



COMMITTEE OF THE WHOLE AGENDA

Tuesday, January 11th, 2022
5:30 p.m.
Via GoToMeeting

GoToMeeting: <https://global.gotomeeting.com/join/495760341>

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

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**

None.

5. DELEGATIONS & PRESENTATIONS

- i) **Presentation – Waste Management Master Plan – attached, page 7.**
Heather Dzurko, M.Sc., Project Manager.

A copy of the Waste Management Master Plan can be viewed at:
[Calendar - Tay Valley Township \(tayvalleytwp.ca\)](http://Calendar - Tay Valley Township (tayvalleytwp.ca))

Suggested Recommendation to Council:

“THAT, the Waste Management Master Plan, dated January 3, 2022 be received for information.”

- ii) **Delegation – 1 Foot Reserve.**
Moe & Susan Vacheresse.

6. PRIORITY ISSUES

- i) **Report #PD-2022-01 – Site Plan Control Agreement – The Rideau Group Inc – Storage Yard – 114 Sproule Road (SP-21-41) – attached, page 18.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the proposed Site Plan Control Agreement (SP21-41) for The Rideau Group Inc. outdoor storage yard at 114 Sproule Road be approved.”

- ii) **Report #PD-2022-02 – Site Plan Control Agreement – YMJ Energy Inc – Gas Station & Convenience Store 18318 Highway 7 (SP19-18) – attached, page 28.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, the proposed Site Plan Control Agreement (SP19-18) for the YMJ gas station and convenience store at 18318 Highway 7 be approved.”

- iii) **Report #PD-2022-03 – Planning Department – 2021 Year End Summary – attached, page 39.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, Report #PD-2022-03 – Planning Department – 2021 Year End Summary be received for information.”

- iv) **Report #PD-2022-04 – Update on Maberly Pines Subdivision Review – attached, page 45.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, staff continue to work with the Ministry of Environment Conservation and Parks staff and the Rideau Valley Conservation Authority (RVCA) staff to address any potential implications of the Maberly Pines development on the water quality of Little Silver and Rainbow Lakes;

AND THAT, staff work with Little Silver and Rainbow Lakes residents through an Interim Control By-Law freezing development for six months while restrictions be identified to be placed on development and redevelopment of lots on those lakes (similar to the restrictions placed on Farren and Adam Lakes).”

- v) **Report #CBO-2022-01– Building Department Report – January to December 2021 – attached, page 50.**
Noelle Reeve, Planner.

Suggested Recommendation to Council:

“THAT, Report #CBO-2022-01 – Building Department Report – January to December 2021 be received as information.”

- vi) **Living Wage Employer.**
Councillor RoxAnne Darling.

7. CORRESPONDENCE

- i) **21-12-15 – Council Communication Package – cover sheet attached, page 52.**

Suggested Recommendation to Council:

“THAT, the 21-12-15 Council Communication Package be received for information.”

- ii) **22-01-05 – Council Communication Package – cover sheet attached, page 53.**

Suggested Recommendation to Council:

“THAT, the 22-01-05 Council Communication Package be received for information.”

8. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

- i) **Green Energy and Climate Change Working Group – deferred to the next meeting.**
Deputy Reeve Barrie Crampton and Councillor Rob Rainer.
- ii) **Recreation Working Group – deferred to the next meeting.**
Councillor Fred Dobbie and Councillor Beverley Phillips.
- iii) **Private Unassumed Roads Working Group – deferred to the next meeting.**
Councillor RoxAnne Darling and Councillor Gene Richardson.
- iv) **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.**
Reeve Brian Campbell.

21-12-14 – Police Services Board Minutes – *attached, page 55.*
- vi) **County of Lanark.**
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.
- vii) **Mississippi Valley Conservation Authority Board – deferred to the next meeting.**
Councillor RoxAnne Darling.

Rideau Valley Conservation Authority Board.
Councillor Gene Richardson.

21-11-25 – Rideau Valley Conservation Authority Board Minutes – *attached, page 60*
- viii) **Rideau Corridor Landscape Strategy – deferred to the next meeting.**
Reeve Brian Campbell.
- ix) **Municipal Drug Strategy Committee – deferred to the next meeting.**
Councillor Gene Richardson.

x) **Committee of Adjustment** – *deferred to the next meeting.*

9. CLOSED SESSION

None.

10. DEFERRED ITEMS

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

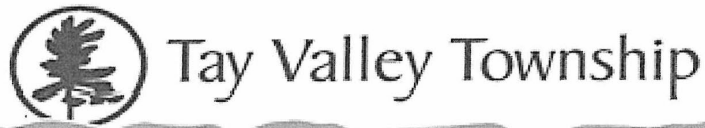
- ***See Township Action Plan – distributed separately to Council***

11. ADJOURNMENT

DELEGATIONS & PRESENTATIONS

Waste Management Master Plan

January 2022



Environmental | Geotechnical | Construction Quality Verification | Building Sciences

2

Intro

Tay Valley Township currently operates a successful waste management program with a 38% residential diversion rate estimated in 2020.

The Waste Management Master plan was developed to:

- Improve on existing programs and operations
- Consider changing regulations and policy
- Create efficiencies
- Increase waste diversion



Environmental | Geotechnical | Construction Quality Verification | Building Sciences

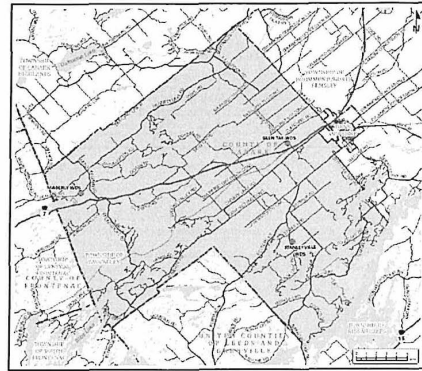
Intro

The Township waste management services includes;

- Waste diversion programs (recycling, electronics, leaf and yard, tires, etc.)
- Garbage disposal options (household garbage and construction demolition and bulky items)
- Policies to guide programs (clear bag, bag tags, site passes, tipping fees, etc.)

