;
 - considers environmental lake capacity; and,
 - restricts development near sensitive surface water features to protect, improve or restore their related hydrologic function.

4



Farren and Adam Lakes Lanark County SCOP

- The *Lanark County Sustainable Community Official Plan (SCOP)* contains provisions related to surface water protection.
- Section 5.4.4 states "the County of Lanark and its constituent municipalities have an obligation to consider the impact of development and land use on water bodies throughout the County in order to ensure the long term viability of this important natural and economic resource".
- Section 5.3.2 states "The County's natural heritage features, including non-significant features, should be conserved and rehabilitated for the benefit of future generations according to best management practices undertaken today and as they evolve".

5



Farren and Adam Lakes Tay Valley Township Official Plan

- provides guidance regarding:
 - water quality (2.24.1)
 - sewage disposal (Section 2.23.1.1)
 - lake capacity and water frontage (2.24.1.2); and,
 - lake management plans (Section 2.24.2)
- Section 2.24.1 states that, "...the Township has a direct concern with the issue of water quality impacts related to water-oriented development".
- Section 2.24.2.1 states that, "when considering development proposals within the Lake Management Plan areas specified in Appendix A, the Council shall have regard to the planning recommendations and policies contained in the Lake Management Plans which are consistent with the policies of the Tay Valley Township Official Plan"
 - Both Farren's and Adam's *Lake Management Plans (LMP)* are included in Appendix A of the *Official Plan*. Farren Lake's (LMP) calls for lake capacity to be considered in development decisions.

Farren and Adam Lakes Official Plan Amendment Process

- The Official Plan Amendment must be approved by the upper-tier municipality (Lanark County)
- The lower-tier municipality must adopt the Official Plan Amendment prior to approval by the County.
- When approved by Lanark County, the Amendment will be considered to have been in full force and effect on the day it was passed by the lower-tier municipality
- As the Official Plan holds limited legal grounds on its own, a Zoning By-Law Amendment will occur following Lanark County's approval
- The required Public Meetings under the *Planning Act* are occurring concurrently.

7



Zoning By-law Amendment

- The sections of the Zoning By-law to be amended include frontage and setbacks for Adam and Farren Lakes in Sections 5.2 RS, 5.3 RLS and 10 Rural zones.
- Also Section 3.21 Sewage Disposal Systems will be amended to require phosphorus removal capacity in new or replacement septic systems.

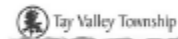
8



Farren and Adam Lakes Comments

- A Public Information Centre (PIC) was held at the municipal office on May 25th, 2019
- More than 30 residents attended the PIC for Farren Lake
 - More than 60 residents attended the Farren Lake Property Owner's Association (FLPOA) meeting May 19, 2019 to obtain more information
 - FLPOA created a survey for circulation to residents on Farren lake – very high response indicated residents are in favour of the Amendment.
- 6 residents attended the PIC for Adam Lake
 - The Adam Lake Property Owner's Association has collaborated in an attempt to provide formal comments at the Public Meeting
 - AGM will not take place until July

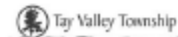
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Public Comments

- The Farren Lake Association survey results were shared with the Township.
- Comments from the two PICs were recorded.

10



Farren and Adam Lakes Recommendation

- Official Plan Amendment No. 5 for Farren and Adam Lakes be adopted and that the necessary By-Law come forward at the Council meeting immediately following the Public Meeting
- The Planner be authorized to submit Official Plan Amendment No. 5 to Lanark County for Approval
- Upon Lanark County's approval of Official Plan Amendment No. 5, Council amend Zoning By-Law 2002-121 to implement the Official Plan Amendment

TAY VALLEY TOWNSHIP OFFICIAL PLAN PROPOSED AMENDMENTS

FINAL RESULTS OF A SURVEY OF
FARREN LAKE PROPERTY OWNERS
JUNE 25, 2019

ONLINE SURVEY FORM

Farren Lake Property Owners Survey

The Tay Valley Township is proposing amendments to the Township Official Plan that will increase the protection of Farren Lake's water quality by reducing phosphorous loading in the lake.

We are looking for information on whether you agree or disagree with the proposed changes.

Please note that only one form per cottage should be submitted.

Fill in your family name and your property address. Then for each of the proposed changes to the Official Plan, please indicate whether you agree, or disagree with the proposed change. A single click on the appropriate box will indicate your choice.

The deadline for the completion of this survey is Thursday, May 23, 2019.

*Required

Email address *

Name *

Cottage/Property Address *

Change #1 - To increase the size of new lots to 0.8 ha (2 acres) *

- Agree
 Disagree

Change #2 - To increase the frontage of new lots to 91 m *

- Agree
 Disagree

Change #3 - To require the use of a phosphorous removing add-on in septic systems for new development, redevelopment or replacement *

- Agree
 Disagree

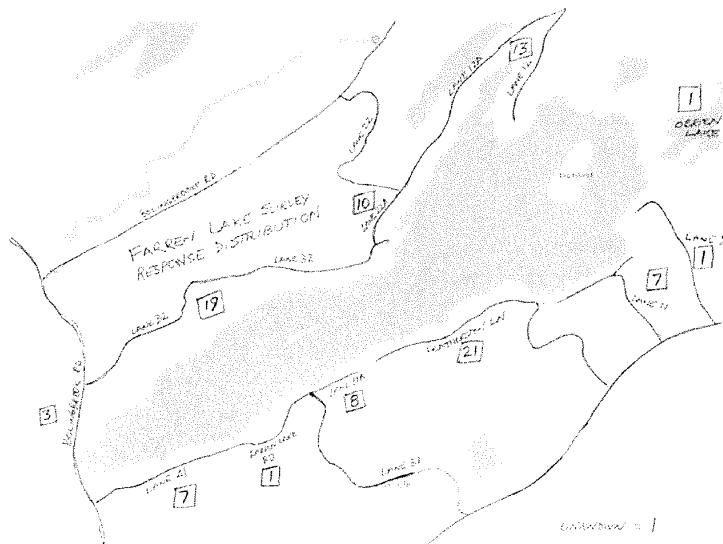
Comments

Thank you for taking the time to provide your input into this important matter. Your FLPOA Executive Board

SAMPLE RATE

- 131 ONLINE SURVEY FORMS EMAILED OUT
- 92 RESPONSES RECEIVED AS OF MAY 25, 2019
- 70 % RESPONSE RATE
- A TYPICAL RESPONSE RATE FOR A SURVEY LIKE THIS GENERALLY IN THE 30 % TO 40 % RANGE
- WITH A CONFIDENCE LEVEL OF 95% & A MARGIN OF ERROR OF +/- 5.6%

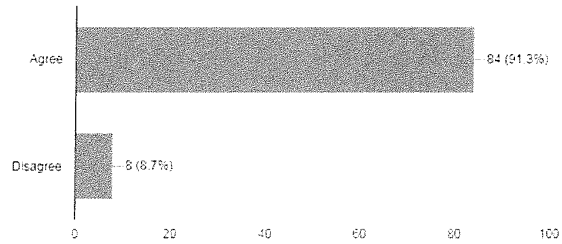
LAKE REPRESENTATION – RESPONSES BY LANE



PROPOSED CHANGE #1

Change #1 - To increase the size of new lots to 0.8 ha (2 acres)

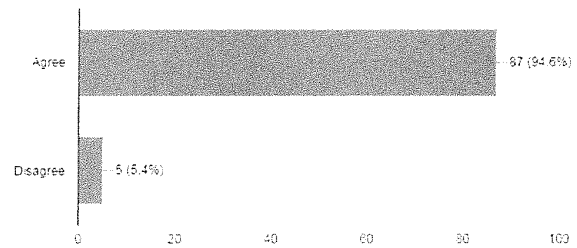
92 responses



PROPOSED CHANGE # 2

Change # 2 - To increase the frontage of new lots to 91 m

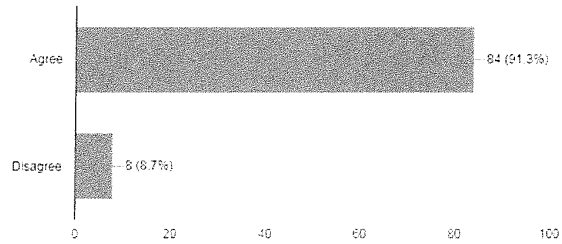
92 responses



PROPOSED CHANGE #1

Change #1 - To increase the size of new lots to 0.8 ha (2 acres)

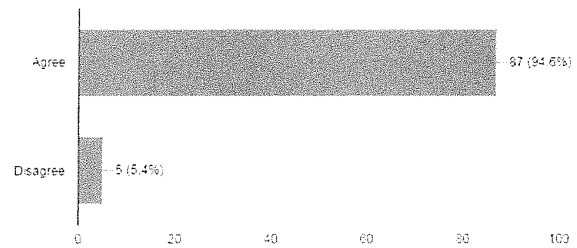
92 responses

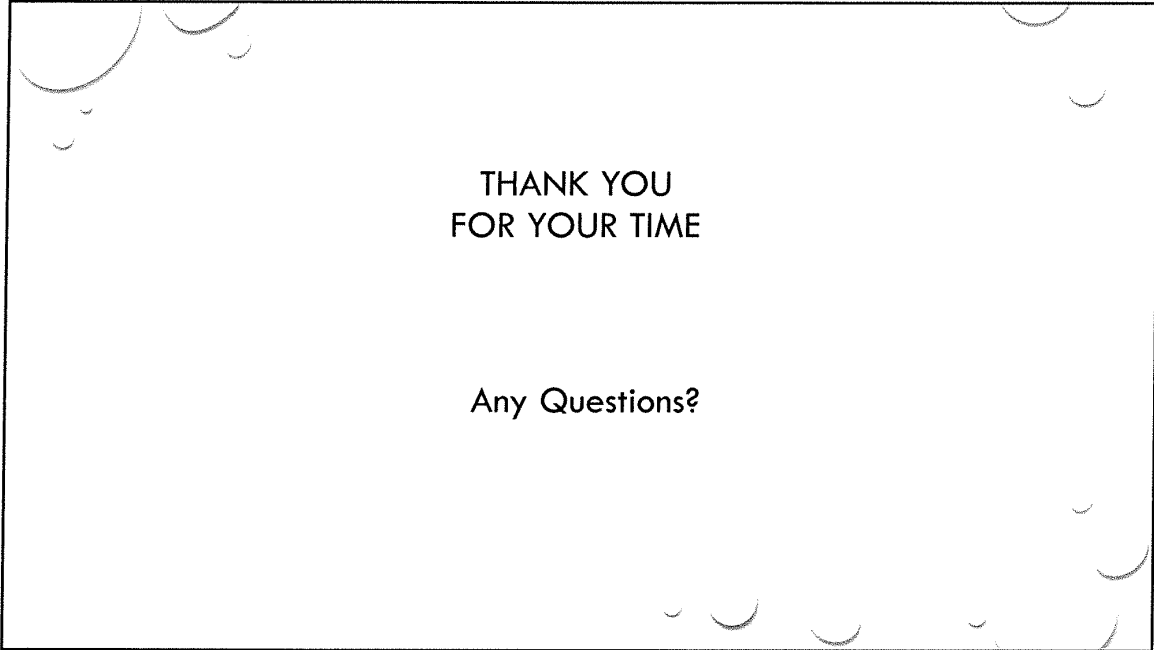


PROPOSED CHANGE # 2

Change # 2 - To increase the frontage of new lots to 91 m

92 responses





PART C - APPENDICES

APPENDIX D

None

TVT Planning Assistant

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: June 11, 2019 10:29 AM
To: TVT Planning Assistant
Subject: RE: Notice of Public Hearing - OPA & ZBLA

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@enbridge.com.

Casey O'Neil

Sr Analyst Municipal Planning
Long Range Network Analysis

ENBRIDGE GAS INC.

TEL: 416-495-5180
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com

Safety. Integrity. Respect.



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

June, 14, 2019
19-TAY-ZBA-0034 (SS & NB)

Tay Valley Township
217 Harper Road
Perth, Ontario
K7H 3C6

Attention: Noelle Reeve, Planner

Subject: **Amendment to Tay Valley's Official Plan & Zoning By-law affecting:**

- Properties along Farren Lake;
- Properties along Adam Lake

Dear Ms. Reeve,

The Rideau Valley Conservation Authority (RVCA) has reviewed the subject application within the context of:

- Section 1.6.6 Sewage, Water and Stormwater, 2.1 Natural Heritage, 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Mississippi-Rideau Source Water Protection Plan

The Proposal

The RVCA understands that the purpose and intent of this amendment is to adopt recommendations proposed by the interagency working group to protect Farren and Adam Lakes from phosphorus loading. The effect of the amendments would be to increase the minimum required frontage and area on Farren Lake to 91 metres and 0.8 hectares, respectively. In addition, phosphorus removing add-on technology would be required for new development, redevelopment or replacement along Farren Lake. Adjacent Adams Lake, the effect of the amendments would be to increase the minimum required lot area to 0.8 hectares and require phosphorus removing add-on technology would be required for new development, redevelopment or replacement along Adam Lake.

**Proudly working in partnership
with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Ritely, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

The Area

Based on our review, properties surrounding both Farren and Adam Lake are the subject of this concurrent official plan and zoning by-law amendment.

Review Comments

Provincial Policy Statement

With respect to the PPS, the primary area of review for conservation authorities relates to sewage, water and wastewater (Section 1.6.6), natural heritage (Section 2.1), water (Section 2.2) and natural hazards (Section 3.0).

With respect to Section 1.6.6, 2.1 and 3.0 the reviewing planner has no concerns. Although Adam Lake, specifically, does have areas of provincially significant wetland and organic soils within its vicinity, and both Farren and Adam Lake have several watercourses entering into these waterbodies, our office would comment on these features during future applications. For the purposes of the OPA/ZBA, these are simply being noted.

With respect to 2.2 of the PPS, which primarily addresses how planning authorities shall protect, improve or restore the quality and quantity of water, our office is of the opinion that the proposed amendments are consistent with it in the following ways:

- They use the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- They minimize potential negative impacts through restrictions on lot frontage and lot size;
- They implement necessary restrictions on development to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and their hydrologic functions;
- They have considered environmental lake capacity; and,
- They restrict development near sensitive surface water features to protect, improve or restore their related hydrologic function.

Conclusions

Through participation of the interagency working group, our office has viewed the draft official plan amendment and provided pre-consultation comments to the Township. The RVCA has appreciated the opportunity to be involved during pre-consultation of these amendments.

In conclusion, our offices have no objection to either the Official Plan or Zoning By-law amendment.

**COMMITTEE OF THE WHOLE
September 7, 2021**

**Report #PW-2021-20
Sean Ervin, Public Works Manager**

SPEED LIMIT ON STANLEY ROAD

STAFF RECOMMENDATION(S)

It is recommended:

“THAT, the speed limit on Stanleyville Road between Narrows Lock Road and the east limit of the Hamlet be posted at 60 km/hr and signed according to the Ontario Traffic Manual-Book 6;

AND THAT, By-Law No. 2018-035 - Maximum Rate of Speed be amended.”

BACKGROUND

The section of Stanley Road, between Narrow’s Lock Road and the east limit of the Stanleyville Hamlet was unposted and therefore the speed limit is 80 km/hr. Speed limit signs were recently erected at the request of one resident.

Both Council and staff have received numerous calls and emails since the new signs were installed. The Township also received a petition with 59 signatures requesting that the speed limit be lowered to 50 km/hr. Of the 59 signatures, 13 of these signatures were from persons who reside along Stanley Road between Narrows Lock Road and Stanleyville Road, 37 of these signatures are from persons who reside in the Stanleyville area and 9 of these signatures were from persons who do not reside in the Stanleyville area.

DISCUSSION

This section of Stanley Road is approximately 810m long, located just east of the Hamlet of Stanleyville, where the posted speed limit is 40km/hr. The paved road is straight and flat and therefore road users have good site lines. The roadway has 3-meter driving lanes, which is adequate for the type of vehicles that normally use this road (passenger vehicles).

Traffic data was collected between June 2 and June 9, 2021, and the average daily traffic equalled 121 vehicles and the 85th percentile was 75km/hr. With the exception of Monday, traffic volumes increase by about 50% on days where the Stanleyville Waste Site is open. Please find attached traffic summary.

Staff completed the Automated Speed Limit Guideline Spreadsheet, by the Transportation Association of Canada (TAC) to determine a recommended speed limit for this section of road, as determined by the road characteristics. The spreadsheet accounts for road geometry, average lane width, roadside hazards, pedestrian and cyclist exposure, pavement surface, intersections, and private entrances. The total risk score was calculated to 25, and therefore the spreadsheet recommends that the posted speed limit be 60km/hr. the TAC guideline notes the following recommended posted speed limit with the calculated total risk score:

Locals	Starting Speed	Recommended Posted Speed Limit		
		60 km/h	50 km/h	40 km/h
Rural Undivided or Divided Local (1 lane or 2+ lanes)	60 km/h	46 and lower	47 to 57	58 and higher

FINANCIAL CONSIDERATIONS

The cost to purchase the new speed limit signs for Stanley Road would be under \$200.00 and purchases would be funded by the Traffic Control Budget.

OPTIONS FOR CONSIDERATION

Option #1 (Recommended) – That Stanley Road be signed in accordance with the Ontario Traffic Manual - Book 6 at **60 km/h** and as per the TAC guideline, from Narrows Lock Road to the East limit of the Hamlet and that By-Law 2018-035 Maximum Rate of Speed be amended.

Option #2 – That Stanley Road be signed in accordance with the Ontario Traffic Manual - Book 6 at **50 km/h** and as per the attached petition, from Narrows Lock Road to the East limit of the Hamlet and that By-Law 2018-035 Maximum Rate of Speed be amended.

Option #3 - That Stanley Road be signed in accordance with the Ontario Traffic Manual - Book 6 at **a speed limit of Council’s recommendation** from Narrows Lock Road to the East limit of the Hamlet and that By-Law 2018-035 Maximum Rate of Speed be amended.

Option #4 – remove the installed signs and leave this section of road with an unposted speed limit.

Option #5 - Do nothing, leaving the 80km/hr signs installed on this section of road.

STRATEGIC PLAN LINK

Not Applicable

CLIMATE CONSIDERATIONS

Not Applicable

CONCLUSIONS

It is recommended that the speed limit for this section of Stanley Road be posted at 60 km/hr, in accordance with the TAC Automated Speed Limit Guideline Spreadsheet.

ATTACHMENTS

- i) Traffic Data for Stanley Road, between the east limit of Stanleyville and Narrows Lock Road
- ii) Automated Speed Limit Guideline Spreadsheet, by the Transportation Association of Canada
- iii) Petition

Prepared and Submitted By:

Approved for Submission By:

Originally Signed

Originally Signed

**Sean Ervin,
Public Works Manager**

**Amanda Mabo,
Clerk**



Automated Speed Limit Guidelines

FORM A - Automated Speed Limit Guidelines Spreadsheet

Version:
10-Apr-09

Name of Corridor:	Stanley Road		
Segment Evaluated:	Narrows Lock Road	to	E. Limit of Stanleyville
Geographic Region:	Former Burgess Township		
Road Agency:	Tay Valley		
Road Classification:	Local	Length of Corridor:	810 m
Urban / Rural:	Rural	Design Speed: (Required for Freeway, Expressway, Highway)	km/h
Divided / Undivided:	Undivided	Current Posted Speed: (For information only)	80 km/h
Major / Minor:	Minor	Prevailing Speed: (85th Percentile - for information only)	75 km/h
# Through Lanes Per Direction:	1 lane	Policy: (Maximum Posted Speed)	

		RISK	Score
A1	GEOMETRY (Horizontal)	Lower	2
A2	GEOMETRY (Vertical)	Lower	2
A3	AVERAGE LANE WIDTH	Lower	1
B	ROADSIDE HAZARDS	Lower	3
C1	PEDESTRIAN EXPOSURE	Higher	3
C2	CYCLIST EXPOSURE	Higher	3
D	PAVEMENT SURFACE	Medium	6
E1	NUMBER OF INTERSECTIONS WITH PUBLIC ROADS	<i>Number of Occurrences</i>	1
	STOP controlled intersection	1	
	Signalized intersection	0	
	Roundabout or traffic circle	0	
	Crosswalk	0	
	Active, at-grade railroad crossing	0	
E2	NUMBER OF INTERSECTIONS WITH PRIVATE ACCESS DRIVEWAYS	<i>Number of Occurrences</i>	4
	Left turn movements permitted	7	
	Right-in / Right-out only	0	
E3	NUMBER OF INTERCHANGES	<i>Number of Occurrences</i>	0
	Number of interchanges along corridor	0	
F	ON-STREET PARKING	N/A	0

Total Risk Score:

25

Recommended Posted Speed Limit (km/h):

As determined by road characteristics

60

As determined by policy

The recommended posted speed limit may be checked against the prevailing speeds of the roadway and the road's safety performance.