Waste services are provided at 3 depots or Waste Disposal Sites (WDS):

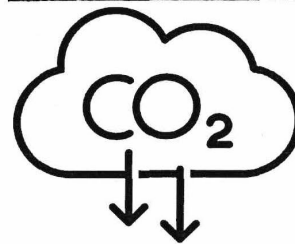
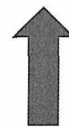
- Glen Tay WDS – landfill and transfer station
- Stanleyville WDS – transfer station
- Maberly WDS – transfer station



Goals

Through the development of the Master Plan the following goals were identified

1. Increase diversion of waste from landfill
2. Improve service delivery
3. Minimize environmental impact



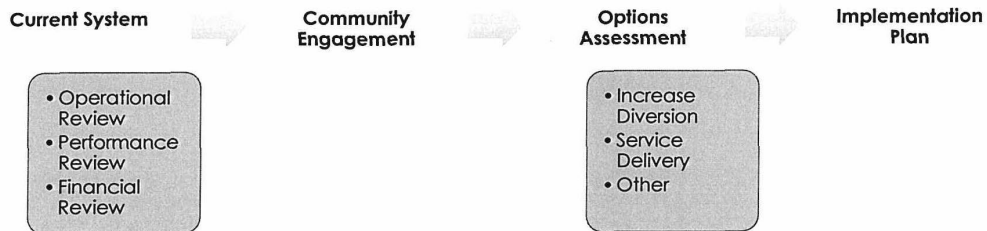
Objectives

1. 50% residential diversion rate by 2030
2. 35% overall diversion rate by 2030
3. 2 options to benefit the environment by 2030
4. 2 options to improve service delivery by 2030



Methodology

- The approach involved four phases



Landfill Capacity

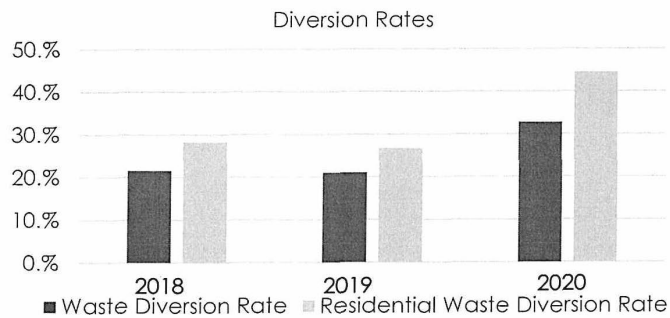
- All three WDSs have remaining landfill capacity
- Glen Tay is the only operating landfill
- Over 30 years in Phase 1 area at Glen Tay and 90+ years overall.
- Township landfills approximately 4,000 m³/year of waste



Waste Generation and Diversion

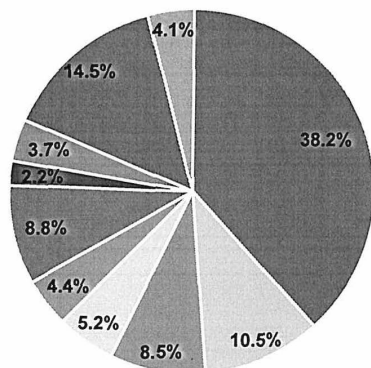
Waste Generation

- 244 kg/person/year of garbage
- 78 kg/person/year of recycling



Financial Review

- Programs are net cost
- Expenses and revenues consistent year to year



- Wages 38.2%
- Monitoring 10.5%
- Glen Tay Cover 8.5%
- Waste Trucking 5.2%
- Site Operations and Maintenance 4.4%
- C & D trucking 8.8%
- Brush 2.2%
- Future Closure Costs 3.7%
- Recyclable Trucking 14.5%
- Other 4.1%

Distribution of Waste Management Costs (2020)



Community and Stakeholder Engagement

- 441 residents responded to survey
- Township waste services rate **4 out of 5**
- Support for mattress and construction demolition recycling
- Minimal support for curbside collection



Implementation Plan

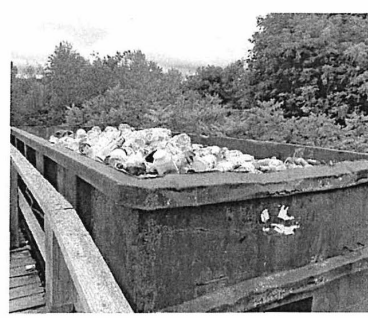
The implementation plan prioritized the top 16 recommendations to achieve plans goals, and objectives:

- Short Term = 1-3 years
 - Focus on improvement of record keeping and performance information to support decision making processes while prioritizing diversion of waste from landfill
- Medium term = 4-6 years
 - Focus on improvement of service delivery and continuing efforts to increase diversion



Short Term Recommendations (2022-2024)

- Implement an improved data management system
- Improve tracking of Blue Box revenues and expenses
- Pilot a glass recycling program
- Eliminate the additional 20 free garbage bag tags/year



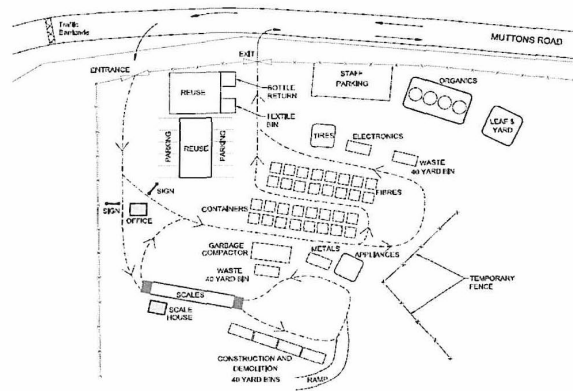
Short Term Recommendations (2022-2024)

- Implement Mattress Recycling (events)
- Improve organics collection to send for composting
- Eliminate the bag for bag program and implement a user pay system (two issued clear bag for \$1/bag)



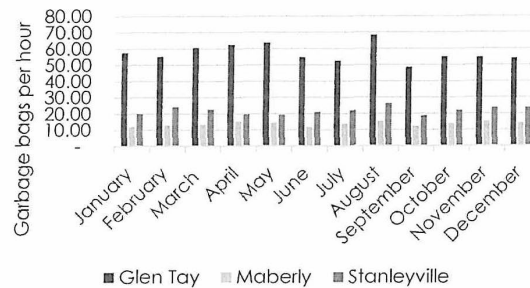
Medium Term Recommendations (2025-2027)

- Upgrade layout at Glen Tay to improve operational efficiency and access for public



Medium Term Recommendations (2025-2027)

- Increase operation hours at Glen Tay WDS and decrease hours at the other WDSs
- Offer evening hours



Medium Term Recommendations (2025-2027)

- Implement temporary infrastructure to accommodate diversion of larger reuse items
- Lead Municipal Collaboration Initiatives
- Consult with producers regarding number of recycling streams
- Pilot C&D recycling
- Find alternative uses for wood chips (chipped brush)



Plan Implementation Costs

- Costs: \$320,000 capital and \$79,000 annually
- Cost containment:
 - Increasing tipping fees for C&D waste to \$80/yd³
 - User pay garbage bag program will generate about \$90,000 annually



High Level Program Costs & Savings

Option	Costs	Cost Savings	Notes
Mattress Recycling Program	\$500-\$2,600/year	Reduction in C&D hauling costs	
Glass Recycling	\$6,000/year	\$12,000 in landfill space	Landfill space = \$312/tonne.
Implement Organics Composting C&D Diversion	\$20,000 capital \$60,000 operating \$10,000/year	\$26,000 landfill space savings \$20,000/year	increase tipping fees
Glen Tay WDS Layout	\$300,00 capital	unknown	Increase efficiencies could result in cost savings
Large Item Reuse	\$5,500 capital		Container to store items
Implement a Township Issued Clear Bag program		\$90,000 annually	Revenue from sale of bags



Conclusions

The following the recommendations in the implementation Plan will:

- Divert an additional 250 tonnes of waste/year
- Increase the waste diversion rate to over 50%
- Reduce GHG emissions by 218 MTCO₂e per year (the equivalent of 47 passenger vehicles/year)



QUESTIONS?

Heather Dzurko, M.Sc.

Project Manager – Cambium Inc.

c: (705) 312-6987

e: Heather.Dzurko@cambium-inc.com

w: cambium-inc.com



PRIORITY ISSUES

COMMITTEE OF THE WHOLEJanuary 11th, 2022Report #PD-2022-01
Noelle Reeve, Planner**SITE PLAN CONTROL AGREEMENT (SP21-41)
THE RIDEAU GROUP INC.
STORAGE YARD - 114 SPROULE ROAD****STAFF RECOMMENDATION**

It is recommended:

“THAT, the proposed Site Plan Control Agreement (SP21-41) for The Rideau Group Inc. outdoor storage yard at 114 Sproule Road be approved.”

BACKGROUND

The proposal is to construct an outdoor storage yard on Part of Lot 27 Concession 3, Bathurst, a 0.41ha (1.01 acre) lot located at 114 Sproule Road.

Access is proposed from Sproule Road, a Township road.

The storage yard is proposed with a footprint of 2,257m² (24,294 sq ft).

The subject property is zoned Industrial – Special Exception 4 (M-4) which allows for a reduced lot area and limits the use to storage of materials used by The Rideau Group Inc.

There are no water features on the lot so the Rideau Valley Conservation Authority (RVCA) was not circulated. There is no septic system on the lot so the Mississippi Rideau Septic System Office was not circulated.

There is no requirement to circulate to the public, but Township staff did notify adjacent properties.

DISCUSSION

At the time of the rezoning for the property, Council discussed mitigating impacts on the residence to the east.

The proposed Site Plan Control Agreement addresses Council’s requests for: a privacy fence along the residence lot line; retention of the vegetation along Highway 511; retention of the

10m required setback from the residence; hours of operation; no idling, and restrictions on the material to be stored on the lot.

There are no requirements for parking as no building is proposed for the lot.

A Road Maintenance Agreement is in effect with Mr. Purdon as the Township contracts out maintenance of this short road. The Site Plan Control Agreement requires the Rideau Group to contribute to the cost of road maintenance.

PUBLIC COMMENTS

None at the time of the report.

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – The proposed draft Site Plan Control Agreement be approved.

Option #2 – Council suggests modifications to the proposal.

FINANCIAL CONSIDERATIONS

None at this time.

STRATEGIC PLAN LINK

Economic Development: The expansion of the Rideau Group operations is expected to increase jobs in Tay Valley Township.

CLIMATE CONSIDERATIONS

Addressed through the no idling requirement.

CONCLUSIONS

The Planner concludes that the proposed Site Plan Control Agreement is desirable and constitutes good land use planning.

ATTACHMENTS

Attachment A - Site Plan Control Agreement Text

Attachment B - Site Plan Control Agreement Drawing

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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

Attachment A – DRAFT Site Plan Control Agreement Text

**DRAFT SITE PLAN CONTROL AGREEMENT
SP21-41**

(Roll Number 0911-916-015-43810)

THIS AGREEMENT made this day of , 2022

BETWEEN: **The Rideau Group Inc.,**
 Herein called the “Owner” **OF THE FIRST PART**

AND: **The Corporation of Tay Valley Township,**
 Herein called the “Township” **OF THE SECOND PART**

WHEREAS the Township has enacted a Site Plan Control By-Law Numbered 09-031 pursuant to the provisions of section 41 of the *Planning Act*, Chapter P.13, R.S.O. 1990, as amended and has, pursuant to certain provisions of the Official Plan of the Township, imposed requirements and limitations on the development or redevelopment of all lands within the boundaries of the Township;

AND WHEREAS the Owner is the owner of all of the lands, more particularly described in Schedule “A” hereto attached, hereinafter referred to as the subject lands;

AND WHEREAS the Owner has applied to the Township for approval of a site plan, hereinafter referred to as the Site Plan, for the following development on a portion of the Subject Lands:

A storage yard.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the approvals of the Site Plan for the development on the Subject Lands and the sum of Two Dollars (\$2.00) paid by the Township to the Owner, receipt whereof is hereby acknowledged, the Owner and the Township mutually covenant and agree as follows:

1. The Owner, prior to execution of this Agreement by the Township, shall:
 - a) Pay all outstanding taxes owing on the Subject Lands to the Township;
 - b) Execute all transfers in registrable form for all necessary easements and other conveyances of the Subject Lands required as a condition of approval of the Site Plan.