Comments:



Traffic Summary

Station # - Stanley Road, Stanleyville Hamlet Sign
 Date - 0:00 June 2, 2021 to 0:00 June 9, 2021 (7 days of data)

Volume						
	Total	Weekday	Weekend	ADT	AWDT	AWET
Combined	850	538	312	121	108	156
East	452	281	171	65	56	86
West	398	257	141	57	51	71
Days	7	5	2	7	5	2

Speed				
	All Days	Weekdays	Weekend	
Mean speed	62.1	62.7	61.1	km/h
Median speed	62.7	63.5	61.5	km/h
85% speed	75.1	76.5	74.0	km/h

PSL = 80 km/h

Class				
Class (Scheme F3)	All Days	%	Weekdays	Weekend
1 - CYCLE	27	3.176%	9	18
2 - PC	543	63.88%	331	212
3 - 2A-4T	252	29.65%	171	81
4 - BUS	5	0.588%	5	0
5 - 2A-6T	17	2.000%	16	1
6 - 3A-SU	5	0.588%	5	0
7 - 4A-SU	0	0.000%	0	0
8 - <5A DBL	0	0.000%	0	0
9 - 5A DBL	1	0.118%	1	0
10 - >6A DBL	0	0.000%	0	0
11 - <6A MULTI	0	0.000%	0	0
12 - 6A MULTI	0	0.000%	0	0
13 - >6A MULTI	0	0.000%	0	0

Average Daily Volume							
	Mon	Tue	Wed	Thu	Fri	Sat	Sun
East	53	48	80	46	54	89	82
West	54	44	63	47	49	79	62
Combined	107	92	143	93	103	168	144
AM Pk East	4	8	7	8	4	11	8
PM Pk East	8	5	13	6	8	10	9
AM Pk West	4	6	6	3	4	12	15
PM Pk West	7	6	8	11	7	8	8
Days	1	1	1	1	1	1	1

Report created 10:53 June 10 2021 using MTF version 5.0.2.0

Petition from Residents

PETITION - SPEED SIGNAGE - STANLEYVILLE AREA - TVT

We, the undersigned, hereby petition the Tay Valley Township Council to change the speed signage on Stanley Road at the corner of Narrows Lock Road from 80 km/hr, to 50 km/hr.

WE STATE or BELIEVE:

- 1) That the speed presently posted is very dangerous for the safety of residents, children included, who use this stretch of the road for walking, hiking, horse-back riding, cycling, jogging, etc.
- 2) That due to the frequent use of a variety of slower-moving vehicles (hay wagons, tractors, skidoos, ATVs), the 80 km/hr speed sign posted is excessive and dangerous.
- 3) That the current speed is hazardous to the wildlife and pets who frequent the area.
- 4) That the shoulder along this stretch of the road is inadequate for emergency maneuvers at higher speeds.
- 5) That the 80 km/hr speed limit for the 700 metres from Narrows Lock Rd. to the 40 km/hr signage at the entrance to Stanleyville hamlet is ludicrous.
- 6) That "the night hazards are far greater on roads with 80 km/hr., so that is yet another reason to drop the speed" (as stated by councillor Rainer).

	SIGNATURE	NAME	LEGAL ADDRESS	DATE
1	<i>Ellen Hardy</i>	Ellen Hardy	687 Stanley Rd Perth	Aug 24/21
2	<i>Joy Kilpatrick</i>	Joy Kilpatrick	4265 Narrows Lock Rd	24 Aug 21
3	<i>Lindsay Hutching</i>	Lindsay Hutching	485 Stanley Rd.	Aug 24 2021
4	<i>Karen Hardy</i>	Karen Hardy	4265 NARROWS LOCK	AUG 24 2021
5	<i>G. Hardy</i>	GRAHAM HARDY	687 STANLEY RD.	AUG 24 2021
6	<i>Elizabeth Birchell</i>	Elizabeth Birchell	454 Barkurst St Con	AUG 24 2021
7	<i>Judy Murphy</i>	Judy MURPHY	1426 Stanleyville	Aug 24
8	<i>Howie Farrell</i>	Howie Farrell	1530 Stanleyville Rd.	Aug 24/21
9	<i>Judy Farrell</i>	JUDY FARRELL	1530 Stanleyville Rd	Aug 24/21
10	<i>Pat Lahey</i>	Pat Lahey	41 Sunset Blvd	Sept Aug 25
11	<i>Ashley Fabriceau</i>	Ashley Fabriceau	168 Georgina St	Aug 25 2021
12	<i>Dale Lahey</i>	DALE LAHEY	41 SUNSET BLVD	2021/08/25
13	<i>William Kevan</i>	WILLIAM KEVAN	723 STANLEY RD	AUG 26/2021
14	<i>Amy Crawford</i>	Amy Crawford	728 Stanley Rd	Aug 26/2021
15	<i>Ashley MacDonald</i>	Ashley MacDonald	736 Stanley Rd	Aug 26/21

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	SIGNATURE	NAME	LEGAL ADDRESS	DATE
16		KATHY PANCHUK	351 Stanley Rd	Aug 24/21
17		Helen Ferrier	317 Mackler Side Rd	Aug 24/21
18		Hayley Stewart	897 Mackler Side Rd	Aug 24/21
19		Ellex Becker	163 Mackler Side Rd	Aug 24/21
20		Jim Finson	132 Mackler Rd	Aug 24/21
21		John Noonan	600 M'Leary Pt Rd	Aug 24/21
22		FRANK Lambert	114 Stanley Rd	
23		BRANDON CANNAN	121 Stanley Rd.	Aug 24/21
24		Corey Labose	121 Stanley Rd	Aug 24/21
25		April Olson	122 Stanley Rd	Aug 24/21
26		Krista Mackler	210 Stanley Rd	Aug 24/21
27		Andrew Gemmill	220 Stanley Rd	Aug 24/21
28		Kelsey Charlebois	220 Stanley Rd	Aug 24/21
29		Kylie Paul	272 Stanley Rd	Aug 24/21
30		Jim Panchuk	351 Stanley Rd.	24 Aug 21

PETITION - SPEED SIGNAGE - STANLEYVILLE AREA - TVT

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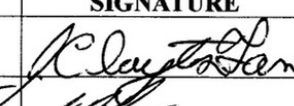

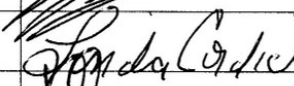

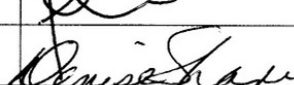
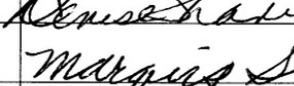
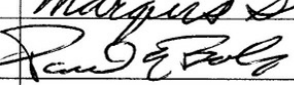
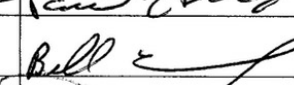

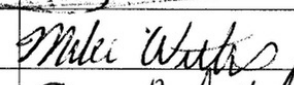
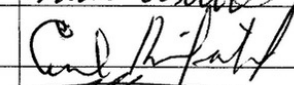
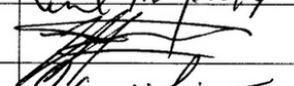
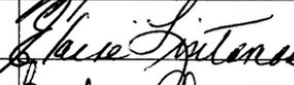
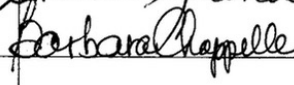
	SIGNATURE	NAME	LEGAL ADDRESS	DATE
31		Lillian Mackler	171 Stanley Rd Perth, Ont	Aug 25/21
32		Bill Mackler	171 Stanley Rd Perth Ont	Aug 25/21
33		Ken Hutchings	517 Stanley Rd	Aug 25/21
34		Kathleen Hutchings	517 Stanley Rd.	Aug 25/2021
35		Larry Gann	532 Stanley Rd	Aug 28/2021
36		Marcy Buzzell	566 Stanley Rd.	Aug 25/2021
37		Richard P. McCarb	279 Stanley Rd	Aug 27/2021
38		Tom Sullivan	583 STANLEY RD	AUG 26/21
39		CHRISTINA SULLIVAN	583 STANLEY RD.	AUG 26/21
40		KAY Gingras	295 Stanley Rd	Aug 26/21
41		Marc Gingras	295 Stanley Rd	Aug 26/21
42		Billy Morrow	223 Stanley Rd.	Aug 26/21
43		ANNICE TURNER	520 Mile Pt Rd	Aug 28/21
44		Kate Turner	207 McLaren Dr.	Aug 28/21
45		Elizabeth Stenberg	234 Trilium P. Perth	Aug 26/21

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	SIGNATURE	NAME	LEGAL ADDRESS	DATE
46		J. CLAYTON FARBELL	834 Stanley Rd P.A. 3 PER ONTARIO	Aug 26/21
47		C.S. DEAN	512 STANLEY ROAD	Aug 27 2021
48		LINDA CORDICK	876 STANLEY RD	Aug 27/21
49		Johana Lintaman	688 Stanley Rd	Aug 27/21
50		DENISE SHANK	1406 Stanleyville Rd	Aug 27/21
51		MARQUIS SHANK	1406 Stanleyville Rd	Aug 27/21
52		Paul Fobes	1412 Stanleyville Rd	Aug 27/21
53		BILL CORDICK	876 STANLEY RD	Aug 27/21
54		Pamela Waster	3025 Bulclay Dun N or	8/28/21
55		MIKE WINTERS	" "	"
56		CARL KILPATRICK	4205 Narrows Lock Rd	"
57		DAVID LINTAMAN	668 Stanley Rd	Aug 29/21
58		ELAINE LINTAMAN	668 Stanley Rd	Aug 29/21
59		Barbara Chappelle	658 Stanley Rd	Aug 29/21
60				

COMMITTEE OF THE WHOLE
September 7th, 2021

Report #PW-2021-21
Sean Ervin, Public Works Manager

WASTE MANAGEMENT MASTER PLAN
RFP AWARD

STAFF RECOMMENDATIONS(S)

It is recommended:

“**THAT**, the Waste Management Master Plan RFP #2021-WM-001, be awarded to Cambium Inc.;

AND THAT, the Reeve and Clerk be authorized to sign the necessary documentation.”

BACKGROUND

The completion of a Waste Management Master Plan was a recommendation from the Service Delivery Review that was completed earlier this year by MNP. The Township submitted a Joint Application with the Township of Lanark Highlands through Intake 2 of the Municipal Modernization Program for the completion of a Waste Management Master Plan. Both Townships were notified on June 30th, 2021 that the application was successful for this project and that the Provincial Government will provide funding up to \$180,000.

Staff from both Township collaborated, and the Request for Proposal was issued on August 3, 2021

DISCUSSION

The Townships publicly advertised within the local newspaper and on the Township websites. The RFP closed on August 26, 2021 at 1:00 p.m. and proposals from the following companies were submitted:

Company
Cambium Inc.
Dillion Consulting Limited
EXP services Inc.
GHD Limited

Each of the proposals written and financial component were evaluated separately. The written component was evaluated on the following criteria, for the maximum of 70 points:

- The firm's qualifications and experience on similar projects;
- The project teams experience;
- Project understanding and approach;
- Work plan, methodology and quality assurance plan; and,
- Project schedule.

The financial component is evaluated by awarding the lowest priced proposal the full amount of points, 30 points. The remaining proposals are awarded by completing the following evaluation:

$$\text{Awarded Price Points} = \left(\frac{\text{Lowest Proposal}}{\text{Evaluated Proposal}} \right) \times \text{MAX POINTS (30)}$$

Staff have reviewed and evaluated all four (4) of the submissions and concluded that the proposal submitted by Cambium Inc. was the most thorough and scored the highest out of the four (4) proposals that were submitted. Cambium Inc. has experience with similar projects for other small municipalities, including the County of Frontenac, a very experienced project team and considerable understanding for the scope of work that was outlined in the RFP. Their submitted work schedule was realistic and was reflective of their proposed work plan and methodology. Based upon these key points, staff would recommend that Council award the project to Cambium Inc.

The general scope of work for this assignment is to determine the operating efficiencies and cost savings for each of the Townships in relation to the waste services that are currently provided. This will include a review of the operations, financials and performances and also includes a public survey to ensure community engagement. The project will also aid both Townships as the Ontario's Blue Box Transition moves to full producer responsibility. Although the Township's are working together on this project, two separate reports will be completed by the consultant that are specific to the services of each Township.

Unfortunately, the timelines for this project are very tight with the final report scheduled to be submitted to the Ministry by January 30th, 2022. Therefore, the final report will be presented to each of the Township Councils during the January Committee of the Whole meeting with intentions to adopt the reports at the January 2022 Council Meeting.

FINANCIAL CONSIDERATIONS

The second intake of the Municipal Modernization Program provides funding up to \$180,000 completion of this project. The proposal price from Cambium Inc. was \$52,300 plus H.S.T, or \$26,150 for each Township. This amount falls well within the grant amount. As a result, there may be an opportunity under the grant funds to expand the scope of this project as it proceeds.

OPTIONS CONSIDERED

Option #1 – (Recommended) - Award the request for proposal to Cambium Inc.

Option #2 – Award the Contract to one of the other companies that provided a proposal. Staff do not recommend this option as the results of the evaluations were clear.

Option #3 – Not award the Contract and provide further direction. This is not recommended as the Township has secured funding to cover the costs of the project.

STRATEGIC PLAN LINK

Our Vision for the Future:

Financial Sustainability: We have stable tax rates and debt ratios and are able to fund our desired programs and infrastructure.

Infrastructure: Our roads, trails, bridges, buildings, landfills and communications systems are efficient and well-maintained.

Guiding Principles

- we manage our assets and infrastructure effectively and efficiently and have plans in place to maintain and replace them.

CLIMATE CONSIDERATIONS

Although the actual completion of the report will not have any immediate effects on climate change, it is expected that the recommendations from the report may have a positive effect on the Township and its residents to reduce Greenhouse Gas emissions.

CONCLUSIONS

Based on their excellent proposal, experience with similar projects and very knowledgeable project team, it is recommended that Council award this project to Cambium Inc.

ATTACHMENTS

None

Prepared and Submitted By:

Approved for Submission By:

**Sean Ervin,
Public Works Manager**

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

COMMITTEE OF THE WHOLE
September 7th, 2021

Report #C-2021-29
Amanda Mabo, Acting Chief Administrative Officer/Clerk

REQUEST TO CLOSE FORCED ROAD – DOXEY

STAFF RECOMMENDATION(S)

“**THAT**, Council declares the forced road (approximately 300 feet) at Lot 11, Concession 5, Bathurst, south of Highway 7, surplus to the Township’s needs;

THAT, Council agrees to proceed with the application to stop up, close and sell the said forced road as per the Road Closing and Sale Policy and call a Public Meeting;

THAT, the purchase price of \$0.06 per square foot be accepted should the sale be finalized.”

BACKGROUND

A request was received from John Doxey requesting the closure of the identified forced road.

The road was created in 1887 with the passage of By-Law No. 549 of the Township of Bathurst to allow the public and the Canadian Pacific Railway Company (CPRC) access to the Bathurst Station. According to the by-law, the Township paid for the establishment of the road while CPRC was responsible for the cost of making and maintain the road.

DISCUSSION

The Clerk undertook a preliminary review.

The Applicant is requesting to close this road as it no longer serves any purpose for the municipality, CPRC or the public – *see attached map*.

The Planner and Public Works Department were also consulted and have no issues with this request.

Staff recommends proceeding with closing the forced road as there are no Planning or Public Works concerns or future anticipated municipal uses.

The requestor will be required to pay all costs associated with the application, including purchase price, legal and advertising costs. A reference plan/survey is not required as there is already a PIN established. A purchase price of \$0.06 per square foot is recommended.

ATTACHMENTS

- i) Map

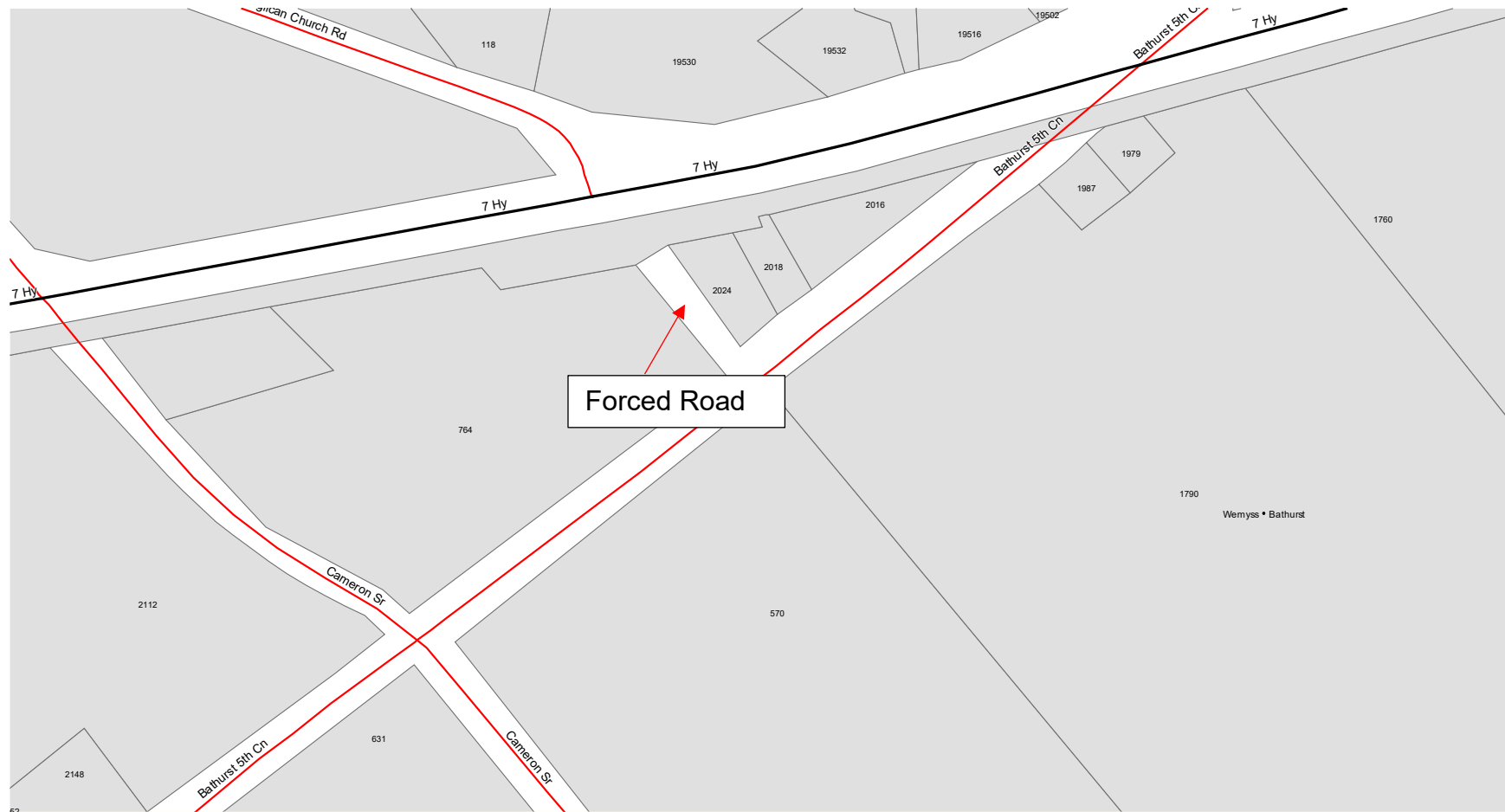
Prepared and Submitted By:

Original Signed

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

July 21, 2021

Request to Stop Up, Close and Sell – Bathurst, Concession 11, Part Lot 5



COMMITTEE OF THE WHOLE
September 7th, 2021

Report #C-2021-30
Amanda Mabo, Acting Chief Administrative Officer/Clerk

ANIMAL CONTROL AND POUND SERVICES

STAFF RECOMMENDATION(S)

It is recommended:

“THAT, the agreement with Frontenac Municipal Law Enforcement Services Inc. be amended to include animal control services;

THAT, staff be authorized to enter an agreement with Andrew Parent to provide animal pound services;

AND THAT, the necessary by-laws be brought forward to the September Council meeting.”

BACKGROUND

Section 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides the municipality with the authority to pass by-laws with respect to animals.

The Township has passed By-Law No. 2001-050, as amended, to Regulate the Keeping and Control of Animals. Therefore, the Township must either employ or contract an Animal Control Officer to enforce the By-Law.

Pound service arrangements are required to accomplish conformity with the respective municipal Animal Control By-Laws, the [Animals for Research Act](#) and the [Municipal Act, 2001](#).

DISCUSSION

Animal Control Services

The Township has contracted Anita Stuart as the Animal Control Officer since 1998. In June 2021, Anita gave the required notice as per her contract and will retire from Animal Control Services as of December 17, 2021.

Staff contacted Frontenac Municipal Law Enforcement as the Township currently uses them for By-Law Enforcement. Animal Control Services can be added to the existing contract the Township has with them.

Frontenac Municipal Law Enforcement Services Inc. has been providing by-law enforcement and animal control services to Kingston and surrounding municipalities for over 29 years. Frontenac Municipal Law Enforcement Services Inc. has the necessary qualified personnel, the equipment, the methods of delivery and the services to provide high quality service to the municipality and its taxpayers, including the ability to undertake persecutions, if required, under both the Provincial Offences Court as well as the Superior Court.

Pound Services

Prior to 2013, Tay Valley Township along with Lanark Highlands, Drummond/North Elmsley and the Town of Perth had a contract with LAWS for Pound Services, that contract ended at the end of 2012, in 2013 the municipalities entered into a contract with Anita Stuart for Pound Services. In June 2021, Anita gave the required notice as per her contract and will retire from Pound Services as of December 17, 2021.

Currently Lanark Highlands and the Town of Perth also have a contract for pound services with Anita, Drummond/North Elmsley and Township of Montague currently use Andrew Parent with Big Sky Ranch for their Pound Services. Andrew is willing to enter into the same contract that Lanark Highlands, Town of Perth and Tay Valley has with Anita Stuart. The annual insurance would be split between the five municipalities, whereas currently the insurance with Anita is split between three municipalities.

Andrew provides the Pound Services and when the pound timeframe is up, the animal is transferred to Big Sky Ranch for adoption, at which point the municipality is no longer involved.

OPTIONS CONSIDERED

The addition of Animal Control Services to the current contract with Frontenac Municipal Law Enforcement Services, keeps By-Law Enforcement under one provider. The Township has established a good working relationship with the By-Law Enforcement Officer and they have a long history of providing this service to surrounding municipalities. There will be some savings recognized through the monthly fee.

The options for securing Pound Services in the area are limited, joining the other local municipalities that currently have a contract with Andrew makes sense. Andrew is willing to keep the contract the same as Tay Valley currently has with Anita Stuart which means no change to the current budgeted amount and there will be a savings recognized as the annual insurance costs will be divided between five municipalities rather than three.

FINANCIAL CONSIDERATIONS

Animal Control Services

The cost for the current Animal Control Services with Anita are as follows:

The Monthly Service Fee is charged on a monthly basis. In addition to the Monthly Service Fee the remainder of the fees are on a per call basis.

Monthly Service Fee	\$475
Animal Pick-Up	\$30 per animal
Mileage Rate	Current Township Rate
By-Law Enforcement	\$20/incident, plus mileage \$20/hour attending court, plus mileage

The cost for Animal Control Services with Frontenac Municipal Law Enforcement Services are as follows:

Monthly Service Fee	\$149 (addition to the current contract)
Mileage Rate	\$0.54/km
By-Law Enforcement	\$25/hour

Pound Services

The cost for the current Pound Services with Anita are as follows:

Monthly Pound Rental Fee	\$150
Fee per Dog (not claimed)	\$150
Cost Per animal Health Cost	as invoiced by the Veterinarian
Cost Per animal Euthanization	as invoiced
Insurance	Total \$ 2052.00; Tay Valley's portion \$684.00

The cost for pound services will remain the same, the insurance costs will be shared among five municipalities versus three so there should be some reduction.

CONCLUSIONS

Securing Animal Control and Pound Services allows the Township to meet the requirements under the By-Law for Regulating the Keeping and Control of Animals and to conform to the *Animals for Research Act* and the *Municipal Act, 2001*.

ATTACHMENTS

- i) By-Law Enforcement Agreement
- ii) Pound Services By-Law

Prepared and Submitted By:

Original Signed

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

BY-LAW ENFORCEMENT SERVICES AGREEMENT

THIS AGREEMENT made in duplicate this _____ day of _____, 2021.

BETWEEN

THE CORPORATION OF TAY VALLEY TOWNSHIP
(Hereinafter referred to as “the Township”)

AND

FRONTENAC MUNICIPAL LAW ENFORCEMENT INCORPORATED
(Hereinafter referred to as “The Contractor”)

WHEREAS, Section 15(1) of the *Police Services Act*, R.S.O. 1990, c. P.15, as amended, provides that a municipal council may appoint persons to enforce the by-laws of the municipality;

AND WHEREAS, the Contractor was appointed as Municipal By-Law Enforcement Officers for the Township;

AND WHEREAS, the Township and the Contractor (hereinafter referred to as “the parties”) deem it desirable to put the terms of this agreement for By-Law Enforcement Services in writing;

NOW THEREFORE WITNESSETH in consideration of the services rendered by the Contractor to the Township the parties hereto agree as follows:

1. TERMS OF CONTRACT AND RELATIONSHIP

- 1.1 The Contractor is hereby engaged to perform various duties of By-law Enforcement Services as required by the Township in the conduct of its business and on the terms and conditions detailed in this Agreement.
- 1.2 The engagement of the Contractor pursuant to this Agreement commenced on May 1st, 2018 for By-Law Enforcement Services and shall automatically renew on an annual basis unless notice is provided as per Section 2 of this agreement.

1.3 It is understood that this Agreement is an Agreement for By-Law Enforcement Services and not a contract of services and that the Contractor is an independent Contractor and not an employee of the Township. Further, the payment detailed in Section 3 below is the sole obligation of the Township to the Contractor and the Contractor is not entitled to receive any of the employment benefits received by the employees of the Township. The Contractor shall assume full responsibility and liability for payment of any monies received from the Township and shall indemnify and hold the Township harmless from and against all claims and demands under the Income Tax Act of Canada and related legislation passed by the Province of Ontario, for or in respect of withholding tax and any interest or penalties relating thereto, and similarly with respect to the Occupational Health and Safety Act, Workplace Safety and Insurance Act, Unemployment Insurance Act or the Canada Pension Plan Act and any cost or expenses incurred in defending such claims or demands.

2. TERMINATION OF AGREEMENT

- 2.1 This Agreement with the Contractor may be terminated by the Township or the Contractor in one of the following ways:
- (a) Upon either party giving the other **sixty (60)** days' written notice of the intention to terminate this Agreement;
 - (b) In the event of acts of willful negligence or disobedience by the Contractor resulting in injury or damages to the Township, this Agreement may be terminated at the option of the Township upon five (5) days written notice;
 - (c) In the event that either party defaults under this Agreement, the other party shall be entitled to provide written notice of such default to the first party, which notice shall be ten (10) days to rectify the default, failing which this Agreement shall be immediately terminated.

3. ASSIGNMENT

The Contractor shall not assign the Contract, or any portion thereof.

4. PAYMENT FOR SERVICES RENDERED

4.1 The Contractor shall receive monthly payment for By-Law Enforcement Services rendered to the Township upon the receipt of an invoice on the following basis:

By-Law Enforcement

\$325.00_per month plus H.S.T. (13%)

Special Enforcement (above scope and service)	\$25.00/hour
Kilometer Rate/Vehicle	\$0.54
2% per annum increase effective January 2019	

Animal Control Services

\$190.00_per month plus H.S.T. (13%)

Special Enforcement (above scope and service)	\$25.00/hour
Kilometer Rate/Vehicle	\$0.54
2% per annum increase effective January 2019	

5. SERVICES

5.1 The Contractor shall provide the services outlined in 5.2 as a duly qualified By-Law Enforcement Officer. The Contractor shall provide said By-Law Enforcement Services in a professional and fully competent manner in accordance with the provisions of this Agreement.

5.2 The services the Contractor shall provide include:

Investigation, reporting, resolving violations, issuing violation tickets and/or warnings and the collection of fees for municipal by-laws, including but not limited to:

- Parking By-Law
- Refreshment Vehicle Licensing By-Law
- Residential Rental Maintenance Standards
- Waste Disposal, Composting & Recycling By-Law
- Zoning By-Law
- Development/Site Plan Agreements
- Election Campaign Advertising & Third Party Advertising Policy/Municipal Elections Act
- Animal Control Services**

Requirements:

- Conduct mobile patrols as directed by the Township to detect by-law infractions and issue tickets as required.

- Handle correspondence, enquires and complaints with respect to by-laws and other regulations and attempt to gain voluntary compliance in adhering to municipal by-laws and regulations.
- The Contractor must be trained in enforcement procedures and evidence gathering.
- For cases where the Municipality will proceed with prosecutions, the proponent will collect documentation necessary to begin prosecutions for cases involving the Provincial Court and others; swears information and appears in Court as a Crown witness as required; investigate and gather evidence for presentation in court, including entering buildings or property; and stays informed on enforcement procedures used in other jurisdictions.

The Contractor shall:

- Always act in the public interest
- Apply all relevant by-laws, Acts and standards appropriately and without favour
- Excellent conflict resolution skills and demonstrated ability to solve problems fairly and sensitively
- The ability to understand the intent and content of the Provincial Offences Act and municipal by-laws and to explain them clearly
- Not to act beyond their personal level of competence or outside their area of expertise
- Not to act where there may be or where there may reasonably appear to be a conflict between their duties to the Municipality, their profession, their peers and the public at large and their personal interest.
- Not accept any gifts, favours, hospitality or entertainment from any clients and avoid all circumstances that could compromise professional integrity
- Extend professional courtesy to all.
- Maintain adequate staff levels to ensure all services outlined in the contract are provided

The Contractor must be able to provide the following:

- Valid Class G Licence
- A telephone answering service and email contact.
- A digital camera with print capabilities
- Shall supply, at its own expense, all vehicles, equipment, labour, materials including fuel for the execution of the duties contained herein.
- Law & Security College Program and/or by-law enforcement experience

5.3 The Contractor while acting on behalf of the Township shall abide by the Township's By-Law Enforcement Policy

6. CONFIDENTIALITY OF INFORMATION

- 6.1 The Contractor shall not disclose to anyone outside the employ of the Township, without prior written permission of the Township, any aspect of the Township's business, except as required in the course of exercising his/her duties and responsibilities with the Township. This Agreement will continue to restrict the Contractor's disclosure of such information after the termination of this Agreement, until such information has been made public through no fault of the Contractor.
- 6.2 After the termination of this Agreement, the Contractor shall promptly return, without request from the Township, to the Township any of the Township's information, materials and other property, which may subsequently be in the Contractor's possession.

7. INSURANCE

General Liability Insurance

The Contractor shall obtain Commercial General Liability Insurance with limits of not less than \$2,000,000.00 inclusive per occurrence for bodily injury, death, and damage to property, including loss of use thereof, for itself and each of its employees, subcontractors and/or agents. General liability insurance shall be in the name of the Contractor, with Tay Valley Township named as an additional insured, and shall contain Cross Liability, Non-Owned Automobile Liability, Blanket Contractual Liability, and Tay Valley Township shall be provided with not less than 30 days' notice, in writing, in advance of any cancellation and of change or amendment restricting coverage. The Contractor shall provide Tay Valley Township with a certificate of insurance evidencing the preceding immediately upon the commencement of the contract and as requested from time to time by the Township thereafter.

Automobile Liability Insurance

Automobile liability insurance in respect of licensed vehicles shall limits of not less than \$2,000,000.00 inclusive per occurrence for bodily injury, death and damage to property, covering all licensed vehicles owned or leased by the Contractor, and endorsed to provide Tay Valley Township with not less than 30 days' notice, in writing, in advance of any cancellation, change or amendment restricting coverage. The Contractor shall provide Tay Valley Township with a certificate of insurance evidencing the preceding immediately upon the commencement of the contract and as requested from time to time by the Township thereafter.

8. SEVERABILITY

If any provision or portion of any provision in this Agreement shall be held by Court of competent jurisdiction to be unenforceable, invalid or illegal, such provision or such portion of the provision shall be severable and shall be deemed to be completed and the remaining provisions or portions shall remain valid and binding.

9. LAWS AND REGULATIONS

The Contractor shall comply with relevant federal, provincial and municipal statutes, regulations and by-laws pertaining to the work and its performance.

This Agreement shall be governed and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

10. BINDING EFFECT

This Agreement shall be binding upon the parties, their heirs, executors, administrators, successors and assigns provided that this Agreement shall be personal to the Contractor and may not be assigned by him.

11. IDEMNIFICATION

The Contractor hereby indemnifies and saves harmless the Township from any suit, action, cause of action, claim or damages whatsoever of any nature and kind arising from the breach by the Contractor of any terms of this Agreement or the negligence of the Contractor in conducting his, his agents or his employees' services.

12. NOTICE

Any notice required or desired to be given hereunder shall be delivered in person or sent by prepaid registered mail addressed as follows:

To the Corporation of Tay Valley Township
217 Harper Road
Perth, Ontario K7H 3C6
Attention: Amanda Mabo, Clerk

To the Contractor at:
7679 Perth Road
Perth, Ontario K0H 2L0
Attention: Mr. Ken Gilpin

or at such other address as may be furnished in writing from time to time by either party to the other. Any notice mailed as aforementioned by registered mail shall be deemed to have been received three (3) business days after the posting thereof.

13. TIME OF THE ESSENCE

Time shall be of the essence in the performance of obligations pursuant to this Agreement.

14. AMENDMENTS

No provision of this Agreement shall be amended, altered or waived except by a further written agreement between parties. No waiver of a provision of this Agreement shall operate as a waiver of any other provision or of the same provision on a future occasion.

15. HEALTH & SAFETY

By signing this Agreement the Contractor declares that he or she is complaint with the Occupational Health and Safety Act and the Workers Safety and Insurance Board (WSIB).

16. ACCESSIBILITY

By signing this Agreement the Contractor declares that he or she is compliant with the Accessibility for Ontarians with Disabilities Act and its Regulations.

17. ACKNOWLEDGEMENT

The Contractor acknowledges having read and understood the language of this Agreement and is voluntarily executing this Agreement in full knowledge of its legal effect.

THIS AGREEMENT WITNESSETH and it is hereby agreed between the parties as follows:

SIGNED, SEALED and DELIVERED)
In the presence of)

CONTRACTOR

_____)
Witness)

_____)
Ken Gilpin, President

**THE CORPORATION OF
TAY VALLEY TOWNSHIP**

_____)
Brian Campbell, Reeve

_____)
Amanda Mabo, Clerk

_____)
We have authority to bind the Corporation.

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2021-0xx

POUND SERVICES AGREEMENT BETWEEN THE CORPORATION OF TAY VALLEY TOWNSHIP AND ANDREW PARENT

WHEREAS, Section 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides the municipality with the authority to pass by-laws with respect to animals;

AND WHEREAS, the Council of the Corporation of Tay Valley Township has passed By-Law No. 2001-050, as amended, being an Animal Control By-Law which provides for the impoundment of animals running at large;

AND WHEREAS, the Council of the Corporation of Tay Valley Township deems it expedient to enter into a Pound Services Agreement with Andrew Parent for the impoundment of animals;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

1.1 **THAT**, the Reeve and Clerk are hereby authorized on behalf of the Corporation of Tay Valley Township to execute a Pound Services Agreement with Andrew Parent, attached hereto as Schedule "A".

2. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

3. BY-LAWS TO BE REPEALED

3.1 By-Law No. 2016-044 is hereby repealed.

3.2 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

3. EFFECTIVE DATE

ENACTED AND PASSED this 21st day of September, 2021.

Brian Campbell, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-0xx**

SCHEDULE "A"

ANIMAL POUND SERVICE AGREEMENT

THIS POUND SERVICE AGREEMENT dated the ____ day of _____ 2021.

BETWEEN

**Andrew Parent
Hereinafter called the "Contractor"**

AND

**THE CORPORATION OF TAY VALLEY TOWNSHIP
Hereinafter called "Tay Valley"**

Tay Valley wish to receive Pound Services and the Contractor offers to provide said service to Tay Valley for a term to commence on December 18, 2021 and to terminate on December 31, 2022. The agreement will automatically renew unless written notice is provided by either party within 60 days of the renewal date.

It is deemed appropriate to document the Pound service arrangements to accomplish conformity with the respective municipal Animal Control By-laws, the *Animals for Research Act* and the *Municipal Act, 2001*;

This agreement witnesses that in consideration of the premises and Pound Service provided by and the mutual covenants and agreements hereinafter contained, the parties agree as follows;

CONDITIONS FOR SUPPLY OF POUND SERVICE TO TAY VALLEY

GENERAL

1. "Animals" shall mean dogs only.
2. Tay Valley agrees to pay the monthly cost to operate the temporary pound facility as prescribed in Schedule "A" attached.
3. Tay Valley agrees to pay the cost per animal as prescribed in schedule "A" attached to house an impound animal for the impoundment period.
4. Tay Valley agrees to pay the reasonable veterinarian costs to provide an appropriate level of care during the impoundment period.

5. Tay Valley agrees to pay the reasonable veterinarian costs to euthanize an animal after the conclusion of the impoundment period.
6. Tay Valley will advertise the Pound service to the public on a regular basis.
7. The contractor agrees to provide and maintain a pound facility in accordance with standards prescribed by legislation.
8. The contractor agrees to provide adequate food and water as well as safe and humane treatment to all animals which come under the contractors care.
9. The contractor agrees to maintain reasonable access to the public to ensure animals are returned to the owner as quickly as possible.
10. The contractor agrees to provide general liability insurance coverage in an amount not less than \$2,000,000.00 with Tay Valley as a named insured in the Policy. Said Policy to be maintained for six months following the termination of this agreement.
11. The contractor agrees to indemnify and hold harmless Tay Valley and their respective elected officials, officers, employees and agents from and against all claims, losses, damages, liabilities, costs and expenses, including legal fees and disbursements, which may be made or brought against Tay Valley as a result of negligence on the part of the contractor.
12. The contractor agrees to invoice the Township for the service in accordance with Schedule "A".
13. Schedule "A" attached here to forms an integral part of this agreement and shall be read and interpreted as if it were contained in the body of this agreement.
14. Amendments to this Agreement and or its Schedule(s) may be made at any time upon mutual consent of the parties.
15. This Agreement may be terminated by either party upon 120 days notice in writing from one party to the other.
16. The parties acknowledge that upon termination of this agreement the contractor Anita Stuart will not be obligated to continue to provide the pound services that are the subject of this agreement.
17. All matters in dispute between the parties hereto in relation to this Agreement shall be referred to the arbitration of a single arbitrator if the parties hereto agree upon one, otherwise to three arbitrators, one to be appointed by each party and a third to be chosen by the first two named before they enter into the business of arbitration. If either party fails to appoint an arbitrator within seven (7) business days after service of notice on such party of the appointment of an arbitrator by the other Party, the arbitrator so appointed shall act as the sole arbitrator. The award and determination of such arbitrator or arbitrators or any two of such arbitrators shall be binding upon the parties hereto and their respective successors and assigns.

18. Provide daily cleaning and sanitization of all shelter and kennel areas, food and water bowls.
19. Shelter services in accordance with Ontario Ministry of Agriculture, Food and Rural Affairs requirements, including feeding, boarding and exercise for animals strayed, abandoned, or otherwise deposited for care within Tay Valley.
20. The humane destruction as required in conjunction with a licensed veterinarian in a manner that conforms to the OVMA requirements.
21. Disposition of any animal carcasses as required in accordance with the minimum requirements outlined in Regulation 23 of the *Animals for Research Act*.
22. Contractor shall be responsible for complying with all applicable federal, provincial and municipal laws, codes and regulations in connection with the provision of the services herein.

Signed

Andrew Parent

Date

Tay Valley Township

Reeve

Clerk

Date

Schedule A

Monthly Cost \$150.00

Per animal impound Cost \$150.00

Per animal Health Cost as invoiced by the Veterinarian

Per animal Euthanization Cost as invoiced.

Committee of the Whole Meeting
September 7th, 2021

Report #C-2021-31
Amanda Mabo, Acting Chief Administrative Officer/Clerk

PROPOSED FOREST TRAIL

STAFF RECOMMENDATION(S)

It is recommended:

“**THAT**, the Park Plan (Forest Trail) be received for information;

THAT, the Township proceed with Phase 1 of the Forest Trail beginning in the Fall of 2021 with completion in the Summer of 2022 which will provide a fully functioning park that includes:

- installation of an entrance and parking area (10 parking spaces)
- an accessible primary trail
- an accessible fitness trail
- fitness equipment
- benches, picnic tables, a bike rack, a waste/recycling receptacle
- a site identification sign
- a site map/orientation sign and
- fencing between the adjacent residential properties;

THAT, Phase 1 be funded from the COVID-19 Resiliency Infrastructure Stream Grant, COVID Funds, Development Charges, Cash in Lieu of Parkland and Accessibility Reserve;

AND THAT, ongoing maintenance costs be funded from the Northland Solar Farm Reserve.”

1. BACKGROUND

2012/2013

Solar Farm Agreement

In August 2012, the Township indicated its support for Northland Power Solar North Burgess LP (Northland) to construct, install and operate a 9.0 MV-AC Class 3 solar facility on Narrows Lock Road subject to Northland entering into an agreement with the Township in accordance with the Township’s Solar Farm Fee Policy. The agreement was entered into in March 2013 (available on the Township website).

As part of that agreement, Sections 9 and 10 – Wetland and Woodlot Dedication, Northland was to dedicate to the Township or to a conservation land trust or other similar entity as determined by the Township, the lands surrounding the solar farm. There was then to be a pathway between the woodlot and the wetland areas.

2019/2020

Recreation Master Plan

In 2019 the Township, along with the Townships of Drummond/North Elmsley and Lanark Highlands and the Town of Perth undertook a public consultation process for the development of a Joint Recreation Master Plan, which was approved by Council in 2020.

Trends show the requirement for more outdoor recreation amenities that allow for inclusive and accessible public spaces, ensuring that areas are welcoming and easily navigable for all ages and abilities. Trail systems provide walking for exercise, and community connectivity by supporting individual and public health by promoting active lifestyles. Recommendation #47 was to continue with the development of the Solar Farm Trail (Forest Trail) once the land was acquired. In 2020 the land was transferred to the Township.

2021

Parks Plan (Forest Trail)

In moving forward with the Solar Farm Agreement and the Recreation Master Plan, the “Parks Plan”, which is the process that is currently underway, was included in the 2021 Budget as a project to be funded by development charges and cash-in-lieu of parkland funds – not taxes on residents.

The Parks Plan is essentially a concept and cost estimate of what could be built in the space. A Parks Plan is required in order to obtain grant funding, as it is a check box on most applications. The initial goal of the Parks Plan project is to have the design concept and cost estimate in place so that when funding becomes available the Township could apply. The “Parks Plan” name may be a bit misleading as this space is anticipated to have an accessible trail/pathway loop and is not proposed to be a typical park with open space.

As part of the process for a Parks Plan the Province requires public consultation under the [Accessibility for Ontarians with Disabilities Act, 2005](#), and consultation with Indigenous groups. In addition, in order for the Township to be successful in any grant application this consultation must occur at the Parks Plan stage. A public survey was conducted, and contact was made with the adjacent property owners as part of the Parks Plan process who were afforded an opportunity to speak directly with the project lead (Sierra Consulting) to learn the finer details of the project and to mitigate any concerns that they may have.