2. The following Schedules, as attached hereto, form part of this Agreement.

Schedule “A” – Legal Description
Schedule “B” – Site Specific Conditions
Schedule “C” – Site Plan Drawings

3. This Agreement shall apply to the development or redevelopment of the Subject Lands described in Schedule "A". The Owner warrants that it is the owner of all the Subject Lands so described.
4. The parties agree that this site plan approval and the registration of this Agreement shall not be construed as providing Zoning By-Law compliance or in any way approving the issuance of a building permit and sewer and water approvals for which separate applications are necessary.
5. The Owner shall develop the Subject Lands in accordance with the Site Plans attached hereto and shall provide the services, works, facilities, and matters referred to in the said Plans and in this Agreement shall maintain the works at the Owner's sole risk and expense to the satisfaction of the Township and in default the provisions of Section 446 of the *Municipal Act, 2001* as amended, shall apply.
7. The Owner acknowledges and agrees that no building permit shall be issued until all Plans and drawings have been approved by the Township and this Agreement has been executed.
9. The Owner shall ensure that all contractors or agents performing works associated with this Agreement are made familiar with its terms and conditions. All constructors or contractors, within the meaning of the *Occupational Health and Safety Act*, shall carry out the duties and responsibilities dictated by the said Act with respect to all works performed in accordance with this Agreement.
10. The Owner further covenants and agrees as follows:
 - a) All work covered by this Agreement shall be carried out expeditiously, in a good and workmanlike manner in accordance with good trade practices.
 - b) All excavated material shall be disposed of according to the Ministry of Environment's Excess Soil requirements.
 - c) Drainage patterns on this site shall not be adjusted to allow any further run-off from this site onto adjacent lands.
 - d) There shall be no further structural development and no further disturbance of the natural vegetation other than that shown on the attached drawings.
 - e) During construction of the gravel surface, all reasonable precautions to avoid dust, noise and other nuisance and to provide for public safety shall be taken.
 - f) The work done on the Subject Land shall be in accordance with this Agreement and according to any permits, licenses or approvals obtained from the Province of Ontario, the Township, and any other utility agency servicing the Subject Lands and abutting owners;
 - g) The Owner shall make no changes to work described in this Agreement without the written approval of the Township, evidenced by the signature of the Planner or Clerk in their absence.

Site Specific Conditions- please see Schedule "B"

11. The Owner agrees to reimburse the Township all costs occasioned as a result of retaining independent professional legal, engineering and planning advice necessary

to the completion and registration of this Agreement and the performance of covenants contained in this Agreement with the exemption of costs related to public road construction or upgrades except as agreed to elsewhere in this Agreement.

12. The Owner agrees to provide, on execution of this Agreement, security toward the completion of the works described herein. The amount of such security shall be \$1,000. The form of such security shall be cash or cheque. It is understood and agreed that the security or so much thereof as the Township deems necessary, shall be held by the Township until final acceptance of the works. The Township may authorize the use of the whole or part of the amount of the security to pay the cost of any work that the Township deems necessary to rectify default by the Owner or its assigns. A full release of the security deposit to the Owner may be authorized by the Chief Building Official, when the site work has been completed to the satisfaction of the Township.
 1. All works required in the Schedules hereto annexed to be constructed or installed, including without limiting the generality of the foregoing, all driveways, permanent fencing, screening, signs, lighting and landscaping, shall be maintained continuously by the Owner in good condition to the satisfaction of the Town.
 2. The Owner shall arrange for and pay the cost of the provision and/or relocation of any existing facilities or utilities which are necessary due to this development to the satisfaction of, and at a time satisfactory to the authority having jurisdiction, together with the granting of such new easements as may be required and the release of any existing easements which are rendered unnecessary.
 3. The Owner shall transfer unto the Township, Lanark County, and/or the utility companies, at the expense of the Owner, such easements as are deemed necessary by these authorities for the purposes of construction, repair and maintenance of the facility or utility. Such transfers of easement documents shall be delivered to the Township before execution of this Agreement by the Township or at such other time as the Township may require in writing.
13. The Owner hereby grants to the Township, its servants, agents, agents in contractors, the license to enter upon the Subject Lands for the purpose of inspection of the work or to perform such work as may be required as a result of a default.
14. In addition to the remedies noted above, in the event of a default by the Owner or its assigns in the provision or maintenance of any of the matters and things required to be done by the Owner pursuant to this Agreement, the Township may, at the expense of the Owner, send a notice in writing to the Owner which notice shall specify the default and the requirements to rectify such default. If the Owner has not completed the rectification of any such default or has failed to take, in the opinion of the Township, sufficient action to do so within twenty-one (21) days of receiving such notice, then the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as are in default. Any cost incurred by the Township plus twenty-five percent (25%) as a charge for overhead pursuant to this cause shall be paid by the Owner to the Township within thirty (30) days of the mailing of an invoice by the

Township addressed to the then current owner of the subject lands as shown in the last revised assessment roll of the Township. In default of payment, such an amount as referred to in this clause may be recovered by the Township by cashing any deposit (cash, cheque or letter of credit) it holds to secure the completion of the works or in a like manner as taxes pursuant to the provision of Section 446 of the *Municipal Act, 2001*.

15. Any notice required to be given herein may be delivered personally or by prepaid registered mail, if to the Township, shall be addressed to:

Office of the Township Clerk
Tay Valley Township
217 Harper Road
Perth ON K7H 3C6

or at such other address at which the Offices of the Township are located in the future, and if to the Owner:

The Rideau Group Attn: Arnold Mulder
78 Wright Boulevard
Stratford ON N4Z 1H3

or at such other address as the Owner may advise the Township in writing. Any notice serviced by prepaid registered mail shall be deemed to have been received on the fourth (4th) business day following the mailing of such notice in the post office.

16. The Township may register this Agreement on title to the Subject Lands and having done so will provide the Owner with registration data. The Owner shall be responsible for obtaining a postponement for any registered mortgage.
17. This Agreement shall enure to the benefit of and be binding upon the parties herein and their respective heirs, executors, successors, administrators and assigns except where specifically excluded and all covenants and agreements herein contained, assumed by or imposed upon the Owner are deemed to be covenants which run with and bind all subsequent owners of the lands herein described.
18. In every clause of this Agreement, unless the contrary intention appears, words importing the singular number or the masculine gender only include more persons, parties or things of the same kind than one, and females as well as males and the converse, and a word interpreted in the singular number has a corresponding meaning when used in the plural.
19. If any one portion of this agreement is declared null and void or considered by a Court to be unenforceable, the remainder of the Agreement shall not be affected and shall remain in force.
20. The Owner shall indemnify the Township and each of its officers, servants and agents from all loss, damages, costs, expenses, claims, demands, actions, suits or other

proceedings of every nature and kind arising from or in consequence of the execution, non-execution or imperfect execution of any of the work hereinbefore mentioned or of the supply or non-supply of materials, whether such loss, damages, costs, expenses, claims, demands, actions, suits or other proceedings are arising from or occasioned to or brought against the Owner or its contractors, officers, servants or agents or against the Township, its officers, servants or agents.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal, and the Township has hereunto affixed its corporate seal under the hands of their appropriate signing officers

SIGNED, SEALED and DELIVERED)

In the presence of)

Witness)

Owners Name)

)
)
)
)
)
)
)
)
**THE CORPORATION OF
TAY VALLEY TOWNSHIP**

**Noelle Reeve
Planner**

(I have the authority to bind the Corporation)

SCHEDULE "A"

Subject Lands affected by this Agreement:

PIN 05187-0194

PART OF LOT 27 CON 3 BATHURST 27R-9662 Parts 10-12; TAY VALLEY TOWNSHIP

SCHEDULE "B" – SITE SPECIFIC CONDITIONS

Access

Approval for the entrance way must be obtained from the Township. A civic address has been obtained from Tay Valley Township but may be subject to change if the driveway location is moved.

Location of Storage Yard

The Owner agrees to construct the storage yard in the area shown on the Site Plan.

Landscaping

Native tree, shrub and ground cover shall be maintained outside of the storage area.

Exterior Lighting

Dark skies compliant lighting will be utilized if lighting is required.

Parking Areas

No parking spaces are required for this use.

Storm Drainage and Grading

The Owner covenants and agrees to maintain existing drainage to the satisfaction of the Township.

Servicing

No water or septic services are required for the storage yard.

Garbage and Waste Storage

No garbage or waste are to be stored on the property.

Maintenance

The Owner shall at all times maintain or cause to be maintained all of the Land in as neat and tidy a condition as is reasonably consistent with the development of the Land pursuant to the Zoning By-Law amendment for the property, and as otherwise required by this Agreement and the Site Plan, including weed removal and grass cutting prior to and during the development, and after completion of the development.

Signs

The Owner agrees that all signs, including locations and graphics contained in the proposed development shall be approved by the Chief Building Official and Public Works Manager prior to the installation of such signs, in order to ensure compatibility with surrounding properties and to ensure no sight line obstructions.

Hours of Operation

Between 7:00 am and 6:00 pm.

No Idling

"Idle" means the operation of a vehicle engine while the vehicle is not in motion and "idling" has a corresponding meaning. No idling shall be permitted for longer than 5 minutes in a 60-minute period.

Road Maintenance Agreement

Ennis Construction currently provides snow removal and maintenance services for Sproule Road. The owner of 114 Sproule Road shall contribute a reasonable amount to the cost of snow plowing and maintaining the road.

Security

So as to ensure due performance of the requirements of this Agreement with respect to the construction of the storage area, screening and landscaping, the Owner shall deposit with the Township prior to the execution of this Agreement, the sum of \$1,000.00, The form of such security shall be cash or cheque, which shall be refundable upon due performance.