Parks Plan Timeline

- April 2021 - Project Start-up and Data Collection, Overview to Council
- May - June 2021 - Community Consultation and Conceptual Options
- June 2021 - Recommended Design Plan, Overview to Council
- August 31st, 2021 - Public Meeting
- September 7th, 2021 – Council Discussion & Decision

Since the June overview to Council, further work was undertaken with regard to archaeological significance, environmental significance of the lands, aquatic and forest animal and plant ecosystems and woodlot inspection. An overview of the Consultant's report, with this additional information, was provided at the August 31st Public Meeting and is available on the Township website - https://ic14.esolg.ca/231100_TayValley/en/discover-tay-valley/proposed-community-park-forest-trail-development.aspx. Clarification from questions asked or statements made by the public at the Public Meeting and listed on the petition are contained as an attachment to this report.

The Design Concept from the Parks Plan for the proposed Forest Trail is attached.

The layout and amenities on this particular site complement the area's existing natural assets with minimal impact to the environment.

Mitigative measures such as fencing will be implemented along the property line shared with neighbouring properties in order to delineate the publicly owned lands.

2. DISCUSSION

In addition to the Strategic Plan link of servicing young and old alike, there are many other advantages to this project:

Accessibility

This forest trail will be the first fully accessible trail owned and operated by the Township. The only other accessible pathway in Tay Valley is owned by the County and is located behind Lanark Lodge.

Age-Friendly Community Plan

Adopted by Council in 2016, this Plan calls for accessible trails, pathways and parks. Tay Valley's population over 65 is 60% higher than the provincial average. Therefore, the Township need for trails accessible to persons using wheelchairs, walkers, canes, etc. is greater than other municipalities.

Cost

The Forest Trail will be available to the public at no cost to use.

Demand for Trails

- Corner of Scotch Line and Glen Tay Road – The private property at this corner was for many years used by the public to walk in the field and through the forested area until a few years ago when the property changed hands. Members of the public have been asking the Township to provide a public area where there would be an accessible trail/pathway for them to walk, that is not along a roadside.
- Ernest Way – The Township has had calls from the residents of the area stating that people are parking at John Miller Park and are using the dead-end Ernest Way to walk as there is no other available trail/pathway in the area. These individuals have been asking the Township to provide additional public areas where there would be an accessible trail/pathway for them to walk, that is not along a roadside.

- Conservation Authorities - Proposed provincial regulations governing conservation authorities (CAs) will remove visitor amenities such as parking lots and trails from the core mandate of CAs. This will reduce the availability of trails, while at the same time last year MVCA saw a 50% increase in attendance at the Mill of Kintail and Morris Island Conservation Areas due to COVID and it is anticipated that this increased trend will continue for the next few years. The Township does not keep statistics on park use but it is safe to assume this demand for accessible trails in Tay Valley is a reflection of this trend. In addition, existing trails are not accessible and, in most instances, you require a paid parks pass to access.
- The Rideau Trail – is directly in the area but runs along the roadside and in forests within Tay Valley and is not accessible.
- Murphy’s Point – has trails but a day use fee is required and they are not accessible.

Economic Development/Tourism

The proposed forest trail is located on a major cycling route on a County Road. The long-term plan is to promote this as a “stop along the way”. This location along with other initiatives (such as the Maberly Fall River Park) are underway and will tie into the long-term plan to promote the area as a place to live and visit. In addition, this is a great first step in the revitalization of the hamlet of Stanleyville.

Recreation Agreement Cost Reduction

Tay Valley has had an existing agreement with the Town of Perth for their facilities at Conlon Farm, the pool and the arena. As part of this round of negotiations related to the agreement, the Forest Trail will be proposed to be included as a facility that Tay Valley can provide and by doing so, will decrease the cost of the funds paid to the Town by the Township for this agreement.

3. OPTIONS FOR CONSIDERATION

Option #1 – Proceed with Phase 1

The grant requires that shovels be in the ground this fall with the remainder of the work completed by the end of next summer. It is anticipated that at a minimum the entrance and parking lot would be installed this fall and work on the park name sign and park map/orientation sign would begin, along with the purchase of the exercise equipment, picnic tables, bike rack, benches and garbage bin, with the remainder of the work completed in 2022.

Option #2 – Do Nothing

Most grants now require ‘shovel ready’ projects. This is what the Parks Plan will provide and why it has been broken down into various phases. If Council chooses not to move forward with Phase 1 at this time the Township will have to return the ICIP funds. This may jeopardize future grant applications.

4. FINANCIAL CONSIDERATIONS

Grant

As part of the Federal and Provincial Government COVID-19 strategy a number of grant opportunities became available to provide public outdoor spaces. The Township applied to the COVID-19 Resiliency Infrastructure Stream (ICIP) for the construction of an accessible

trail/multi-use pathway, an area for educational demonstrations and interpretive signage, areas for accessible park furniture (benches, bike racks, picnic table) and accessible exercise equipment at this location, all of which met the criteria of the grant as the project was outdoors, would assist with mental health and overcoming self-isolation, and was accessible to multiple abilities and ages. The grant was also dependent on the completion of the Parks Plan. The Township has been notified that it was successful in receiving the \$95,000 grant, pending completion of the Parks Plan and that work begin this year.

Project Phasing and Funding

The consulting team and Township staff undertook a cost estimating exercise for the project. These cost estimates are based on the design concepts put forward as part of the Parks Plan report and are reflective of the scale of amenities, lengths and types of trails, their nodes and other features expressed in the proposed design. As such, these cost estimates are subject to change should the design specifics change in any significant way.

Accordingly, the project is broken out into a series of logical phases – five in total. This break-out is based on achieving a logical and progressive development of the forest trail from its inception to enable public access, through to the development of interpretive nodes and boardwalks over time once the trail, its operation and benefit to the community are firmly established in practice. In addition, phasing is further reconciled based on likely funding sources which avoid tax-supported funding.

The entire project costing by phase is contained in the Parks Plan report located on the Township website - https://ic14.esolq.ca/231100_TayValley/en/discover-tay-valley/proposed-community-park-forest-trail-development.aspx.

The attachment to this report shows the capital costs for items that comprise Phase 1 and which can be implemented in the immediate term. The funding sources for this phase are also shown and include:

- COVID-19 Resilience Infrastructure Stream (for accessible trails)
- COVID Funds (a portion can be used for multi-use trails)
- Development Charges (specifically for this project)
- Cash in Lieu of Parklands (can only be used for parkland)
- Accessibility Reserve (can only be used for accessible amenities)
- Possible Donations

A number of these funding sources cannot be used for other items, such as roads. They must be specifically used for parkland/outdoor recreation.

Two community organizations have reached out to the Township, and should this project go forward they are willing to donate funds.

The Nodes are also a great opportunity for sponsorship from various donors (ex. conservation authority, Indigenous groups, Northland Solar, Ducks Unlimited, etc.). If a donor wanted to contribute to a particular Node they would be recognized for their contribution.

Should capital funds become available over and above the amounts from known funding sources, it is possible that phasing will be re-assessed, and the number of phases reduced to enable full build-out of the park earlier. However, at this time, only Phase 1 is being proposed to be completed.

Ongoing Maintenance

As part of the Northland Solar Farm Reserve, \$49,000 has been earmarked to go towards a Community Amenity Contribution (community enhancement, park upgrades, trail development). These funds will be used over the next ten 10+ years to cover the annual operating costs associated with this public space.

5. STRATEGIC PLAN LINK

6.

Tay Valley's Vision Statement: 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.

Recreation and Culture: Our recreation and cultural programs continue to flourish for young and old alike. The Township has a network of interconnected trails, safe cycling routes and paddling routes.

7. CLIMATE CONSIDERATIONS

Maintaining the land as a forest trail will provide carbon sequestration, flooding and drought mitigation and will contribute to reducing the Township's Green House Gas emissions.

8. CONCLUSION

This project is the first fully accessible trail/multi-use pathway that will include an area for educational demonstrations and interpretive signage, areas for accessible park furniture (benches, bike racks, picnic tables) and accessible exercise equipment, available at no cost to the public. The first of its kind in Lanark County. This project is also the Township's first major step in creating a healthy, viable community by providing outdoor space that assists with mental health and overcoming self-isolation and is accessible to multiple abilities and ages.

The traditional layout and amenities on this particular site complement the natural area with minimal impact to the natural environment. Interpretive signage related to Indigenous use of plants and animals and land use in the area, as well as signage related to the special habitats in the area (ex. vernal pools, wetlands) will contribute to the park experience.

Mitigative measures such as fencing will be implemented along the back of the neighbouring properties to delineate the publicly owned lands.

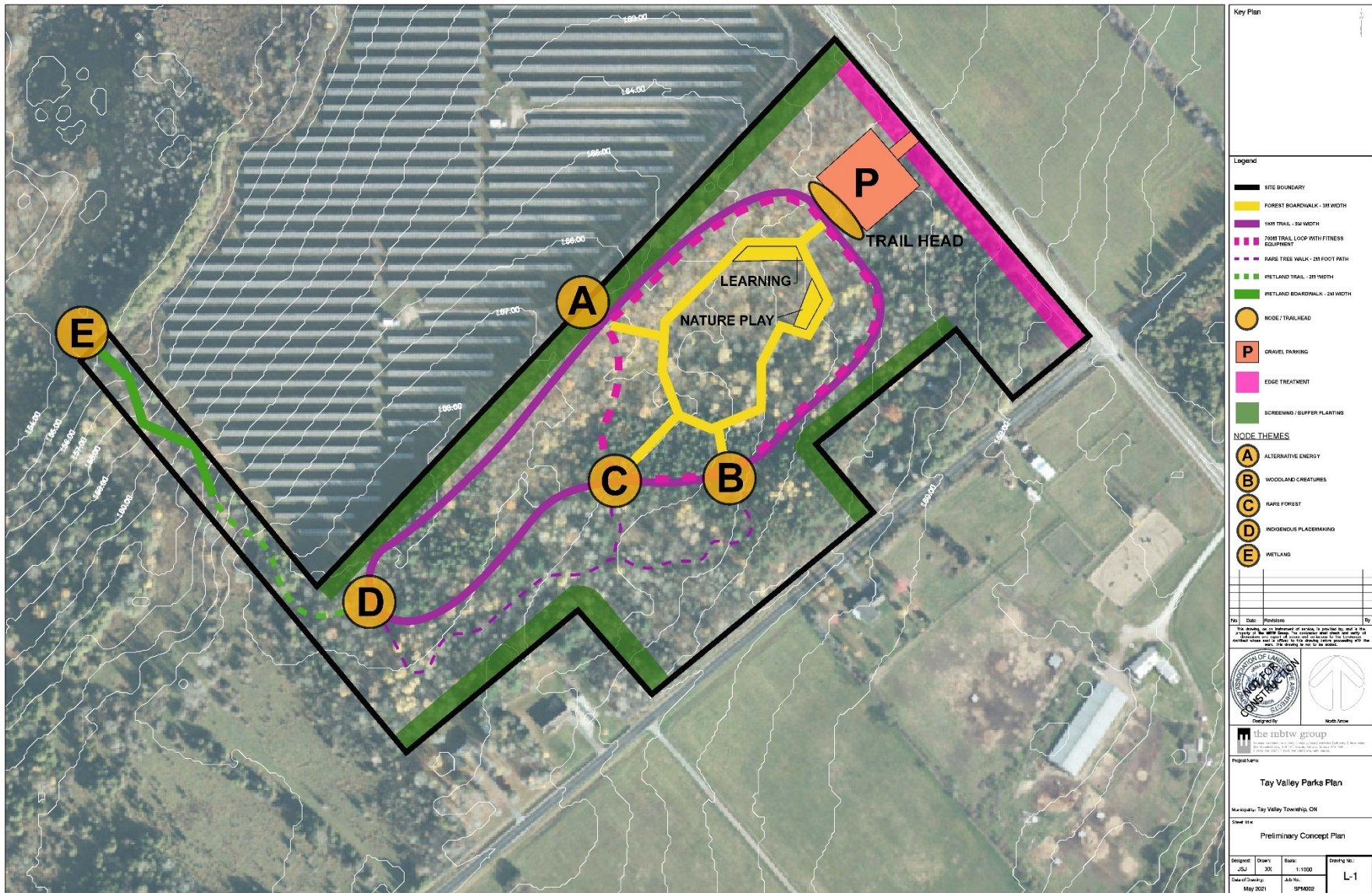
Phase 1 will provide a fully functioning park that does not require funds from the tax levy. Instead it uses funds specifically designated for trails and recreation.

ATTACHMENTS

1. Park Design Concept
2. Phase 1
3. Responses to Issues Raised by the Petition and Comments at the Public Meeting
4. Parkland within Tay Valley Township

Respectfully Submitted By:

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



Tay Valley Forest Park

Final Draft: 2021 08 23

Estimate of Construction Cost - Project Breakdown

PHASE 1

ITEM NO	ITEM DESCRIPTION	EST. QTY.	UNIT TYPE	UNIT PRICE	TOTAL COST	FUNDING SOURCE
1.0 Trails						
1.1	Primary Trail - 1000m (1.85m width) (Stabilized Granular)	1850	m2	\$ 35.00	\$ 64,750.00	ICIP Grant
1.2	Fitness Trail - 150m (1.85m width)	280	m2	\$ 35.00	\$ 9,800.00	ICIP Grant
2.0 Parking Area						
2.1	Driveway Entrance	75	m2	\$ 60.00	\$ 4,500.00	Development Charges
2.2	Culvert	1	ea	\$ 2,000.00	\$ 2,000.00	Development Charges
2.3	Gravel Parking Area (10 Parking Spaces)	325	m2	\$ 43.00	\$ 13,975.00	Development Charges
2.4	Site Identification Sign	1	ea	\$ 1,000.00	\$ 1,000.00	COVID Funds
2.5	Site Map/Orientation Sign	1	ea	\$ 7,500.00	\$ 7,500.00	COVID Funds
4.0 Vegetation & Planting						
4.1	Fencing (Back of Residential Properties)	300	m	\$ 125.00	\$ 37,500.00	COVID Funds, Development Charges
5.0 Furnishings						
5.1	Fitness Equipment	6	LS	\$ 5,000.00	\$ 30,000.00	ICIP Grant, COVID Funds
5.2	Benches	3	LS	\$ 1,200.00	\$ 3,600.00	COVID Funds, Donations
5.3	Picnic Tables	2	LS	\$ 1,200.00	\$ 2,400.00	COVID Funds, Accessibility Reserve
5.4	Waste/Recycling Receptacle	1	LS	\$ 3,500.00	\$ 3,500.00	COVID Funds
5.5	Bike Rack	1		\$ 1,700.00	\$ 1,700.00	ICIP Grant, COVID Funds
Subtotal					\$ 182,225.00	
Consulting Fees (15%)					\$ 11,182.50	Based on construction costs only 1.0
Construction Start Up Allowance (Incl. mobilization, control measures, tree					\$ 2,236.50	3% of construction
Demolition & Site Works Allowance (Incl. demo., tree removals, pruning/limbing,					\$ 2,982.00	4% of construction
Additional Studies & Permitting Allowance					\$ 2,500.00	Estimated
Subtotal Incl. Allowances					\$ 201,126.00	
Contingency (15%) Excl. Allowances					\$ 11,182.50	Based on construction costs only 1.0
SUBTOTAL =					\$ 212,308.50	

- Notes: 1 All costs are an estimate of probable cost and will be subject to further study, approvals and detailed design.
 2 Unit prices are as per 2021 costs.
 3 Donations have not been factored into the funding sources but are mentioned as a possibility.
 4 All funding for Phase 1 has already been retained.

Responses to Issues Raised by the Petition and Comments at the Public Meeting

Petition Comments

- 1) Catastrophic impact to the land would be irreparable

Little land will be cleared for the trails, if any. The parking area has been reduced in size by 75% (from 40 spaces to 10) and the turnaround for a bus has been removed.

- 2) There are currently 18 hiking trails and 10 Conservation Areas within Lanark County and surrounding locality.

This Forest Trail is explicitly designed to be accessible to persons with disabilities (in wheelchairs, using walkers, etc.). There is no other trail in the Township that is accessible with accessible picnic tables and benches. With Tay Valley's higher than average aging population, this type of service is a priority for Council's vision of an Age Friendly community.

In addition, the trail will have fitness equipment for outdoor exercise for users of all ages.

Within Tay Valley, trails in provincial parks cost money for day use access. The Conservation Authorities have had their mandate for parks and interpretation removed under Bill 229, Protect, Support and Recover from COVID-19 Act, 2020, Schedule 6 – Conservation Authorities Act.

- 3) Aboriginal lands should be respected.

The Township has consulted with the Algonquins of Ontario, the Metis Nation of Ontario and local aboriginal representatives from the Shabot Obaadjiwan, Ardoch Algonquin, and Tay River Algonquians and intends to create interpretive signage recognizing Indigenous use of the land for hunting, food and medicine. In addition, the following Indigenous nations were contacted: Algonquin Anishinabeg Nation, Kitigan Zibi Anishinabeg First Nation, Pikwakanagan First Nation and Tyendinga Mohawk Territory.

- 4) In a time of Climate Crisis forests should be preserved, not destroyed by the development of large parking lots and trails.

Little land will be cleared for the trails, if any. The parking area has been reduced in size by 75% (from 40 spaces to 10) and the turnaround for a bus has been removed. Retaining the land as a trail park will maintain carbon sequestering vegetation to mitigate climate change as opposed to allowing the land to be developed for townhouses, commercial or industrial uses.

- 5) Yearly maintenance costs will be an unnecessary burden on taxpayers.

Amenity funds negotiated by the Township from Northland Solar will be used to pay for maintenance costs for the foreseeable future.

- 6) The taxpayers of Tay Valley should not have to search for information regarding projects that directly affect them.

Information about the proposal has been available on the Township website at the link - <https://www.tayvalleytwp.ca/en/discover-tay-valley/proposed-community-park-forest-trail-development.aspx> which can be located directly on the main page of the website.

Comments from the Public at the Public Meeting August 31, 2021

- Q1 The property being proposed to be used for the forest trail was to be left as a buffer as part of the solar farm agreement.
- A1 The property was not designated as a buffer. The area to be buffered was around the residence located at 4527 Narrows Lock Road and along Narrows Lock Road. Under Bylaw 2013-17 Northland Power Solar North Burgess L.P. Agreement, the proposed trail park property was to be transferred to the Township or a conservation entity and Northland was to reasonably cooperate with the Township with respect to the future provision of a trail through the forest to the wetland.
- Q2 An adjacent neighbour knows this land very well as he has had the privilege of growing up on this land and learning about Threatened and Endangered species that may be on the land and can't be studied in September as it is too late in the season.
- A2 A biologist from the Rideau Valley Conservation Authority walked the whole site in July and pointed out areas of Threatened and Endangered Species habitat to be protected, such as vernal pools, dead trees, etc.
- The Phase I approach that is being proposed is a low impact approach as articulated by the designers. There should be minimal impact on the flora and fauna. Few, if any, healthy trees will be removed with the Phase I approach.
- Q3 Why does the Township not have to follow the rules that every other landowner does? A trail/park is not permitted in this space according to the Official Plan and Zoning By-Law.
- A3 Section 2.12.2 Parks and Recreational Facilities specifically permits parks in all land use designations. Section 2.12.4 states the Township views the development of bicycle lanes and trail systems as important recreational resources, providing opportunities for outdoor leisure and recreation, tourism and interpretation of the natural environment.

A very small portion of the lot is designated Provincially Significant Woodland - Rare Trees - and interpretive signage and a small footpath are intended for this location.

The remainder of the lot is designated Provincially Significant Woodland – Other, Abandoned Mine Hazard Buffer, Mineral Resource. The latter two designations do not impose use restrictions on this site.

The Official Plan states that development is permitted in Significant Woodlands if it is demonstrated through an Environmental Screening Checklist or Environmental Impact Study that there will be no negative environmental impact on the natural features or functions for which the forested area is considered significant. No deep interior forest or old growth exist on the property and no rare tree species will be impacted. The designation is for Woodlands – Other and very little of the forest will be disturbed.

Q4 The proposed project does not conform with the Provincial Policy Statement (PPS) regarding Significant Woodlands.

A4 PPS Section 2.1.5 states, “Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); d) significant wildlife habitat; e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 2.1.4(b) **unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.**

The site visits completed during the parks plan design confirms there will be no negative impacts for this project as very few, if any trees will be removed; especially in phase one since the size of the parking area has been reduced to 255 of what was originally proposed (40 spaces down to 10 parking spaces).

Q5 Concern was expressed over Climate Change impacts.

A5 By designating the area as a forest park the Township is protecting the natural area, otherwise it could be sold and used for townhouse, commercial or industrial development, etc.

Q6 Why was only one Indigenous group contacted?

A6 This statement was inaccurate. The local Indigenous nations as well as the Indigenous nations required to be contacted under the provincial/federal grant were all contacted. The one local group were included in the report as they provided almost immediate feedback while the others have either not responded or have responded that they have no capacity at this time to participate. (See Petition comments (3) above).

- Q7 Missing studies from website.
- A7 All studies have been posted to the website. Additional ground-truthing was completed by the County Forester and by the RVCA biologist and the Archeological studies were reviewed by an Archaeologist and were determined to meet provincial requirements, with updates provided to the consultant and the results contained in the report.
- Q8 The Zoning By-law does not permit a park.
- A8 The property is zoned Rural. Public uses are allowed in any zone within the Township.
- Q9 The access into the proposed park may not be safe when approaching from the south.
- A9 The County reviewed the site lines for the proposed entrance for both the north and south approaching traffic and it does meet site line standards for traffic operating at more the 100 km/hr.
- Q10 Hundreds of trees will be destroyed.
- A10 This statement is not accurate. Few if any trees will need to be removed for the trail and the parking area has been substantially reduced from 40 to 10 parking spaces and the bus turnaround area has also been removed.
- Q11 Development charges should be used for firetrucks and roads.
- A11 The Township's development cost charges by-law must conform to the provincial More Homes, More Choice Act, 2019 (Bill 108) which states that development cost charges are apportioned between services such as ambulance, fire, libraries, parks, roads, transit, etc. So 100% of development cost charges cannot go to roads. Also the development cost charges that are accrued in the 5 year period that the by-law is in effect before it must be updated, must be spent by the end of the 5 year period.