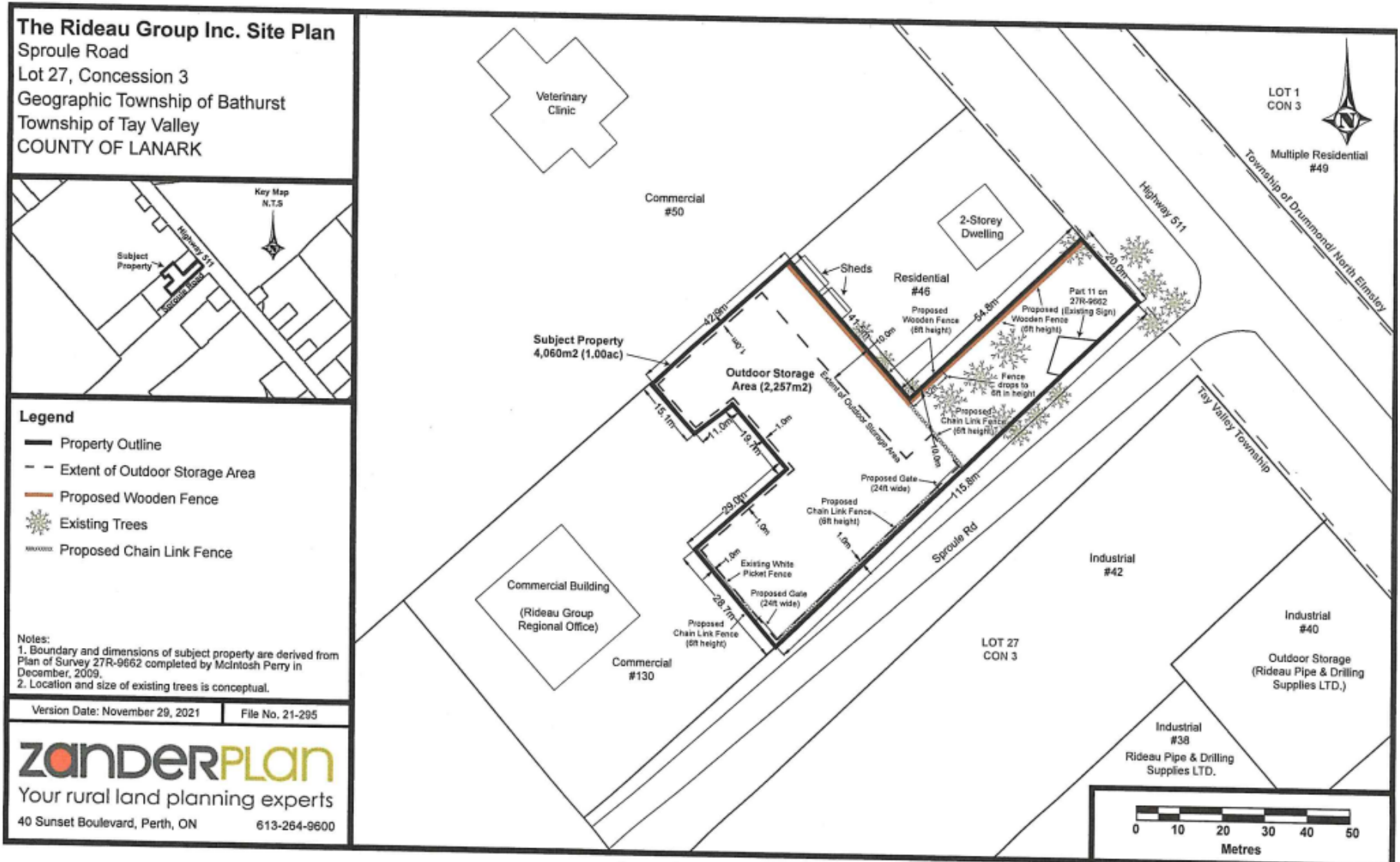
Additional Approvals

The Owner shall obtain additional approvals from other government agencies or ministries as may be required.

Timing for Completion of Site Development

The Owner agrees to comply with all requirements of the Site Plan and this Site Plan Control Agreement.

SCHEDULE "C" – SITE PLAN DRAWING



COMMITTEE OF THE WHOLEJanuary 11th, 2022Report #PD-2022-02
Noelle Reeve, Planner**SITE PLAN CONTROL AGREEMENT (SP19-18)
YMJ ENERGY GAS STATION & CONVENIENCE STORE
18318 HIGHWAY 7****STAFF RECOMMENDATION**

It is recommended:

“THAT, the proposed Site Plan Control Agreement (SP19-18) for the YMJ gas station and convenience store at 18318 Highway 7 be approved.”

BACKGROUND

The proposal is to construct a gas station and convenience store on Part of Lot 20 Concession 3, Bathurst, a 0.174 ha (acre) lot located at 18318 Highway 7.

Access is proposed from Highway 7, a Ministry of Transportation (MTO) controlled road. MTO has given approval to the proposed entrances. The Public Works Manager has reviewed the entrance from Harper Road.

The subject property is zoned Commercial which allows for an automobile service station and convenience store. No rezoning is required. Prior to the current use as a real estate office, the property was used as a gas station and convenience store.

The property received minor variance approval from the Committee of Adjustment in 2018 for recognition of the undersized lot area and relief from the rear and side yard setbacks. The area of the property to be occupied by the building is proposed to be reduced from 139.8m² (1,507 sq ft) to 80m² (861 sq ft).

The Rideau Valley Conservation Authority (RVCA) was circulated at the time of the Minor Variance and provided comments then. The proposed septic system design was circulated to the Mississippi Rideau Septic System Office who required further details.

There is no requirement to circulate to the public, but Township staff did inform adjacent properties.

DISCUSSION

The proposed Site Plan Control Agreement addresses the Committee of Adjustment's requests for screening on the west side of the property and the comments of the RVCA.

The RVCA noted that;

The subject property is identified as Protection Zone 3 (Intake Protection Zone 8). Although identified in this area, a review of the source protection requirements for planning applications in this area did not reveal any prohibited uses from the proposed development, nor requirements for risk management plans or transport pathway consultation requirements.

The subject property is also identified as overlying a highly vulnerable aquifer. These are aquifers that are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Where these conditions exist, it may be possible for contaminants to enter drinking ground water supplies. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

The existing location of the well and its proximity to the proposed gas storage tanks should be considered during the site plan application stage. Ontario Regulation 903 regulates the location of wells in proximity to sewage systems and "sources of contaminants". The proposed gas storage tanks appear to be proposed to be located from the existing well a distance of approximately 9 metres. At this location it would appear that the proposed tanks cannot meet the minimum horizontal separation distances between "sources of contaminants" and wells. In addition, the depth of casing should be considered as Ontario Regulation 903 has different standards for minimum horizontal distances between wells and "sources of contaminants". Wells that have a casing that extends to a depth of more than 6 metres have a minimum horizontal separation distance of 15 metres, while wells that do not have a minimum horizontal separation distance of 30 metres. Another consideration in this regard is the location of any wells on the neighbouring residential property to the north.

The Mississippi Rideau Septic System Office (MRSSO) has stated they have received all the information they require to review the application and that the change to the location of the bed was one of the requirements they had outlined.

The requirements for parking are met. Three spaces plus a handicap access space are provided.

Public Works has expressed concern that no heavy fuel trucks use Harper Road when half load restrictions on Township roads are in effect, generally March through April.

PUBLIC COMMENTS

None at the time of the report.

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – The proposed draft Site Plan Control Agreement be approved in principle.

Option #2 – Council suggests modifications to the proposal.

FINANCIAL CONSIDERATIONS

None at this time.

STRATEGIC PLAN LINK

Economic Development: The new gas station and convenience store are expected to increase jobs in Tay Valley Township.

CLIMATE CONSIDERATIONS

A new gas station represents investment in an industry that is contributing to climate change and may become a stranded asset. The Planner has asked if there will be an electric charging station as part of the development.

CONCLUSIONS

The Planner concludes that the proposed Site Plan Control Agreement is acceptable to ensure the proposed gas station fits with the surrounding uses.

ATTACHMENTS

Attachment A - Site Plan Control Agreement Text

Attachment B - Site Plan Control Agreement Drawing

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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

Attachment A – DRAFT Site Plan Control Agreement Text

**DRAFT SITE PLAN CONTROL AGREEMENT
SP19-18**

(Roll Number 0911-916-015-24500)

THIS AGREEMENT made this day of , 2022

BETWEEN: **YMJ Energy Inc,**
 Herein called the "Owner" **OF THE FIRST PART**

AND: **The Corporation of Tay Valley Township,**
 Herein called the "Township" **OF THE SECOND PART**

WHEREAS the Township has enacted a Site Plan Control By-Law Numbered 09-031 pursuant to the provisions of section 41 of the *Planning Act*, Chapter P.13, R.S.O. 1990, as amended and has, pursuant to certain provisions of the Official Plan of the Township, imposed requirements and limitations on the development or redevelopment of all lands within the boundaries of the Township;

AND WHEREAS the Owner is the owner of all of the lands, more particularly described in Schedule "A" hereto attached, hereinafter referred to as the subject lands;

AND WHEREAS the Owner has applied to the Township for approval of a site plan, hereinafter referred to as the Site Plan, for the following development on a portion of the Subject Lands:

Gas Station and Convenience Store

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the approvals of the Site Plan for the development on the Subject Lands and the sum of Two Dollars (\$2.00) paid by the Township to the Owner, receipt whereof is hereby acknowledged, the Owner and the Township mutually covenant and agree as follows:

1. The Owner, prior to execution of this Agreement by the Township, shall:
 - a) Pay all outstanding taxes owing on the Subject Lands to the Township;
 - b) Execute all transfers in registrable form for all necessary easements and other conveyances of the Subject Lands required as a condition of approval of the Site Plan.
2. The following Schedules, as attached hereto, form part of this Agreement.

Schedule "A" – Legal Description
Schedule "B" – Site Specific Conditions
Schedule "C" – Site Plan Drawings

3. This Agreement shall apply to the development or redevelopment of the Subject Lands described in Schedule "A". The Owner warrants that it is the owner of all the Subject Lands so described.
4. The parties agree that this site plan approval and the registration of this Agreement shall not be construed as providing Zoning By-Law compliance or in any way approving the issuance of a building permit and sewer and water approvals for which separate applications are necessary.
5. The Owner shall develop the Subject Lands in accordance with the Site Plans attached hereto and shall provide the services, works, facilities, and matters referred to in the said Plans and in this Agreement by, **January XX, 2024** unless otherwise agreed upon with the Township and shall maintain the works at the Owner's sole risk and expense to the satisfaction of the Township and in default the provisions of Section 446 of the *Municipal Act, 2001*, as amended, shall apply.
6. The Owner shall obtain a building permit within **twelve (12) months** of the date of this agreement or the approval inherent herein shall be null and void, unless an extension is granted in writing by the Township as evidenced by the initial of the Planner, or the Clerk in their absence or inability to perform assigned duties.
7. The Owner acknowledges and agrees that no building permit shall be issued until all Plans and drawings have been approved by the Township and this Agreement has been executed.
9. The Owner shall ensure that all contractors or agents performing works associated with this Agreement are made familiar with its terms and conditions. All constructors or contractors, within the meaning of the *Occupational Health and Safety Act*, shall carry out the duties and responsibilities dictated by the said Act with respect to all works performed in accordance with this Agreement.
10. The Owner further covenants and agrees as follows:
 - a) All work covered by this Agreement shall be carried out expeditiously, in a good and workmanlike manner in accordance with good trade practices..
 - b) All excavated material shall be disposed of according to the Ministry of Environment's Excess Soil requirements.
 - c) Drainage patterns on this site shall not be adjusted to allow any further run-off from this site onto adjacent lands.
 - d) There shall be no further structural development and no further disturbance of the natural vegetation other than that shown on the attached drawings.
 - e) During construction of the gravel surface, all reasonable precautions to avoid dust, noise and other nuisance and to provide for public safety shall be taken.
 - f) The work done on the Subject Land shall be in accordance with this Agreement and according to any permits, licenses or approvals obtained from the Province of Ontario, the Township, and any other utility agency servicing the Subject Lands and abutting owners;
 - g) The Owner shall make no changes to work described in this Agreement without the written approval of the Township, evidenced by the signature of the Planner or Clerk in their absence.

Site Specific Conditions- please see Schedule “B”

11. The Owner agrees to reimburse the Township all costs occasioned as a result of retaining independent professional legal, engineering and planning advice necessary to the completion and registration of this Agreement and the performance of covenants contained in this Agreement with the exemption of costs related to public road construction or upgrades except as agreed to elsewhere in this Agreement.
12. The Owner agrees to provide, on execution of this Agreement, security toward the completion of the works described herein. The amount of such security shall be \$1,000. The form of such security shall be cash or cheque. It is understood and agreed that the security or so much thereof as the Township deems necessary, shall be held by the Township until final acceptance of the works. The Township may authorize the use of the whole or part of the amount of the security to pay the cost of any work that the Township deems necessary to rectify default by the Owner or its assigns. A full release of the security deposit to the Owner may be authorized by the Chief Building Official, when the site work has been completed to the satisfaction of the Township.
 1. All works required in the Schedules hereto annexed to be constructed or installed, including without limiting the generality of the foregoing, all driveways, permanent fencing, screening, signs, lighting and landscaping, shall be maintained continuously by the Owner in good condition to the satisfaction of the Township.
 2. The Owner shall arrange for and pay the cost of the provision and/or relocation of any existing facilities or utilities which are necessary due to this development to the satisfaction of, and at a time satisfactory to the authority having jurisdiction, together with the granting of such new easements as may be required and the release of any existing easements which are rendered unnecessary.
 3. The Owner shall transfer unto the Township, Lanark County, and/or the utility companies, at the expense of the Owner, such easements as are deemed necessary by these authorities for the purposes of construction, repair and maintenance of the facility or utility. Such transfers of easement documents shall be delivered to the Township before execution of this Agreement by the Township or at such other time as the Town may require in writing.
13. The Owner hereby grants to the Township, its servants, agents, agents in contractors, the license to enter upon the Subject Lands for the purpose of inspection of the work or to perform such work as may be required as a result of a default.
14. In addition to the remedies noted above, in the event of a default by the Owner or its assigns in the provision or maintenance of any of the matters and things required to be done by the Owner pursuant to this Agreement, the Township may, at the expense of the Owner, send a notice in writing to the Owner which notice shall specify the default and the requirements to rectify such default. If the Owner has not completed the rectification of any such default or has failed to take, in the opinion of the Township, sufficient action to do so within twenty-one (21) days of receiving such notice, then the Township may, at the expense of the Owner, enter upon the lands and do all such