Parkland within Tay Valley Township				
Owned by Tay Valley Township				
		Acres	Hectares	Sub Totals
Municipal Parklands	Glen Tay Swimming Area	0.11	0.05	
	Noonan Side Road Swimming Area	1.13	0.46	
	John Miller Park	5.00	2.02	
	Maberly Fall River Park	0.50	0.20	2.73
Playgrounds	O'Neill Park (Stanleyville)	0.25	0.10	
	Maberly Playground	2.40	0.97	1.07
Ball Parks	Burgess and Stanleyville Ball Field	2.25	0.91	
	Fallbrook Ball Field	1.92	0.78	1.69
Boat Launches	Otty Lake - Miller Bay Road	0.60	0.24	
	Christie Lake - Hannah Road	0.25	0.10	
	Little Silver Lake	0.25	0.10	0.45
				5.93
Owned by Other Organizations				
		Acres	Hectares	Sub Totals
Trails	Tay Havelock Trail (8.3 km portion in TVT)	192.07	77.73	
	Tay River Pathway (Lanark County)	2.00	0.81	78.54
Provincial Parks	Silver Lake Provincial Park	106.81	43.22	
	Murphys Point Provincial Park	3,261.79	1,320.00	1,363.22
Ball Parks	Glen Tay Ball Field (UCDSB)	2.30	0.93	
	Maberly Ball Field (Maberly Agricultural Soc.)	1.84	0.74	1.68
Boat Launches	Long Lake (RVCA)	0.25	0.10	0.10
				1,443.54
			Total	1,449.47
		Acres	Hectares	
	Tay Valley Township	135,660.85	54,900.00	54,900.00
	Percentage Owned by Tay Valley Township			0.01%
	Percentage Owned by Other Organizations			2.63%

01/01/2021-08/31/2021 Summary Report with Previous 3 year Average

2021	Number of Permits	3 yr. avg. (2018-2020)	S.F.D.'s	3 yr. avg. (2018-2020)	Commercial	3 yr. avg. (2018-2020)	Permit Fees	3 year average (2018-2020)	Building Value	3 year average (2018-2020)	Dev.Charge
January	5	3	0	1	0	0	\$1,515.12	\$2,187.16	\$178,000.00	\$380,000.00	
February	9	3	0	1	1	0	\$13,187.95	\$2,081.67	\$4,040,600.00	\$370,833.33	
March	17	7	10	1	0	0	\$20,501.39	\$3,757.66	\$3,114,000.00	\$691,553.33	\$51,850
April	19	5	7	1	0	1	\$20,906.17	\$3,022.38	\$4,075,076.00	\$550,333.33	\$31,110
May	23	17	8	2	0	0	\$17,586.80	\$12,252.27	\$3,700,975.00	\$2,105,340.00	\$36,295
June	13	16	7	2	2	0	\$14,674.15	\$6,318.32	\$2,813,637.00	\$1,027,496.33	\$31,110
July	21	19	7	3	0	1	\$11,463.40	\$9,669.67	\$2,072,678.00	\$1,839,591.67	\$36,295
August	18	12	2	2	0	1	\$13,603.70	\$6,609.43	\$2,957,350.00	\$1,267,906.33	\$10,370
Total	125	82	41	13	3	3	\$113,438.68	\$45,898.56	\$22,952,316.00	\$8,233,054.33	\$197,030

2021 Dev Charges of \$5185 on permits are comprised of \$3927 Township Dev Charge and \$1258 County Dev Charge.

Note: The value in the S.F.D. column is the monthly total for Approved, Residential, New Construction permits and the value entered in the # Dwelling Units Proposed box on the Building Tab

CORRESPONDENCE



1. **MMAH:** Memorandum – Main Street Recovery Act – *attached, page 3.*
2. **Township of Huron-Kinloss:** Resolution – First Nations Compensation – *attached, page 5.*
3. **Township of Huron-Kinloss:** Resolution – Anti-Hate Crimes, Bill C-313 – *attached, page 9.*
4. **Township of Huron-Kinloss:** Resolution – Prostate Blood Testing included in Health Care – *attached, page 12.*
5. **Township of Springwater:** Resolution – Prostate Blood Testing included in Health Care – *attached, page 18.*
- 6.
7. **Noah Frazer:** Letter – Tay Valley History Scholarship 2021 (Thank you) – *attached, page 19.*
8. **Municipality of Chatham Kent:** Resolution – Affordable Internet – *attached, page 20.*
9. **AMCTO:** Update – Conference Recap and Update on 2021 Delegations – *attached, page 24.*
10. **Perth County:** Resolution – Relationship with MPAC – *attached, page 27.*
11. **Gravel Watch Ontario:** Update – Land Use Compatibility Guideline – *attached, page 29.*
12. **Municipality of Leamington:** Resolution – Joint and Several Liability Reform – *attached, page 52.*
13. **Mapleton Township:** Resolution – Provincial Hospital Funding of Major Capital Equipment – *attached, page 54.*
14. **Municipality of East Ferris:** Resolution – Provincial Hospital Funding of Major Capital Equipment – *attached, page 56.*
15. **Township of Muskoka Lakes:** Resolution – Provincial Hospital Funding of Major Capital Equipment – *attached, page 57.*
16. **Township of Plummer:** Resolution – Provincial Hospital Funding of Major Capital Equipment – *attached, page 61.*
17. **Town of Petrolia:** Resolution – 988 Suicide and Crisis Hotline – *attached, page 62.*

18. **Township of Springwater:** Resolution – 988 Suicide and Crisis Hotline
– *attached, page 65.*
19. **Town of Perth:** Resolution – 988 Suicide and Crisis Hotline
– *attached, page 66.*
20. **Town of Petrolia:** Resolution – Capital Gains Tax – *attached, page 67.*
21. **Township of Springwater:** Resolution – Capital Gains Tax – *attached, page 68.*
22. **Village of Oil Springs:** Resolution – Capital Gains Tax – *attached, page 69.*
23. **Town of Plympton Wyoming:** Resolution – Rising Costs of Building Materials
– *attached, page 72.*
24. **Lanark County:** Media Release – Highlights of the August 25, 2021 Council Meeting
– *attached page 75.*



August 26, 2021

Dear Sir/Madam:

Re: Notice of Study Commencement – W.P. 4270-13-01 Detail Design and Environmental Assessment for the Replacement of Blueberry Creek Culvert (Site No. 15X-0131/C0), Highway 7 in the Township of Tay Valley, Lanark County

The Ministry of Transportation of Ontario (MTO) Eastern Region has retained the services of McIntosh Perry Consulting Engineers Ltd. and LEA Consulting Ltd. Joint Venture (MP-LEA Joint Venture) to carry out the Detail Design and Environmental Assessment for the replacement of the Blueberry Creek Culvert (Site No. 15X-0131/C0), located 0.7 km west of County Road 511 on Highway 7, in the Township of Tay Valley, Lanark County. A key map showing the location of the study area is attached.

The Detail Design is following the approved planning process under the *Class Environmental Assessment for Provincial Transportation Facilities (2000)* for a Group “C” project. This will include an assessment of potential impacts of the project works on the study area environment and address any concerns raised during the consultation process. Upon completion, an Environmental Screening Document (ESD) will be prepared detailing the existing biophysical and socio-economic environment, summary of design features, potential impacts of the undertakings, and required mitigation measures.

Any comments or questions can be directed to one of the following MTO or MP-LEA Joint Venture project team members:

Mr. Bob Boutilier
Project Manager
McIntosh Perry Consulting Engineers Ltd.
1-1329 Gardiners Road
Kingston, ON K7P 0L8
Tel: 613-453-0462 or
Toll Free: 1-888-348-8991
Email: b.boutilier@mcintoshperry.com

Mr. Chris Belanger
Project Manager
Ministry of Transportation – Project
Delivery East
1355 John Counter Boulevard
Kingston, ON K7L 5A3
Tel: 613-583-4573 or
Toll Free: 1-800-267-0295
Email: chris.belanger@ontario.ca

We would appreciate receiving any comments or questions you may have regarding the project by **September 24, 2021**.

All information/comments will be maintained on file for use during the study and may be included in project documentation. Information collected will be used in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments become part of the public record.

If you have accessibility requirements in order to participate in this project, please contact one of the project team members listed above.

Thank you for your anticipated participation.

Sincerely,

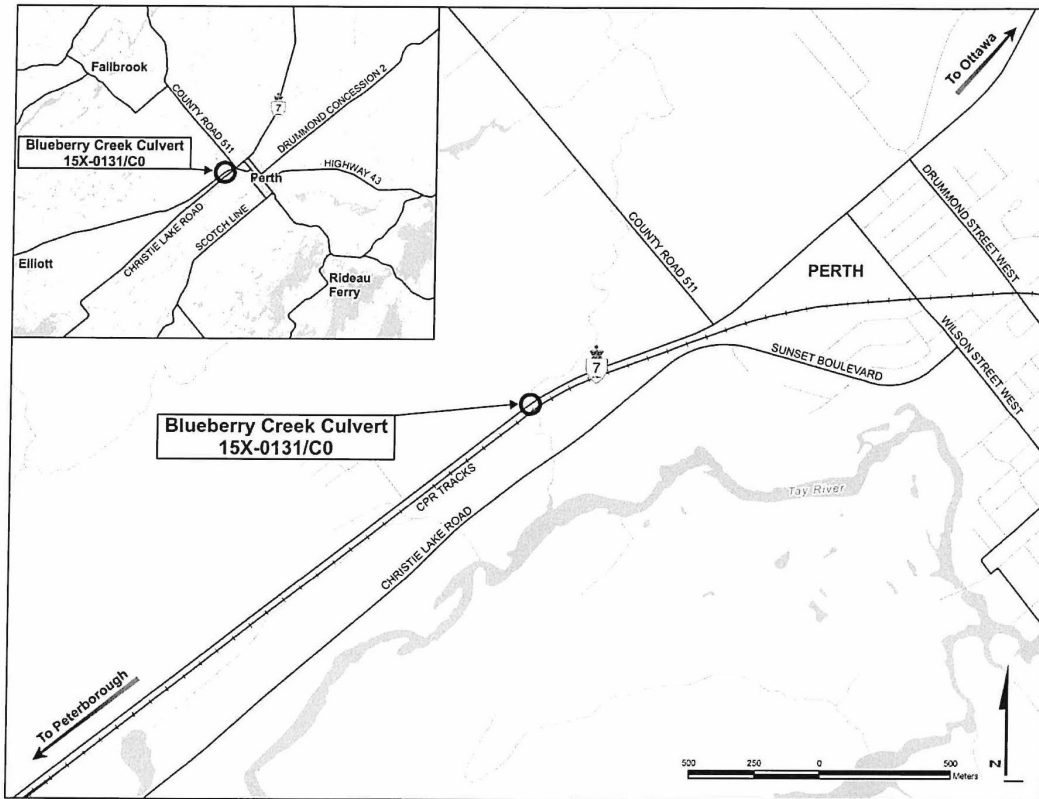
McIntosh Perry Consulting Engineers,



Bob Boutilier
Project Manager

Encl. Study Area Key Map

cc. Chris Belanger, MTO Project Manager
Amanda Dickson, MTO Environmental Planner
Jeff King, McIntosh Perry Environmental Planner



Study Area Key Map

UPDATES

GREEN ENERGY AND CLIMATE CHANGE WORKING GROUP MINUTES

Friday, June 11th, 2021

10:00 a.m.

Conference Call

ATTENDANCE:

Members Present: Councillor Rob Rainer
Bob Argue
David Poch
Jennifer Dickson
Douglas Barr

Members Absent: Chair, Deputy Reeve Barrie Crampton
Peter Nelson

Staff Present: Noelle Reeve, Planner
Allison Playfair, Planning Administrative Assistant,
Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 10:05 a.m.
Councillor Rob Rainer will be the Chair for this meeting. The Chair conducted Roll Call.
A quorum was present.

The Chair overviewed the Teleconference Participation Etiquette that was outlined in the Agenda.

2. AMENDMENTS/APPROVAL OF AGENDA

The agenda was approved as presented.

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

None at this time.

4. APPROVAL OF MINUTES

i) Minutes – March 12th, 2021

The minutes of the Green Energy and Climate Change Working Group Meeting held on March 12th, 2021 were approved as presented.

5. DELEGATIONS & PRESENTATIONS

None.

6. BUSINESS

i) Climate Change Action Plan

- Implementation of the Next Priority Item

Noelle Reeve, the Planner commented on the essential items in the Climate Action Plan and their status to date. It was also mentioned that the Clerk would like to set up a meeting with Bob Argue, the Treasurer and the Public Works Manager to discuss the Climate Lens and how to incorporate this in Township reports, tender documents and the Tay Valley Budget.

Another priority item is to reduce methane from the Township's landfill. It was noted that a waste management plan with a waste audit is a Council priority and is hoped to be completed in the next few months.

A grant is coming from the Federal Government for the Building Condition Assessment so the results and opportunities for GHG reduction and energy savings should be available to be discussed before the Budget discussions this Fall.

ii) Communications

- Lanark County Climate Change Committee Update – Chair – *attached page 6*

In the absence of the Deputy Reeve Barrie Crampton, Noelle Reeve, the Planner, updated the Working Group on the Lanark County Climate Change Committee and noted the Striking Committee had not yet met to formalize appointments to the Committee.

However, Climate Network Lanark, who is a key member of the Committee (as well as undertaking community liaison for the County Climate Action Plan), has been meeting with lower tier Councils and co-ordinating its seven working groups to move the Climate Action Plan agenda forward in Lanark County <https://www.lanarkstewardshipcouncil.ca/climate-network-lanark/> They are

working with Nature Canada on Nature Based Climate Solutions as well as with Ecology Ottawa on Engagement Training. Any committee member or Tay Valley resident is welcome to join their working groups or take part in the webinars or training.

- IESO Natural Gas Consultations – Planner

The Planner, Noelle Reeve, commented that the Independent Electricity System Operator (IESO) is looking for comments on the possibility of phasing out Natural Gas. She noted an article in Municipal World encouraging natural gas busses in the future seemed to be going in the wrong direction, but the City of Ottawa announced they were going to switch to electric busses in the future. The Working Group suggested looking into sending a letter to Municipal World.

- Lanark County Climate Change Liaison – Bob Argue - *attached page 11*

Jennifer Dickson thanked Bob Argue for taking on this appointment with the County Climate Action Committee.

Bob said the Committee had yet to reach out to him. A discussion was held about the role that Bob Argue has with the Committee and how the information would be relayed between the County, Tay Valley Township Council, the Working Group members and staff.

Noelle Reeve reviewed parts of the Terms of Reference for the Climate Action Committee and the roles of the Committee members.

Councillor Rob Rainer commented that the Committee should be able to explain how this would work.

7. NEW/OTHER BUSINESS

A discussion was held about updating the new website with current environmental topics and information the community should be aware of related to climate change, e.g., nature-based climate solutions, the drought in Eastern Ontario, food security impacts of the drought in California, as well as information on Gypsy Moths, etc..

8. NEXT MEETING DATE AND PROPOSED AGENDA ITEMS

Next Meeting: August 20th, 2021

Proposed Agenda Items:

- Climate Action Plan Update
- Update on the Lanark County Climate Action Plan
- 2022 Budget Items to implement the Climate Action Plan

9. DEFERRED ITEMS

**The following items will be discussed at the next and/or future meeting:*

None at this time.

10. ADJOURNMENT

The Working Group adjourned at 10:59 a.m.

GREEN ENERGY AND CLIMATE CHANGE WORKING GROUP MINUTES

Friday, August 20th, 2021

10:00 a.m.

Conference Call

ATTENDANCE:

Members Present: Chair, Deputy Reeve Barrie Crampton
Bob Argue
Jennifer Dickson
Douglas Barr

Members Absent: Councillor Rob Rainer
David Poch
Peter Nelson

Staff Present: Noelle Reeve, Planner
Allison Playfair, Planning Administrative Assistant,
Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 10:06 a.m.

A quorum was present.

The Chair overviewed the Teleconference Participation Etiquette that was outlined in the Agenda.

2. AMENDMENTS/APPROVAL OF AGENDA

The agenda was approved as presented.

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

None at this time.

4. APPROVAL OF MINUTES

Minutes – June 11th, 2021

The minutes of the Green Energy and Climate Change Working Group Meeting held on June 11th, 2021, were approved as presented.

5. DELEGATIONS & PRESENTATIONS

None.

6. BUSINESS

i) Climate Change Action Plan – Update

Update on managers' training on Climate Lens – Budget 2022, Reports

The Planner advised the Working Group that the Public Works Manager, Acting CAO/Clerk, the Treasurer, and Administrative Assistant, met with Bob Argue in person with social distancing in place, to train staff on how to use the climate lens and when to consider climate change on reports to Council and in the budget process. The managers commented that they now felt confident in using the Climate Lens tool and the Acting CAO/Clerk will update Council that starting in September the reports will have a heading that will indicate the climate impact, if any. It was noted that some reports will have no impact.

The Planner also mentioned OMAFRA sent an email update and will be uploading to the cloud a Green House Gas Tool. The Planner will explore the tool and how it works. The magazine, Municipal World's, top article recently was on how municipalities can address Climate Change with reference to the International Panel on Climate Change's recent report identifying a code red situation for the world due to the impacts of Climate Change.

In response to a question, the Planner noted that budget discussions will not take place until Fall but the climate lens will be used.

Update on Climate Change implications of the Official Plan

The Planner informed the Working Group that the first Public Meeting for the Official Plan (OP) was on August 17, 2021. As part of the requirements of the Provincial Policy Statement 2020, the Official Plan needs to address Climate Change and growth management. The Planner has been working with Nelson Rogers and Bob Leitch to gather information on these areas to include in the OP. The Township has also retained JP2G, Forbes Symons, to work on the Township's Official Plan. Mr. Symons will be speaking with Council on September 21, 2021 about options and direction.

Adaptation Actions

The Planner noted that the Climate Action Plan was for mitigation and there is new funding available for adaptation for Climate Change. The Planner asked if the Working Group had a priority for adaptation and noted some suggestions: retaining natural areas, planting trees, keep housing out of floodplains. The Planner also noted that Rideau Valley Conservation Authority and Mississippi Valley Conservation Authority have not mapped all of Tay Valley's flood plains yet.

The Working Group had a discussion on different ideas. The Planner suggested to the Group that they email her some suggestions on what items the Working Group would like to include for Adaptation Actions funding.

Bob Argue mentioned that heat waves will continue to get worse in the future and businesses and homes will be adding air conditioning to stay cool. He noted this would be a good opportunity to promote alternative uses to natural gas such as heat pumps for heating and cooling in offices and homes.

Deputy Reeve Barrie Crampton advised the Working Group of a local adaptation at Lanark Lodge with funding for the older part of the Lodge to put in the heat pumps in the individual rooms.

ii) **Communications**

Lanark County Climate Change Committee Update – Chair

Working Group member Bob Argue (who is also on the Lanark County Climate Change Committee) updated the Working Group. He advised that the County Committee was set up by the County, including Smiths Falls, to create a climate action plan. The inaugural meeting was held on June 21, 2021 and the members were introduced and generic targets were discussed. A push for stronger targets was made. The next meeting will be held on Monday, August 23, 2021. Mr. Argue will update the Working Group at the next meeting on the agenda topics.

Tay Valley Guide Article

The Planner explained that the Township distributes a Tay Valley Guide to all residents every couple of years and a page has been set aside for Climate Change. The Working Group discussed items that could be included in the article. The Planner will speak with Councilor Rob Rainer to see if he would contribute to the article for the guide. Bob Argue offered to write about the pros and cons of home heating/cooling fuel sources. Other suggestions were to write about electric vehicles, composting, carpooling, etc. The Working Group wondered if they could have more than one page in the guide and also suggested reaching out to Tesla to see if they would be interested in advertising to promote electric vehicles.

Website Update

The Planner noted a copy of the Climate Change article that will be published in the Tay Valley Guide will also be included as a link on the website.

The Working Group noted that the Website is more user friendly.

E-news fortnightly Energy/Climate Change Tips

Garry Welsh, Administrative Assistant, will write up biweekly actions on Climate Change actions for residents to take, starting in September.

7. NEW/OTHER BUSINESS

i) Teleconference versus Video Conference Meetings

The Planner explained the new visual GoToMeeting approach that Council has started to use and asked the Working Group which format would be preferred. The Working Group will try the new format and have a training session scheduled to be sure all members can participate.

8. NEXT MEETING DATE AND PROPOSED AGENDA ITEMS

Next Meeting: September 24, 2021

9. DEFERRED ITEMS

**The following items will be discussed at the next and/or future meeting:*

None at this time.

10. ADJOURNMENT

The Working Group adjourned at 11:03 a.m.

DRUMMOND NORTH ELMSLEY TAY VALLEY FIRE BOARD MINUTES

Thursday, June 17, 2021

6:00 p.m.

BBD&E Station – 14 Sherbrooke Street East, Perth, Ontario
Training Room

ATTENDANCE:

Members Present:

Chair, Councillor John Matheson
Vice-Chair, Councillor Mick Wicklum
Councillor Fred Dobbie
Councillor Ray Scissons

Staff Present:

Greg Saunders, Fire Chief
Megan Moore, Recording Secretary

Members & Staff Absent:

Councillor RoxAnne Darling
Councillor George Sachs
Paul Cameron, Station Chief, BBD&E
Jeff Kirkham, Station Chief, South Sherbrooke

1. CALL TO ORDER.

The meeting was called to order at 6:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA.

The agenda was approved as presented.

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

None at this time.

4. APPROVAL OF MINUTES.

- i) **Minutes – May 13, 2021.**

RESOLUTION # FB2021-17

MOVED BY: Ray Scissons
SECONDED BY: Fred Dobbie

“**THAT**, the minutes of the Drummond/North Elmsley Tay Valley Fire Board meeting held on May 13, 2021 be approved as circulated.”

ADOPTED

5. DELEGATIONS & PRESENTATIONS.

None.

6. BUSINESS.

- i) **Financial Status.**

The Board reviewed the Financial Status as at June 16, 2021 – *attached page 5.*

RESOLUTION # FB2021-18

MOVED BY: Fred Dobbie
SECONDED BY: Mick Wicklum

“**THAT**, the financial status as at June 16, 2021 be approved.”

ADOPTED

- ii) **Billing Status.**

The Fire Chief reviewed the current billing status with the Fire Board.

- iii) **Firefighter Hours & Pay.**

The Fire Chief reviewed the total number of hours and provided a pay update for the 2021 call year for both fire stations.

- iv) **Emergency Response Calls Update**

The Fire Chief reviewed the total number of calls from November 1, 2020 to June 16, 2021 – *attached, page 7.*

- v) **Master Fire Plan.**

RESOLUTION # FB2021-19

MOVED BY: Mick Wicklum
SECONDED BY: Ray Scissons

“**THAT**, the Fire Board approves the sub-committee’s recommendation pursuant to Section 2.6 in the Establishing and Regulating by-law, to move forward with creating a Deputy Fire Chief position including a job description, confirmed salary range, and selection process. The final details of the position will be brought back to the Fire Board for more discussion and approval.”

ADOPTED

7. OLD BUSINESS.

- i) **Fire Chief Update** – *deferred to the next meeting.*

8. NEW/OTHER BUSINESS.

None.

9. IN-CAMERA.

None.

10. NEXT MEETING DATE AND PROPOSED AGENDA ITEMS.

Next Meeting: TBD.

11. DEFERRED ITEMS.

**The following items will be discussed at the next and/or future meeting:*

- *None.*

12. ADJOURNMENT.

The Board adjourned at 7:30 p.m.

DRUMMOND NORTH ELMSLEY TAY VALLEY FIRE BOARD MINUTES

Monday, August 9, 2021

6:00 p.m.

**BBD&E Station – 14 Sherbrooke Street East, Perth, Ontario
Training Room**

ATTENDANCE:

Members Present: Chair, Councillor John Matheson
Councillor RoxAnne Darling
Councillor Fred Dobbie
Councillor Ray Scissons

Staff Present: Greg Saunders, Fire Chief
Megan Moore, Recording Secretary

Members & Staff Absent: Vice-Chair, Councillor Mick Wicklum
Paul Cameron, Station Chief, BBD&E
Jeff Kirkham, Station Chief, South Sherbrooke

1. CALL TO ORDER.

The meeting was called to order at 6:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA.

The agenda was approved as presented.

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

None at this time.

4. APPROVAL OF MINUTES.

- i) **Minutes – June 17, 2021.**

RESOLUTION # FB2021-20

MOVED BY: Fred Dobbie
SECONDED BY: Ray Scissons

“**THAT**, the minutes of the Drummond/North Elmsley Tay Valley Fire Board meeting held on June 17, 2021 be approved as circulated.”

ADOPTED

5. DELEGATIONS & PRESENTATIONS.

None.

6. BUSINESS.

- i) **New Deputy Fire Chief Position.**

The Board reviewed the draft job description and draft pay – *attached, page 5*. grid for the new Deputy Fire Chief position. The Board confirmed that the salary range would be \$79,388.40 to \$88,198.94.

Next steps include working on a job advertisement/posting. The document will be sent to the Fire Board for review. The posting will be advertised on the O AFC website, Social Media, etc.

The interview committee will consist of 4-5 individuals and will have one Fire Board representative from each Township.

The Fire Chief recommended that the Fire Board postpone purchasing a truck for the Deputy Fire Chief since the options are very limited and there aren't currently any municipal rebates being offered.

A report recommending that both Township Councils approve the new Deputy Fire Chief Position will be presented at both Township Councils tomorrow night.

RESOLUTION # FB2021-21

MOVED BY: Fred Dobbie
SECONDED BY: RoxAnne Darling

“**THAT**, the job description for the new Deputy Fire Chief Position be approved;

AND THAT, the salary range for the position be \$79,388.40 to \$88,198.94;

AND THAT, the information presented tonight be brought forward to both Township councils for final approval.”

ADOPTED

ii) **Fire Chief Update.**

- The fire department has ordered 21 sets of bunker gear (14 sets are spare bunker gear, other sets are sized to a specific firefighter for regular use). The cost of the 21 sets of gear was \$45,600.
- Covid-19 procedures have remained the same. BBD&E Station is having an association meeting for this first time since December 2020. Training will resume in the September continuing in smaller groups.
- Calls are down for BBD&E Station: 96 to date, last year: 122. Calls are up for SS Station: 29 to date, last year: 22.

7. NEW/OTHER BUSINESS.

None.

8. IN-CAMERA.

None.

9. NEXT MEETING DATE AND PROPOSED AGENDA ITEMS.

Next Meeting: TBD.

10. DEFERRED ITEMS.

**The following items will be discussed at the next and/or future meeting:*

- *None.*

11. ADJOURNMENT.

The Board adjourned at 7:30 p.m.

Regular Meeting– May 17th, 2021

A regular meeting of the Perth and District Union Public Library Board was held on Monday, May 17th at 5:30pm via video conference.

In attendance were:

E Heesen, **CEO**

C Rigby, Tay Valley, **Chair**

L Marsh, **Secretary-Treasurer**

R Rainer, Councillor, Tay Valley

J Matheson, Councillor, Drummond/North Elmsley

J Fenik, Mayor, Town of Perth

S Murray, Drummond/North Elmsley

T Parkinson, Drummond/North Elmsley

D Palmer, Tay Valley

D Hamilton-Foley, Town of Perth

S Giff, Town of Perth

Observer – W Shatner, Friends of the Library

C Rigby called the meeting to order at 5:31 p.m.

Land/Territory Acknowledgement

Declaration of interest – none

Additions and approval of agenda

21-33 The agenda was approved as amended with a motion from T Parkinson and seconded by D Palmer.

Carried.

Welcome and introductions for S Giff, new board member representing the Town of Perth.

Delegations - none

Consent Agenda

- a. Approval of Minutes of April 19, 2021.
- b. Correspondence and communications
 - i. News
 - ii. Advocacy letter re: CELA cuts
- c. Committee Reports
- d. Statement of Operations

21-34 The Consent agenda was accepted with a motion by S Murray and seconded by D Hamilton-Foley.

Carried.

CEO's Report – E Heesen presented and discussed the May CEO's Report. R Rainer introduced the idea of changing the format of the CEO's report.
Action Item: CEO will present report in point form and bullets next month

21-35 The CEO report was accepted with a motion by J Fenik and seconded by D Palmer.
Carried.

Advocacy Round Table

In a follow up to last month's advocacy workshop, E Heesen presented the revised new Appendix A – Communicating the library's value, and Appendix B – Advocacy Board workplan.

21-36 Motion to adopt these Appendices as additions to the Advocacy Plan. Motion by J Fenik and seconded by S Murray.

Carried.

Policy Review

a. Motion: 1.A-1 Procedural Bylaw

21-37 Motion to approve amendments to Procedural Bylaw 1.A1. Motion by S Murray and seconded by T Parkinson.

Carried.

Unfinished and New Business

a. Expenditure report - the CEO reported on some unforeseen expenditures in accordance with the procurement policy.

21-38 Motion to accept the expenditure report as information. Moved by D Hamilton-Foley and seconded by D Palmer.

Carried.

b. Strategic planning/agility plan proposals - The library board reviewed proposals to assist with the development of the library's next strategic plan.

21-39 Motion that the library board approve Jeff Kohl's quote to assist with the development of the library's new strategic/agility plan at the proposed cost of \$5,250 (excluding HST), with the total being funded from the contingency reserve. Moved by J Fenik and seconded by S Giff.

Carried.

c. Appointment of new board member to committee.

21-40 Motion to appoint S Giff to the policy committee. Moved by T Parkinson and seconded by D Hamilton-Foley.

Carried.

Upcoming Meeting dates

- a. Policy committee Monday, June 07 at 5:30
- b. Board Meeting Monday, June 21 at 5:30
- c. Property committee Monday, September 13 at 4:30

21-41 Motion to adjourn moved by D Hamilton-Foley at 6:24pm.

Chairperson

Secretary-Treasurer



Board of Directors

MINUTES

Via Zoom

May 19, 2021

MEMBERS PRESENT

J. Mason, Chair
J. Atkinson, Vice-Chair
F. Campbell
R. Darling
E. El-Chantiry
G. Gower
B. Holmes
J. Karau
P. Kehoe
B. King
P. Sweetnam
A. Tennant
K. Thompson

MEMBERS ABSENT

J. Inglis
C. Kelsey
Representation from Greater Madawaska

STAFF PRESENT

S. McIntyre, General Manager
A. Millar, Treasurer
A. Broadbent, IT Supervisor
M. Craig, Manager of Planning and Regulations
J. Cunderlik, Director, Water Resource Engineering
R. Fergusson, Operations Supervisor
S. Gutoskie, Community Relations Coordinator
J. North, Water Resource Technologist
A. Symon, Watershed Planner
E. Levi, Recording Secretary

J. Mason called the meeting to order at 1:00pm.

B05/19/21-1

MOVED BY: F. Campbell

SECONDED BY: P. Kehoe

Resolved, That the Agenda for the May 19, 2021 Board of Directors meeting be adopted as amended.

“CARRIED”

BUSINESS

1. Approval of Minutes – Board of Directors

B05/19/21-2

MOVED BY: E. El-Chantiry

SECONDED BY: J. Atkinson

Resolved, That the Minutes of the Mississippi Valley Board of Directors Meeting held on April 21, 2021 be received and approved as printed.

“CARRIED”

2. Watershed Conditions

J. North advised that we were able to fill the upper reservoirs, however, Crotch Lake is below target levels for this time of year and that significant rainfall will be vital to maintaining target summer flows. She noted that it may become necessary to issue a Level 1 Low Water Condition if current weather conditions persist.

3. Regulations Consultation Document

S. McIntyre outlined proposed new regulations under the *Conservation Authorities Act*. She highlighted Phase 1 consultations included mandatory and non-mandatory programs and services, municipal MOUs/Agreements, creation of a Community Advisory Committee, the transition period and the proposed consolidation of CA land regulations.

S. McIntyre advised that the next step will be to collaborate with other conservation authorities as well as Conservation Ontario to draft and submit comments to the Province. She confirmed that as the regulation is currently posted for comment, there will likely not be further opportunities to do so.

E. El-Chantiry asked whether the Board of Directors would be committed to implementing recommendations from a Community Advisory Committee, if formed. Sally advised it would be similar to our current advisory boards in that recommendations may be received but ultimate decisions reside with the Board.

4. Corporate Strategic Plan

S. McIntyre reviewed Staff Report 3133/21 regarding the 2021-2025 Corporate Strategic Plan drafted to address the changing mandate, governance, and funding of conservation authorities per Bill 108 and Bill 229, and other key pressures facing MVCA. She outlined the three main objectives of the plan: asset management, community building and people and performance.

B05/19/21-1

MOVED BY: F. Campbell

SECONDED BY: P. Kehoe

Resolved, That the Agenda for the May 19, 2021 Board of Directors meeting be adopted as amended.

“CARRIED”

BUSINESS

1. Approval of Minutes – Board of Directors

B05/19/21-2

MOVED BY: E. El-Chantiry

SECONDED BY: J. Atkinson

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E. El-Chantiry stressed the importance of asset reviews and keeping the Board aware and informed about asset management and needs that may be coming forward in the future so proper financial planning may occur. S. McIntyre noted that asset management was done in a phased approach to address priorities within the affordability limits of the organization. While conducting condition assessments and plans upfront across all assets would provide for shovel-ready, it would require a significant increase in the annual municipal level to effect.

J. Mason advised that the General Manager will be reporting regularly to the Board as to how the authority is progressing in terms of the strategic plan’s goals.

B05/19/21-4

MOVED BY: E. El-Chantiry

SECONDED BY: R. Darling

Resolved, That the Board approve the 2021-2025 Corporate Strategic Plan, as presented.

“CARRIED”

5. a. PPAC Report- Watershed Plan

A. Symon discussed Report 3131/21, previously presented at the Policy & Priorities Advisory Committee. The report outlines background of how the Draft Watershed Plan was created and highlighted the steps in its development.

A. Symon commented that the draft plan was completed prior to the new regulations being released by the province, which provides some interesting consistency in recommendations as well as potential changes in monitoring and other areas that may need to be revisited. The final plan will be presented to the Board in July after public consultations.

A. Symon noted that due to the pandemic, the Indigenous Engagement Plan (IEP) was not implemented and that it will proceed as things open up. To that end, it is expected that staff will return with an additional Discussion Paper and proposed changes to the Plan based upon matters raised by First Nations.

S. McIntyre advised that she will be visiting municipalities to review the draft plan over the coming weeks.

B05/19/21-5

MOVED BY: J. Atkinson

SECONDED BY: B. King

Resolved, That the Board of Directors direct staff to release the Draft Mississippi River Watershed Plan for public consultation and return with final document for approval.

“CARRIED”

6. Conservation Ontario Governance Accountability and Transparency Initiative

S. McIntyre commented on Report 3134/21 wherein Conservation Ontario requests all 36 conservation authorities endorse and support completion of an Accountability and Transparency Initiative focused on updates to CA Administrative By-Laws, proactive reporting on governance accountability and transparency as well as priorities and promotion/demonstration of results.

B05/19/21-6

MOVED BY: J. Karau

SECONDED BY: B. Holmes

Resolved, That the Board endorse the actions proposed under the Conservation Ontario Governance Accountability and Transparency Initiative; and direct staff to participate and implement as appropriate.

“CARRIED”

7. Eastern Ontario LiDAR Acquisition Project

S. McIntyre summarized Report 3135/21 and explained that only the risk analysis portion of the National Disaster Mitigation Program application was awarded a grant. However, in developing the proposal, political and financial support for the LiDAR project was sought from area municipalities and counties and, collectively, sufficient funds were committed by all parties to allow the LiDAR project to proceed. South Nation Conservation is acting as project lead and will continue to coordinate with partners and the successful vendor throughout the project.

B05/19/21-7

MOVED BY: C. Lowry

SECONDED BY: J. Inglis

Resolved, That the Board of Directors direct staff to:

- a) **enter into agreements with partner Conservation Authorities and Municipalities/ Counties for the Eastern Ontario LiDAR Acquisition Project, valued at approximately \$700,000 plus HST.**
- b) **issue a Purchase Order to the preferred vendor in the amount of approximately \$157,000 plus HST.**

“CARRIED”

8. Budget Control Report

A. Millar reviewed revenues and expenditures outlined in Report 3136/21 noting that revenues are strong this Quarter and 2021 planning revenues are above the 5-year average.

9. a. Mississippi Valley Conservation Foundation – Financial Statements

A. Millar presented the MVC Foundation Financial Statements for 2020. She advised that the auditor, Glenn Street, recommended investing the large balance into a high interest savings account. She noted the balance was due to the Cavanagh donation and is the first in long time since any significant balance was there.

P. Sweetnam questioned the audit fees. A. Millar advised that they were \$2250 + HST. Glenn Street provides audit services to both the Foundation and the Authority and, as there are many duplication transactions, she feels there is time efficiency and the costs are acceptable.

10. General Manager Update Report

S. McIntyre provided updates as outlined Report 3137/21.

There was a brief discussion regarding disposal of the K&P to the counties of Lanark, Renfrew and Frontenac. Further information will be brought to the Board after a meeting held May 31 between the counties and MVCA.

a. Lower Mississippi Flood Plain Mapping

S. McIntyre outlined that a resident on the Lower Mississippi had identified a discrepancy in the April 2020 flood plain mapping and that staff had since reviewed it with John Price, former Director of Water Resources at MVCA. Unlike floodplain mapping carried out for the City of Ottawa, this mapping project was not subject to revisit the model and it is recommended that staff update the model to address the concern raised and have it under go a 3rd party peer review.

S. McIntyre commented that up-to-date LiDAR data helps provide for quality modeling. J. Cunderlik advised that the Province has identified that there is a need for improved and more comprehensive data, and that discussions are on-going with the province.

J. Cunderlik advised that there are limitations to topographic data for modelling the Lower Mississippi, and some areas do not have safe access to obtain it. He noted that the rules and guidelines from the province are very outdated and have not been updated since 2013 so the methodology used for lower Mississippi was completed with those limitations. He commented that there are new tools available which can provide more accurate results.

C. Lowry asked whether it appeared to be confined to a particular area or if it appeared to be wide-spread. S. McIntyre advised that the problems arises in areas where there is flow splitting around islands, not in the tributaries. The entire main stem of the river downstream of Bridge Street in Carleton Place will be reviewed.

Staff were given direction to advise local municipal planners of the current concerns.

B05/19/21-8

MOVED BY: F. Campbell

SECONDED BY: B. Holmes

Resolved, That the Board of Directors direct staff to:

- a) **apply the precautionary principle in administering permits and providing planning advisory services downstream of Bridge Street on the Mississippi River until such time as a new floodplain limit is approved by the Board; and specifically, to**
- b) **assess flood risk hazards on a site by site basis and apply the greater of the flood plain elevation from the original Mississippi River Flood Risk**

- mapping (Regulation 211/88) and the 2020 Lower Mississippi River Flood Plain Mapping Study; and to
- c) provide the Board with a work plan and cost estimate to update the model and to have it Peer Reviewed by a third-party for consideration at the June 2021 meeting.

“CARRIED”

ADJOURNMENT

The meeting was adjourned at 2:54p.m.

B05/19/21-10

MOVED BY: C. Lowry

SECONDED BY: K. Thompson

Resolved, That the Board of Directors meeting adjourned.

“CARRIED”

“E. Levi, Recording Secretary

J. Mason, Chair”



Board of Directors

MINUTES

Via Zoom

June 16, 2021

MEMBERS PRESENT

J. Mason, Chair
J. Atkinson, Vice-Chair
F. Campbell
R. Darling
E. El-Chantiry
G. Gower
B. Holmes
J. Inglis
J. Karau
P. Kehoe
C. Kelsey
B. King
C. Lowry
P. Sweetnam
A. Tennant
K. Thompson

STAFF PRESENT

S. McIntyre, General Manager
A. Millar, Treasurer
M. Craig, Manager of Planning and Regulations
J. Cunderlik, Director, Water Resource Engineering
R. Fergusson, Operations Supervisor
S. Gutoskie, Community Relations Coordinator
J. North, Water Resource Technologist
E. Levi, Recording Secretary

VISITORS PRESENT

G. & M. Bucci, Watershed Resident

J. Mason called the meeting to order at 1:00pm.

J. Mason advised that more information regarding Item 8b was being received and the item should be deferred to a future meeting.

B06/16/21-1

MOVED BY: E. El-Chantiry

SECONDED BY: R. Darling

Resolved, That the Agenda for the June 16, 2021 Board of Directors meeting be adopted as amended.

“CARRIED”

BUSINESS

1. Approval of Minutes – Board of Directors

B06/16/21-2

MOVED BY: E. El-Chantiry

SECONDED BY: J. Atkinson

Resolved, That the Minutes of the Mississippi Valley Board of Directors Meeting held on May 19, 2021 be received and approved as printed.

“CARRIED”

2. Receive Advisory Committee Minutes

The following Advisory Committee Minutes were received:

Finance & Administration, April 9, 2021

Policy & Priorities, April 30, 2021

3. Watershed Condition Report

J. North advised that current conditions were lower than normal. Significant rainfall over the entire watershed will be required for several days to bring levels and flows into normal range. A Level One Low Water was declared and widespread throughout Ontario. She advised that many regions expect to declare a Level Two by the end of June unless the weather changes.

4. Comments from the Chair

J. Mason confirmed that the Province did not grant the request to extend her tenure as Chair of the Board. She thanked E. El-Chantiry for recruiting her and the Board for their support over the years. She noted she would like to see continued success of the conservation authority and advised she would be putting forward her name to stand for Vice-Chair.

Members of the Board expressed their gratitude for her years served. J. Karau noted that other conservation authorities have provision for a chair emeritus, which should be considered.

5. Election of Board Chair and Vice-Chair

B06/16/21-3

MOVED BY: E. El-Chantiry

SECONDED BY: K. Thompson

Resolved, That Sally McIntyre be appointed as Chair for the Election of Chair.

“CARRIED”

S. McIntyre declared all offices vacant. E. El-Chantiry nominated J. Atkinson for the position of Chair. S. McIntyre asked three times for further nominations. No further nominations were received.

B06/16/21-4

MOVED BY: E. El-Chantiry

SECONDED BY: R. Darling

Resolved, That nominations for the position of Chair be closed.

“CARRIED”

J. Atkinson agreed to let his name stand for the position of Chair. He was duly elected by acclamation and assumed his position as Chair of the meeting.

E. El-Chantiry nominated Janet Mason for the position of Vice-Chair. J. Atkinson asked three times for any further nominations. No further nominations were received.

B06/16/21-5

MOVED BY: P. Kehoe

SECONDED BY: J. Inglis

Resolved, That nominations for the position of Vice-Chair be closed.

“CARRIED”

J. Mason agreed to let her name stand for the position of Vice-Chair. She was duly elected by acclamation.

6. Election of Conservation Ontario Representatives

B06/16/21-6

MOVED BY: J. Karau

SECONDED BY: P. Sweetnam

Resolved, That the Board of Directors appoint:

i. Jeff Atkinson as Voting Delegate

ii. Janet Mason as First Alternate

iii. Sally McIntyre as Second Alternate

to Conservation Ontario Council for the remainder of 2021.

“CARRIED”

7. Lower Mississippi Flood Plain Mapping Study – Review and Update

J. Cunderlik provided the Board with a workplan, schedule, budget and update regarding the Lower Mississippi Flood Plain Mapping Study as presented in Staff Report 3149/21. A total of \$110,400 was proposed to be paid from the Operating Reserve to fulfill the requirements of this project.

J. Inglis asked whether further landowner observations could trigger the requirement for another revision at a later date. J. Cunderlik explained that the project is being completed for the entire area to avoid that scenario.

B06/16/21-7

MOVED BY: E. El-Chantiry

SECONDED BY: P. Sweetnam

Resolved, That the Board direct staff to allocate \$110,400 from the Operating Reserve to hire temporary engineering support and retain a consultant to conduct a third-party review of the Lower Mississippi River model and study.

“CARRIED”

8. Policy & Priorities Advisory Committee Reports

a. Consent Agenda

Staff Report 3138/21 was presented by S. McIntyre. J. Karau noted as the use of consent agendas progresses, further modifications can be made if certain aspects are not working.

B06/16/21-8

MOVED BY: J. Mason

SECONDED BY: G. Gower

Resolved, That the Board of Directors approve amendment of the MVCA Administrative By-law to permit Consent Agenda as set out in report 3138/21, as amended.

“CARRIED”

b. Meeting Remotely - Deferred

c. Policy & Priorities Committee Mandate

S. McIntyre briefly reviewed Staff Report 3139/21 that clarified the committee’s mandate.

B06/16/21-9

MOVED BY: R. Darling

SECONDED BY: B. Holmes

Resolved, That the Board of Directors approve amendment of the MVCA Administrative By-law to confirm the mandate of the Policy and Priorities Committee to deal with committee structures, as set out in Report 3139/21.

“CARRIED”

d. MVCA Policies - Shoreline & Wetland Development

M. Craig reviewed changes to the *MVCA Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Policies* as outlined in Staff Report 3141/21.

B06/16/21-10

MOVED BY: J. Karau

SECONDED BY: F. Campbell

Resolved, That the Board of Directors:

- 1. Direct staff to prepare an internal check-list for assessment of any application for vehicle access through a provincially significant wetland (PSW).**
- 2. Approve all proposed housekeeping changes to the MVCA Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Policies as presented in Report 3130/21.**

“CARRIED”

e. Off-leash Dog Parks at Conservation Areas

Staff Report 3142/21 was provided for information.

9. Finance & Administration Advisory Committee Reports

a. K&P Trail and Bridge

S. McIntyre reviewed Staff Report 3143/21. She noted that the recommendation from the Advisory Committee was to proceed with sale of the K&P “as is” with respect to its condition and state of registered ownership.

There was discussion regarding what constituted a nominal sale price and whether there were provincial expectations in terms of cost recovery. S. McIntyre advised there were no provincial requirements when selling property for nominal value and that pending conversation with the Counties, sale would likely cover the costs of what was spent to date and legal transfer costs.

J. Inglis questioned repercussions from the loss of the asset. S. McIntyre advised that the newly proposed regulations do not include recreation on conservation area lands, and the trail is entirely recreational.

B06/16/21-11

MOVED BY: A. Tennant

SECONDED BY: P. Kehoe

Resolved, That the Board authorize sale of the K&P Trail to the counties of Lanark, Renfrew, and Frontenac for a nominal sum with the understanding that it remain unconverted at the time of sale and that MVCA does not incur any additional costs.

“CARRIED”

b. **Carp Erosion Control Project**

S. McIntyre reviewed Staff Report 3144/21. She noted that contract award was time sensitive and that MVCA was acting project manager for the City of Ottawa that would need to sign-off on the project award.

B06/16/21-12

MOVED BY: E. El-Chantiry

SECONDED BY: P. Sweetnam

Resolved, That the Board authorize staff to award construction of the Carp Erosion Control project following receipt of written approval of the preferred tender by the City of Ottawa.

“CARRIED”

c. **NDMP Flood Risk Assessment Project**

As outlined in Staff Report 3147/21, S. McIntyre advised that the contractor should be provided with as much time as possible given the time limits of the grant, and as such the contract needed to be awarded as soon as possible.

B06/16/21-13

MOVED BY: B. King

SECONDED BY: J. Inglis

Resolved, That the Board delegate approval of the Purchase Order for completion of the Flood Risk Assessment project to the Board Chair or Vice Chair, for subsequent endorsement by the Board in accordance with MVCA’s Purchasing Policies and Procedures.

“CARRIED”

d. **Shabomeka Lake Dam Project**

S. McIntyre reviewed the project as outlined in Staff Report 3145/21. She highlighted that the permit was received from MNRF and the permit from DFO remains outstanding.

e. Preliminary Financial Impact Analysis - New Regulations

S. McIntyre presented Staff Report 3146/21. She noted that capital asset planning is a concern going forward and highlighted the difficulty in planning ahead when the new regulations curtail the financial ability to do so. She noted that MVCA owns a variety of assets, particularly at the Mill of Kintail that would no longer be eligible for the municipal levy. It was suggested that perhaps the new rules should only apply to newly acquired/built assets. She advised that a letter to province could be drafted to clarify this matter since the implications are great.

J. Karau reminded members that the draft watershed plan underscores the importance of collaboration. Conservation areas are important and excellent assets. During upcoming discussions with municipal partner, he noted the importance of addressing areas which people value and see what the authority is in best position to deliver.

10. General Manager Update

S. McIntyre provided Staff Report 3150/21 for information. She highlighted that Community Relations Coordinator, S. Gutoskie, has accepted employment at South Nation Conservation Authority and thanked her for her years of service.

ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

B06/16/21-14

MOVED BY: C. Lowry

SECONDED BY: B. Holmes

Resolved, That the Board of Directors meeting adjourned.

“CARRIED”

“E. Levi, Recording Secretary

J. Atkinson, Chair”



TO: All Municipal Clerks/Chief Administrative Officers
MVCA Watershed

July 23, 2021

BOARD SUMMARY, July 2021

As a member of the Authority, please find below highlights from the July 21, 2021 meeting of the Mississippi Valley Conservation Authority Board of Directors for distribution to Council. Complete minutes for the meeting will be circulated following their approval by the Board at the next meeting.

Watershed Condition Report

- Rainfall over the past few weeks has alleviated some pressure on the system, we are hopeful current conditions will be sustained through August.
- Majority of flows in the river and its tributaries have increased, recent rains have also increased lake levels in the upper watershed.
- More rain is needed to get the system back to normal conditions.
- The Low Water, Level 1 declaration has been terminated.

Draft Mississippi River Watershed Plan

Recommendation: That the Board of Directors approve the Mississippi River Watershed Plan as amended.

- Very few comments were received during the final round of consultations, likely due to the extensive consultations and revisions earlier on in the process. Of note, one action was added that allowed for clarification between Communications, Stewardship and Education programs and services.
- Updates for the Board on the Indigenous Engagement Plan will resume in the future when in-person meetings and relationship building becomes possible.
- Following approval of the Plan, staff will begin to prioritize the development of the 2022 budget and negotiation of municipal MOU in 2022.

Results of the RFQ for Boardroom A/V Upgrades

Recommendation: That the Board approve up to \$10,000 for upgrade of boardroom equipment to facilitate the blending of remote and on-site meeting participation, to be paid from the Operating Reserve.

- Main constraint at present is the inability to provide quality sound for all participants, and to blend and record different audio sources without feedback and echo. There is also no video camera in the boardroom which makes chairing a meeting difficult.
- A/V equipment was last installed over the period of 2013-16.
- Four firms were contacted for the RFQ, three responded but only one of the three submitted a complete response. Upon contact with the vendor, questions were raised and staff were not prepared to proceed with the bid.
- Plan B is as follows: everyone participates using Zoom, in-boardroom discussions are captured using existing audio system and mobile mics, and the boardroom computer would be used to run the Zoom meeting and integrate sound from the boardroom audio system.
- Staff will further investigate the viability of plan B and if it will fit within the \$10,000 budget.

Meeting Remotely Report

Recommendations: That the Policy & Priorities Committee recommend that the Board approve amendment of the *MVCA Administrative By-law* as set out in this report, as amended, that will allow Board members to participate in meetings electronically outside of a State of Emergency

RIDEAU VALLEY CONSERVATION AUTHORITY
Box 599, 3889 Rideau Valley Drive
Manotick, Ontario, K4M 1A5
(613) 692-3571, 1-800-267-3504

Meeting Held Electronically due to COVID-19 State of Emergency

DRAFT MINUTES

Board of Directors **4/21** **May 27, 2021**

Present:	Pat Barr Carolyn Bresee Vince Carroll Brian Dowdall Robin Jones Pieter Leenhouts Shawn Pankow Anne Robinson George Sachs	Gerry Boyce Judy Brown Jamie Crawford Victor Heese Andy Jozefowicz Dale McLenaghan Gene Richardson Rob Rothgeb Kristin Strackerjan
Staff:	Sommer Casgrain-Robertson Kathy Dallaire Diane Downey Michelle Paton Brian Stratton	Dan Cooper Terry Davidson Glen McDonald Justin Robert
Regrets:	George Darouze Julie Graveline Scott Moffatt	Guy Desjardins Don Halpenny

Chair Leenhouts called the meeting to order at 6:30 p.m.

Chair Leenhouts advised that Melissa Sullivan has resigned from the Board and Westport Council and he welcomed the new representative from the Village of Westport, Mayor Robin Jones.

A roll call was taken to confirm attendance.

1.0 Agenda Review

Chair Leenhouts reviewed the Agenda.

2.0 Adoption of Agenda

Motion 1-210527 **Moved by:** Andy Jozefowicz
Seconded by: Brian Dowdall

THAT the Board of Directors of the Rideau Valley Conservation Authority adopts the Agenda as circulated.

Motion Carried

3.0 Declaration of Interest

No declarations of interest were identified.

4.0 Approval of Minutes of April 22, 2021

Motion 2-210527 **Moved by:** Carolyn Bresee
Seconded by: Anne Robinson

THAT the Board of Directors of the Rideau Valley Conservation Authority approves the Minutes of the Board of Directors Meeting #03/21, April 22, 2021 as circulated.

Motion Carried

5.0 Business Arising from the Minutes

There was no business arising.

6.0 Weather Stations

Brian Stratton, Manager, Engineering Services, provided an update on the purchase of weather stations approved by the Board on March 25, 2021. On May 3, 2021, staff was notified that RVCA's application for federal funding had not been approved. Since the price quote was only valid until May 7, 2021, Chair Leenhouts permitted staff to use an email poll to seek approval to use the approved \$168,750 from the working fund reserve to proceed with the purchase of 10 weather stations. A total of 18 responses were received, all in favour of the request.

Motion 3-210527 **Moved by:** Gene Richardson
Seconded by: Carolyn Bresee

That the Board of Directors of the Rideau Valley Conservation Authority ratify their approval to spend up to \$168,750 from the RVCA's working fund reserve to purchase equipment from Hoskins and FTS to construct and install 10 weather stations.

Motion Carried

7.0 Flood Risk Assessment and LiDAR Elevation Data

Brian Stratton, Manager, Engineering Services, presented a proposal to spend \$40,000 plus HST to acquire 2,866 km² of LiDAR elevation data and \$57,321 plus HST to complete a flood risk assessment of the watershed.

The flood risk assessment was approved for 50% federal funding through NDMP, but the acquisition of LiDAR elevation data was not. However, a proposal by 5 eastern Ontario conservation authorities and their upper tier municipalities to bulk purchase LiDAR resulted in cost savings of 70%.

In response to a question from a member regarding Parks Canada's decision to limit access to their flow data which is used by conservation authorities and other partners, Sommer Casgrain-Robertson offered to follow up with those municipalities who may be impacted.

Motion 4-210527

Moved by:

Dale McLenaghan

Seconded by:

Rob Rothgeb

That the Board of Directors of the Rideau Valley Conservation Authority approve the spending of up to \$40,000 plus HST from RVCA's Topographical Data reserve to acquire 2,866 km² of LiDAR elevation data; and

That the Board of Directors of the Rideau Valley Conservation Authority approve the spending of up to \$57,321 plus HST to complete a flood risk assessment of the watershed with \$45,000 coming from RVCA's Topographical Data reserve and \$12,321 coming from RVCA's general Working Fund reserve.

Motion Carried

8.0 Implementation of Changes to the Conservation Authorities Act

Sommer Casgrain-Robertson, General Manager, provided a progress report on RVCA's implementation of amendments to the *Conservation Authorities Act* and responded to questions. The Board was also asked to

pass a motion supporting Conservation Ontario's Transparency and Accountability Initiative.

Motion 5-210527

Moved by: Judy Brown
Seconded by: Anne Robinson

WHEREAS the provincial government has passed legislative amendments related to the governance of Conservation Authorities;

AND WHEREAS Conservation Authorities remain committed to fulfilling accountable and transparent governance;

THEREFORE BE IT RESOLVED THAT the Rideau Valley Conservation Authority endorse the three key actions developed by the Conservation Ontario Steering Committee to update Conservation Authority Administrative By-laws, to report proactively on priorities and to promote/demonstrate results;

AND THAT staff be directed to work with Conservation Ontario to implement these actions and to identify additional improvements and best management practices.

Motion Carried

9.0 MECP Regulatory Proposal Consultation Guide (Phase 1)

Sommer Casgrain-Robertson provided an overview of MECP's *Regulatory Proposal Consultation Guide: Regulations Defining Core Mandate and Improving Governance, Oversight and Accountability of Conservation Authorities* that was recently posted on the Environmental Registry of Ontario for public consultation and responded to questions.

Sommer Casgrain-Robertson advised that MECP is hosting two webinars during which participants can provide input on the regulatory proposals. These webinars are open to Board and staff of conservation authorities, municipalities and other stakeholders.

Sommer Casgrain-Robertson noted that conservation authorities are working closely with each other and Conservation Ontario to review MECP's consultation guide and prepare comments. These comments will be brought to the Board on June 24, 2021 for consideration.

Motion 6-210527

Moved by:

Brian Dowdall

Seconded by:

Carolyn Bresee

That the Board of Directors of the Rideau Valley Conservation Authority receive this report for information.

Motion Carried

10.0 Meetings

- a) Summer Student Orientation: May 3, 2021
Sommer Casgrain-Robertson advised that eight summer students had been hired about half of RVCA's normal complement. Students will be assisting with monitoring, conservation lands and stewardship programs.
- b) Policy Working Group Kick-Off Meeting: May 11, 2021
Sommer Casgrain-Robertson indicated that there was great interest from municipalities to participate on this multi-stakeholder working group and that the first introductory meeting went very well.
- c) Montague Council Annual Report Presentation: May 18, 2021
Sommer Casgrain-Robertson confirmed that she had made a presentation to Montague Council on RVCA's 2020 Annual Report and upcoming changes to the *Conservation Authorities Act*. Vince Carroll noted that the presentation had been well received and a second presentation had been requested for the fall to discuss development.
- d) Conservation Ontario Chairs Session: May 19, 2021
Pieter Leenhouts commented that this was an excellent initiative offered by new CO Chair Andy Mitchell.

Upcoming

- e) MECF Webinars on ERO Posting: May 27 and June 7, 2021
- f) RVCF AGM and Board of Directors Meeting: June 9, 2021
- g) Rideau Lakes Council Annual Report Presentation: June 14, 2021
- h) RVCA Board of Directors Meeting: June 24, 2021

11.0 Member Inquiries

In response to a question from a member regarding the exception request submitted to the Minister regarding term limits for the Chair and Vice-Chair, Sommer Casgrain-Robertson confirmed that a response had not been received yet. RVCA and Conservation Ontario have been following up with the Minister's office to push for an answer to enable elections to proceed.

George Sachs commended staff for the recent safety and accessibility improvements at Rideau Ferry Yacht Club. Sommer Casgrain-Robertson

indicated that she would pass the compliments on to RVCA's conservation lands staff who were responsible for the improvements.

12.0 New Business

Sommer Casgrain-Robertson reminded members to submit their completed Electronic Transfer Payment forms to the Finance department to facilitate payment of per diem and mileage expenses.

13.0 Adjournment

The Chair adjourned the meeting at 8:08 p.m. on a motion by Andy Jozefowicz which was seconded by Jamie Crawford.

Pieter Leenhouts
Chair

Michelle Paton
Recording Secretary

Sommer Casgrain-Robertson
General Manager/Secretary-Treasurer

RIDEAU VALLEY CONSERVATION AUTHORITY
Box 599, 3889 Rideau Valley Drive
Manotick, Ontario, K4M 1A5
(613) 692-3571, 1-800-267-3504

Meeting Held Electronically due to COVID-19 State of Emergency

APPROVED MINUTES

Board of Directors **5/21** **June 24, 2021**

Present:	Pat Barr Judy Brown Julie Graveline Robin Jones Pieter Leenhouts Scott Moffatt Anne Robinson	Carolyn Bresee Brian Dowdall Victor Heese Andy Jozefowicz Dale McLenaghan Gene Richardson Kristin Strackerjan
Staff:	Sommer Casgrain-Robertson Kathy Dallaire Diane Downey	Dan Cooper Terry Davidson Michelle Paton
Regrets:	Gerry Boyce Jamie Crawford Guy Desjardins Shawn Pankow George Sachs	Vince Carroll George Darouze Don Halpenny Rob Rothgeb

Chair Leenhouts called the meeting to order at 6:32 p.m.
A roll call was taken to confirm attendance.

1.0 Agenda Review

Chair Leenhouts reviewed the Agenda.

2.0 Adoption of Agenda

Motion 1-210624	Moved by:	Andy Jozefowicz
	Seconded by:	Brian Dowdall

THAT the Board of Directors of the Rideau Valley Conservation Authority adopts the Agenda as circulated.

Motion Carried

3.0 Declaration of Interest

No declarations of interest were identified.

4.0 Approval of Minutes of May 27, 2021

Motion 2-210624 **Moved by:** Gene Richardson
Seconded by: Carolyn Bresee

THAT the Board of Directors of the Rideau Valley Conservation Authority approves the Minutes of the Board of Directors Meeting #04/21, May 27, 2021 as circulated.

Motion Carried

5.0 Business Arising from the Minutes

There was no business arising.

6.0 Election of Chair and Vice-Chair

Sommer Casgrain-Robertson, General Manager, confirmed that the Minister of Environment, Conservation and Parks granted RVCA's request for an exception under Section 17(1.3) of the *Conservation Authorities Act* to allow the current Chair and Vice-Chair of the Rideau Valley Conservation Authority to serve up to four consecutive one-year terms subject to re-election. The approval was received on May 25, 2021.

Motion 3-210624 **Moved by:** Carolyn Bresee
Seconded by: Gene Richardson

THAT the Board of Directors of the Rideau Valley Conservation Authority appoints the General Manager as Acting Chair for the purpose of Election of Officers.

Motion Carried

Pieter Leenhouts surrendered the Chair to Sommer Casgrain-Robertson, General Manager. Ms. Casgrain-Robertson conducted the election for Chair of the Rideau Valley Conservation Authority Board of Directors for 2021.

Ms. Casgrain-Robertson called for nominations from the floor for Chair of the Rideau Valley Conservation Authority Board of Directors for the year 2021.

Brian Dowdall nominated Pieter Leenhouts for Chair of the Rideau Valley Conservation Authority. Mr. Leenhouts accepted the nomination.

8.0 Appointments to Audit Committee

Motion 7-210624 **Moved by:** Victor Heese
Seconded by: Anne Robinson

THAT the Board of Directors of the Rideau Valley Conservation Authority appoint the Chair, Vice-Chair, Jamie Crawford, Dale McLenaghan, and Rob Rothgeb to the RVCA's Audit Committee for the year 2021.

Motion Carried

9.0 Truck Purchase

Terry Davidson, Director of Engineering and Regulations, recommended the purchase of a new truck for the RVCA fleet to be funded through the Vehicle Reserve.

In response to a question from a member as to whether the RVCA had considered purchasing an electric vehicle, Terry Davidson confirmed that this option had been investigated but was not feasible at this time. When it is time to replace the fleet car used by office staff, the purchase of an electric vehicle will definitely be considered.

Motion 8-210624 **Moved by:** Carolyn Bresee
Seconded by: Judy Brown

That the Board of Directors of the Rideau Valley Conservation Authority approves a purchase order to Surgenor Barrhaven (GMC) for the acquisition of a 2022 GMC Canyon Crew Cab 4X4 in the amount of \$41,358 plus all applicable taxes with the purchase funded by RVCA's vehicle reserve.

Motion Carried

10.0 Comments on MECP's Regulatory Proposal Consultation Guide (Phase 1)

Sommer Casgrain-Robertson advised that the eastern Ontario conservation authorities worked closely together to review MECP's Regulatory Proposal Consultation Guide and drafted recommendations which are outlined in the attached draft letter to the Ministry. Ms. Casgrain-Robertson responded to questions regarding the recommendations.

Sommer Casgrain-Robertson noted that the recent provincial cabinet shuffle had resulted in ministerial changes to the portfolios of Environment, Conservation and Parks and Natural Resources and

Forestry (MNRF). David Piccini, MPP for Northumberland-Peterborough South, has replaced Jeff Yurek as the Minister of Environment, Conservation and Parks. Replacing John Yakabuski (MNRF) is Greg Rickford, MPP for Kenora-Rainy River, who assumes a merged role as Minister of Northern Development, Mines, Natural Resources and Forestry, while remaining Minister of Indigenous Affairs.

Sommer Casgrain-Robertson confirmed that former Minister Yurek had been instrumental in the formation of the Conservation Authority Working Group which enables conservation authorities and other stakeholders to have a voice at the table regarding the development of regulations that will support the implementation of changes to the *Conservation Authorities Act*. It is hoped that Minister Piccini will continue the work of this group. Robin Jones suggested that staff draft a letter of support for the Working Group to Minister Piccini on behalf of the Board.

Motion 9-210624 **Moved by:** Robin Jones
Seconded by: Judy Brown

That the Board of Directors of the Rideau Valley Conservation Authority direct staff to draft a letter of support for the Conservation Authority Working Group for delivery to Minister Piccini.

Motion Carried

Motion 10-210624 **Moved by:** Anne Robinson
Seconded by: Andy Jozefowicz

That the Board of Directors of the Rideau Valley Conservation Authority approve the attached comment letter in response to Environmental Registry of Ontario posting 019-2986 (*Regulatory Proposal Consultation Guide: Regulations Defining Core Mandate and Improving Governance, Oversight and Accountability of Conservation Authorities*) and direct staff to submit this letter to the registry prior to June 27, 2021.

Motion Carried

11.0 Meetings

- a) MECP Consultation Guide Webinars: May 27 and June 1, 2021
Sommer Casgrain-Robertson confirmed that the webinars had been open to multi-stakeholders. Chair Leenhouts confirmed that he had attended one of the webinars.
- b) RVCF AGM and Board of Directors Meeting: June 9, 2021
Diane Downey, RVCF Executive Director, announced that Jason Kelly had stepped down from his role as Chair of the Foundation after 11

years. Andrew Harkness was elected as Chair and Allison Brown as Vice-Chair. Kathy Dallaire continues to serve as Secretary-Treasurer.

- c) Rideau Lakes Council Annual Report Presentation: June 14, 2021
Carolyn Bresee thanked Sommer Casgrain-Robertson for the presentation noting that updates to Council were very informative. Sommer Casgrain-Robertson expressed her willingness to present to any other interested municipal councils.
- d) Policy Working Group Meeting #2: June 15, 2021
Sommer Casgrain-Robertson stated that the second meeting of the Policy Working Group had concentrated on the review of planning policies and that participants had provided very valuable feedback.
- e) Conservation Ontario Council Meeting: June 21, 2021
Sommer Casgrain-Robertson advised that the focus of this meeting had been MECP's Phase 1 Consultation Guide.

Upcoming

- f) RVCA Board of Directors Meeting: July 22, 2021

12.0 Member Inquiries

There were no Member Inquiries.

13.0 New Business

There was no New Business.

14.0 Adjournment

Sommer Casgrain-Robertson reminded members that there would be a brief Executive Committee meeting following the Board meeting and asked those members to remain on the line.

The Chair adjourned the meeting at 7:08 p.m. on a motion by Andy Jozefowicz which was seconded by Julie Graveline.

Pieter Leenhouts
Chair

Michelle Paton
Recording Secretary

Sommer Casgrain-Robertson
General Manager/Secretary-Treasurer

COMMITTEE OF ADJUSTMENT MINUTES

Monday, June 21st, 2021

5:00 p.m.

Conference Call

ATTENDANCE:

Members Present: Chair, Larry Sparks
Peter Siemons

Members Absent: Ron Running

Staff Present: Noelle Reeve, Planner
Garry Welsh, Secretary/Treasurer
Phil Mosher, Rideau Valley Conservation Authority (RVCA)

Applicant/Agents Present: Tamara Woods, Applicant/Agent
Bill Stewart, Applicant/Agent
Ted Howe, Applicant/Agent

Public Present: Sheila Howe, North Burgess Resident

1. CALL TO ORDER

The Chair called the meeting to order at 5:01p.m.
The Chair conducted Roll Call.
A quorum was present.

The Chair provided an overview of the Teleconference Participation Etiquette that was outlined in the Agenda.

2. AMENDMENTS/APPROVAL OF AGENDA

The Agenda was adopted as presented.

3. APPOINTMENT OF SECRETARY/TREASURER

RESOLUTION #COA-2021-16

MOVED BY: Peter Siemons

SECONDED BY: Larry Sparks

“**THAT**, Garry Welsh be appointed as Secretary/Treasurer of the Committee of Adjustment.”

ADOPTED

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

None at this time.

5. APPROVAL OF MINUTES

i) **Committee of Adjustment Meeting – May 17th, 2021.**

The minutes of the Committee of Adjustment meeting held on May 17th, 2021 were approved as circulated.

6. INTRODUCTION

The Chair welcomed the attendees and introduced the Committee Members, the Planner and the Secretary/Treasurer and identified the applicants. The Planner then provided an overview of the Minor Variance application review process to be followed, including:

- the mandate and responsibilities of the Committee
- a review of available documentation
- the rules of natural justice, the rights of persons to be heard and to receive related documentation on request and the preservation of persons' rights.
- the flow and timing of documentation and the process that follows this meeting
- all persons attending are encouraged to make comments in order to preserve their right to comment should this application be referred to the Local Planning Appeal Tribunal (LPAT).
- any person wanting a copy of the decision regarding this/these application(s) should leave their name and mailing address with the Secretary/Treasurer.

The Chair advised that this Committee of Adjustment is charged with making a decision on the applications tonight during this public meeting. The decision will be based on both the oral and written input received and understandings gained. The four key factors on which decisions are based include:

- Is the application generally in keeping with the intent of the Township's Official Plan?
- Is the application generally in keeping with the intent of the Township's Zoning By-laws?
- Is it desirable and appropriate development and use of the site?

- Is it minor in nature and scope?

Based on the above, the Committee has four decision options:

- Approve – with or without conditions
- Deny – with reasons
- Defer – pending further input
- Return to Township Staff – application deemed not to be minor

The agenda for this meeting included the following application(s) for Minor Variance:
MV21-17 – WHYTE – 4177 Bolingbroke Road, Concession 5, Part Lot 12 & 13
geographic Township of Sherbrooke;

MV21-13 – MATTHEWS – 247 Allan’s Mill Road, Concession 10, Part Lot 12
geographic Township of Burgess;

MV21-14 – FRASER – 364 Farren Lake Lane 5, Concession 2, Part Lot 11
geographic Township of Sherbrooke;

MV21-16 – HOWE – 867 Pike Lake Route 1E, Concession 8, Part Lot 19 geographic
Township of Burgess.

7. APPLICATIONS

i) **FILE #: MV21-17 – WHYTE**

a) PLANNER FILE REVIEW

The Planner reviewed the file and PowerPoint in the agenda package.

b) APPLICANT COMMENTS

None.

c) ORAL & WRITTEN SUBMISSIONS

None.

d) DECISION OF COMMITTEE

RESOLUTION #COA-2021-17

MOVED BY: Peter Siemons
SECONDED BY: Larry Sparks

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-14 is approved, to allow a variance from the requirements of Section 10.1.2 (Rural Zone) of Zoning By-Law 2002-121, for the lands legally described as 4177 Bolingbroke Road, Part Lots 12 & 13, Concession 5, in the geographic Township of South Sherbrooke, now

known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-020-80200 to permit a reduction in the minimum required lot area from 1 hectare to 0.97 ha.”

ADOPTED

ii) **FILE #: MV21-13 – MATTHEWS**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package.

b) **APPLICANT COMMENTS**

No comment

c) **ORAL & WRITTEN SUBMISSIONS**

None

d) **DECISION OF COMMITTEE**

RESOLUTION #COA-2021-18

MOVED BY: Peter Siemons

SECONDED BY: Larry Sparks

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-13 is approved, to allow a variance from the requirements of Section 3.29 (Water Setbacks) and Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, for the lands legally described as 247 Allan’s Mill Road, Part Lot 12, Concession 10, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-010-34802 to permit a reduced water setback of 9.5m for a 21m² addition to an existing cottage located on the east side of the cottage, and a deck which meets the required 14m² size but will be located at a setback of 8.5 m.”

ADOPTED

iii) **FILE #: MV21-14 – FRASER**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package. The Planner also noted that the proposed design is for an open loft, rather than a second-storey bedroom.

b) APPLICANT COMMENTS

None.

c) ORAL & WRITTEN SUBMISSIONS

Phil Mosher, of the Rideau Valley Conservation Authority (RVCA) noted that when an owner demolishes and rebuilds it is an opportunity to improve a situation. The RVCA concerns were not so much the intensification of use but rather the missed opportunity to improve the situation with an option such as an addition, built farther back from the lake.

d) DECISION OF COMMITTEE

RESOLUTION #COA-2021-19

MOVED BY: Peter Siemons

SECONDED BY: Larry Sparks

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-14 is approved, to allow a variance from the requirements of Section 3.12.6 (Enlargements of Non-complying Uses, Buildings or Structures) of Zoning By-Law 2002-121, for the lands legally described as 364 Farren Lake Lane 5, Part Lot 11, Concession 2, in the geographic Township of South Sherbrooke, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-015-09300 to permit a cottage to be rebuilt on its existing footprint, with a vertical enlargement at a setback of 8m from Farren Lake, rather than the 15m permitted.”

ADOPTED

iv) **FILE #:** **MV21-16 – HOWE**

a) PLANNER FILE REVIEW

The Planner reviewed the file and PowerPoint in the agenda package.

b) APPLICANT COMMENTS

The Applicant confirmed that plumbing has been removed from the sleep cabin and that the previous external pipe was directed from a composting toilet to a bucket, rather than into the lake. The applicant also noted that they have hired Cambium Inc. to complete a geotechnical slope stability test.

The owner, Sheila Howe also provided comments stating that they were originally not aware that they were required to obtain a building permit for a structure under 108 square feet, which is intended to provide a

sleeping cabin for use by their grandchildren. The owner also noted that they had incorporated sustainable building materials, native species planting as well as rainwater collection into the project.

c) ORAL & WRITTEN SUBMISSIONS

Written concerns were submitted by residents on Pike Lake; John & Helen Murphy, Marty and Mary Anne van Gaal, and Linden Davidson. These individuals raised concerns that the building may have been constructed without a permit, and without proper setbacks and environmental protection measures for the lake.

Linden Davidson also forwarded a letter he had received from a neighbouring resident that supported appropriate development of the property, so long as new construction is completed with proper permits and without negative impact to lake water quality and health.

A letter was submitted by Naomi Fowlie, President of the Pike Lake Community Association, which noted “The organization supports the building approval process that includes required permits prior to and during construction, appropriate documentation for setbacks, septic systems and density of land usage.”

Phil Mosher, of RVCA noted that the structure is a two-storey “bunkie” and that RVCA could have had a conversation with the applicant, if they were consulted prior to building. It was also noted that although there may not be erosion issues, this is difficult to determine without a study.

d) DECISION OF COMMITTEE

RESOLUTION #COA-2021-20

MOVED BY: Peter Siemons
SECONDED BY: Larry Sparks

“**THAT**, Application #MV21-16 – Howe be deferred until further information on the steep slope can be confirmed.”

ADOPTED

8. NEW/OTHER BUSINESS

None.

9. ADJOURNMENT

The meeting adjourned at 5:52 p.m.

COMMITTEE OF ADJUSTMENT MINUTES

Monday, August 23rd, 2021

5:00 p.m.

Conference Call

ATTENDANCE:

Members Present: Chair, Larry Sparks
Ron Running

Members Absent: Peter Siemons

Staff Present: Noelle Reeve, Planner
Garry Welsh, Secretary/Treasurer
Sarah McLeod-Neilson,
Rideau Valley Conservation Authority (RVCA)

Applicant/Agents Present: Melissa Fudge, Applicant/Agent
Brett O'Grady, Owner
Becky O'Grady, Owner
Ted Howe, Applicant/Agent
Sheila Howe, Owner

Public Present: None

1. CALL TO ORDER

The Chair called the meeting to order at 5:01 p.m.
The Chair conducted Roll Call.
A quorum was present.

The Chair provided an overview of the Teleconference Participation Etiquette that was outlined in the Agenda.

2. AMENDMENTS/APPROVAL OF AGENDA

The Agenda was adopted as presented.

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

None at this time.

4. APPROVAL OF MINUTES

i) Committee of Adjustment Meeting – June 21st, 2021.

The minutes of the Committee of Adjustment meeting held on June 21st, 2021 were approved as circulated.

5. INTRODUCTION

The Chair welcomed the attendees and introduced the Committee Members, the Planner and the Secretary/Treasurer and identified the applicants. The Planner then provided an overview of the Minor Variance application review process to be followed, including:

- the mandate and responsibilities of the Committee
- a review of available documentation
- the rules of natural justice, the rights of persons to be heard and to receive related documentation on request and the preservation of persons' rights.
- the flow and timing of documentation and the process that follows this meeting
- all persons attending are encouraged to make comments in order to preserve their right to comment should this application be referred to the Ontario Land Tribunal (OLT).
- any person wanting a copy of the decision regarding this/these application(s) should leave their name and mailing address with the Secretary/Treasurer.

The Chair advised that this Committee of Adjustment is charged with making a decision on the applications tonight during this public meeting. The decision will be based on both the oral and written input received and understandings gained. The four key factors on which decisions are based include:

- Is the application generally in keeping with the intent of the Township's Official Plan?
- Is the application generally in keeping with the intent of the Township's Zoning By-laws?
- Is it desirable and appropriate development and use of the site?
- Is it minor in nature and scope?

Based on the above, the Committee has four decision options:

- Approve – with or without conditions
- Deny – with reasons
- Defer – pending further input
- Return to Township Staff – application deemed not to be minor

The agenda for this meeting included the following application(s) for Minor Variance:

MV21-18 – HORNER – 174 Posner Lane, Concession 1, Part Lot 2 geographic Township of Sherbrooke;

MV21-19 – LEEFLANG – 2589 Brouse Road, Concession 10, Part Lot 10, geographic Township of Bathurst;

MV21-20 – ANTOSZKIEWICZ – O’Brien Lake Lane 14, Concession 2, Part Lot 12, geographic Township of South Sherbrooke;

MV21-21 – O’GRADY – 286 Winton Lane, Concession 5, Part Lot 2, geographic Township of North Burgess;

MV21-22 – BROOKS – 460 Christie Lake North Shore Road, Concession 3, Part Lot 3, geographic Township of Sherbrooke;

MV21-16 – HOWE – 867 Pike Lake Route 1E, Concession 8, Part Lot 19 geographic Township of Burgess.

6. APPLICATIONS

i) **FILE #: MV21-18 – HORNER**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

None.

d) **DECISION OF COMMITTEE**

RESOLUTION #COA-2021-21

MOVED BY: Ron Running
SECONDED BY: Larry Sparks

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-18 is approved, to allow a variance from the requirements of Section 5.1.2 (Residential) of Zoning By-Law 2002-121, for the lands legally described as 174 Posner Lane, Plan 27M12 Lot 3, in the geographic Township of South Sherbrooke, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-015-05620 to reduce the minimum front yard setback from 10m to 7m.

ADOPTED

ii) **FILE #: MV21-19 – LEEFLANG**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

None.

d) **DECISION OF COMMITTEE**

The Committee added the requirement for the owner to enter into a Site Plan Control Agreement, as a condition of approval.

RESOLUTION #COA-2021-22

MOVED BY: Ron Running

SECONDED BY: Larry Sparks

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-19 is approved, to allow a variance from the requirements of Section 3.29 (Water Setbacks) and Section 5.3.2 (Seasonal Residential) of Zoning By-Law 2002-121, for the lands legally described as 2589 Brouse Road, Part Lot 10, Concession 10, in the geographic Township of Bathurst, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-916-030-13500

- To permit a reduced water setback of 14.3m for a 15m² addition to an existing cottage filling in an L shape on the south side of the cottage, and
- To reduce the rear yard setback to 6.7m from the required 7.5m and the south side yard setback to 4.3m from 6m, and
- To permit lot coverage of 10.5% instead of 10%.”

AND THAT, a Site Plan Control Agreement, including the conditions from the Mississippi Valley Conservation Authority, be executed.”

ADOPTED

iii) **FILE #: MV21-20 – ANTOSZKIEWICZ**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package. The Planner also noted that the proposed septic will be set back 27 m from the wetland/lake, along the east lot line, rather than the 24m setback that was originally anticipated. The Planner also indicated that the neighbouring house is far to the west and the view is obscured by a rocky rise in the terrain.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

A neighbouring resident reported that they were pleased to find that the septic setback will be 27m and that as indicated by the Environmental Impact Study, the cottage will be suitably located.

d) **DECISION OF COMMITTEE**

The Committee added the requirement for the owner to enter into a Site Plan Control Agreement, to incorporate the recommendations of the Rideau Valley Conservation Authority (RVCA), as a condition of approval. The Committee also commended the efforts taken by the applicant and RVCA to establish the appropriate location for the cottage.

RESOLUTION #COA-2021-23

MOVED BY: Peter Siemons

SECONDED BY: Larry Sparks

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-20 is approved, to allow a variance from the requirements of Section 3.29 (Water Setbacks) and Section 5.3 (Residential Limited Services) of Zoning By-Law 2002-121, for the lands described as O’Brien Lake Lane 14, Part Lot 12, Concession 2, in the geographic Township of South Sherbrooke, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-020-05200

- To reduce the minimum required water setback for a proposed dwelling on a vacant lot of record to 21m from the wetland/lake along the east lot line
- To reduce the minimum water setback for the proposed septic system to 27m from the wetland/lake along the east lot line
- To reduce the west side yard setback to 1m to maximize the distance of the cabin from the lake.”

AND THAT, a Site Plan Control Agreement, including the conditions from the Rideau Valley Conservation Authority, be executed.”

ADOPTED

iv) **FILE #: MV21-21 – O’GRADY**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package. The Planner stated that they did not ask for an Environmental Impact Study as the property has been a commercial tourism operation for many years. However, the Planner also commented that there is an opportunity for the owners to install eavestroughs to direct water away from the lake and to provide a more vegetated shoreline to slow down the transfer of nutrients to the lake.

b) **APPLICANT COMMENTS**

The owners noted that they are updating the house on the property to make it their home, and that they are committed to protecting the shoreline as directed by the Rideau Valley Conservation Authority (RVCA) recommendations.

The Applicant / Agent confirmed that the house was always used as a dwelling and the cabins on the property will eventually be updated. The Applicant / Agent also noted that the owners are willing to replace the hard patio with a less-impervious surface, and that they have agreed to remove the deck on the west side of the building.

c) **ORAL & WRITTEN SUBMISSIONS**

The RVCA Planner cautioned against cumulative development on this property and recommended encroachment be restricted according to the current by-law. An RVCA permit is required for development within the Provincially Significant Wetland buffer.

The RVCA Planner also noted that water quality conditions are a concern within Adam Lake and that RVCA should protect the natural heritage features rather than support the encroachment on the lake.

d) **DECISION OF COMMITTEE**

The Committee noted that the house will be more useful to the owners but there is an increased concern for cumulative development on the lake. The Committee asked that the owners enter into a Site Plan Control Agreement with mitigation measures, to reduce impacts on the lake.

RESOLUTION #COA-2021-24

MOVED BY: Larry
SECONDED BY: Ron Running

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-21 is approved, to allow a variance from the requirements of Section 3.30 (Water Setback Encroachment) of Zoning By-Law 2002-121, for the lands legally described as 286 Winton Lane, Part Lot 2, Concession 5, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-025-04500 to permit a water setback encroachment of 1m for a proposed deck.”

AND THAT, a Site Plan Control Agreement, including conditions from the Rideau Valley Conservation Authority, be executed.”

ADOPTED

v) **FILE #: MV21-22 – BROOKS**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

None.

d) **DECISION OF COMMITTEE**

RESOLUTION #COA-2021-25

MOVED BY: Ron Running
SECONDED BY: Larry Sparks

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-22 is approved, to allow a variance from the requirements of Section 10.11.2 (Rural Zone) of Zoning By-Law 2002-121, for the lands legally described as 460 Christie Lake North Shore Road, Part N/E Lot 3, Concession 3, in the geographic Township of Bathurst, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-916-010-14900 to permit a reduction in the minimum required lot frontage from 60m to 59.2m.”

ADOPTED

vi) **FILE #: MV21-16 – HOWE**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package.

b) **APPLICANT COMMENTS**

The Applicant/Agent and Owner both noted that they were pleased with the findings of the Slope Stability Assessment and that measures have been taken to ensure compliance. This includes reducing the deck to a landing, installing eavestroughs, and planting native species.

c) **ORAL & WRITTEN SUBMISSIONS**

Since the June 21, 2021, Committee of Adjustment hearing, further written submissions from neighbouring property owners were received with two in support of the application and one against.

d) **DECISION OF COMMITTEE**

The Committee noted that the issue of a structure built without permit is more of a Building concern than Planning and that this is being addressed.

RESOLUTION #COA-2021-26

MOVED BY: Ron Running
SECONDED BY: Larry Sparks

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV21-16 is approved, to allow a variance from the requirements of Section 3.1.10.2(Accessory Uses) of Zoning By-Law 2002-121, for the lands legally described as 867 Pike Lake Route 1E, Part Lot 19, Concession 8, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-015-17420 to permit a reduction in the minimum required water setback for an accessory use structure, from 30m to 10.6m from Pike Lake and from 30m to 16m from a wetland at the rear.

AND THAT, a Site Plan Control Agreement, including conditions from the Rideau Valley Conservation Authority, be executed.”

ADOPTED

7. NEW/OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting adjourned at 6:12 p.m.