matters and things as are in default. Any cost incurred by the Township plus twenty-five percent (25%) as a charge for overhead pursuant to this cause shall be paid by the Owner to the Township within thirty (30) days of the mailing of an invoice by the Township addressed to the then current owner of the subject lands as shown in the last revised assessment roll of the Township. In default of payment, such an amount as referred to in this clause may be recovered by the Township by cashing any deposit (cash, cheque or letter of credit) it holds to secure the completion of the works or in a like manner as taxes pursuant to the provision of Section 446 of the *Municipal Act, 2001*.

15. Any notice required to be given herein may be delivered personally or by prepaid registered mail, if to the Township, shall be addressed to:

Office of the Township Clerk
Tay Valley Township
217 Harper Road
Perth ON K7H 3C6

or at such other address at which the Offices of the Township are located in the future, and if to the Owner:

YMJ Energy
556 Rosebank Rd
Pickering ON
L1W 2N5

or at such other address as the Owner may advise the Township in writing. Any notice serviced by prepaid registered mail shall be deemed to have been received on the fourth (4th) business day following the mailing of such notice in the post office.

16. The Township may register this Agreement on title to the Subject Lands and having done so will provide the Owner with registration data. The Owner shall be responsible for obtaining a postponement for any registered mortgage.
17. This Agreement shall enure to the benefit of and be binding upon the parties herein and their respective heirs, executors, successors, administrators and assigns except where specifically excluded and all covenants and agreements herein contained, assumed by or imposed upon the Owner are deemed to be covenants which run with and bind all subsequent owners of the lands herein described.
18. In every clause of this Agreement, unless the contrary intention appears, words importing the singular number or the masculine gender only include more persons, parties or things of the same kind than one, and females as well as males and the converse, and a word interpreted in the singular number has a corresponding meaning when used in the plural.
19. If any one portion of this agreement is declared null and void or considered by a Court to be unenforceable, the remainder of the Agreement shall not be affected and shall remain in force.

20. The Owner shall indemnify the Township and each of its officers, servants and agents from all loss, damages, costs, expenses, claims, demands, actions, suits or other proceedings of every nature and kind arising from or in consequence of the execution, non-execution or imperfect execution of any of the work hereinbefore mentioned or of the supply or non-supply of materials, whether such loss, damages, costs, expenses, claims, demands, actions, suits or other proceedings are arising from or occasioned to or brought against the Owner or its contractors, officers, servants or agents or against the Township, its officers, servants or agents.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal, and the Township has hereunto affixed its corporate seal under the hands of their appropriate signing officers

SIGNED, SEALED and DELIVERED

In the presence of

Witness

Owners Name

**THE CORPORATION OF
TAY VALLEY TOWNSHIP**

**Noelle Reeve
Planner**

(I have the authority to bind the Corporation)

SCHEDULE "A"

Subject Lands affected by this Agreement:

PIN

PART OF LOT 20 CON 3 BATHURST; TAY VALLEY TOWNSHIP

SCHEDULE "B" – SITE SPECIFIC CONDITIONS

Access

A civic address has been obtained from Tay Valley Township. Entrances were approved by the Ministry of Transportation.

Location of Buildings

The Owner agrees to construct the convenience store and gas canopy in the area shown on the Site Plan.

Landscaping

Native tree, shrub and ground cover shall be maintained outside of the developed area.

Exterior Lighting

Dark skies compliant lighting will be utilized.

Parking Areas

Four parking spaces are required for this use, including at least one accessible space.

Storm Drainage and Grading

The Owner covenants and agrees to maintain existing drainage to the satisfaction of the Township.

Servicing

The placement of the gas storage tanks must meet the requirements of the Ministry of Environment Conservation and Parks regarding contaminants of wells. Septic services are reviewed by the Mississippi Rideau Septic System Office unless the liters/day usage exceeds 10,000.

Garbage and Waste Storage

Garbage or waste are to be stored in an appropriate manner.

Maintenance

The Owner shall at all times maintain or cause to be maintained all of the Land in as neat and tidy a condition as is reasonably consistent with the development of the Land pursuant to the Zoning By-Law amendment for the property, and as otherwise required by this Agreement and the Site Plan, including weed removal and grass cutting prior to and during the development, and after completion of the development.

Signs

The Owner agrees that all signs, including locations and graphics contained in the proposed development shall be approved by the Chief Building Official, Public Works Manager and Ministry of Transportation prior to the installation of such signs, in order to ensure compatibility with surrounding properties and to ensure no sight line obstructions.

No Idling

"Idle" means the operation of a vehicle engine while the vehicle is not in motion and "idling" has a corresponding meaning. No idling shall be permitted for longer than 3 minute in a 60-minute period for customers.

Half Load Restrictions on Harper Road

The owners will not allow fuel trucks to travel down Harper Road beyond a distance of 50m north of Highway 7 when Half Load restrictions are in effect, generally March through April.

Security

So as to ensure due performance of the requirements of this Agreement with respect to the construction of the Gas Station and Convenience Store, screening and landscaping, the Owner shall deposit with the Township prior to the execution of this Agreement, the sum of \$1,000.00, The form of such security shall be cash or cheque, which shall be refundable upon due performance.

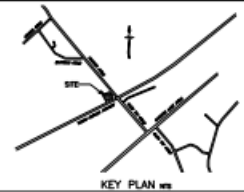
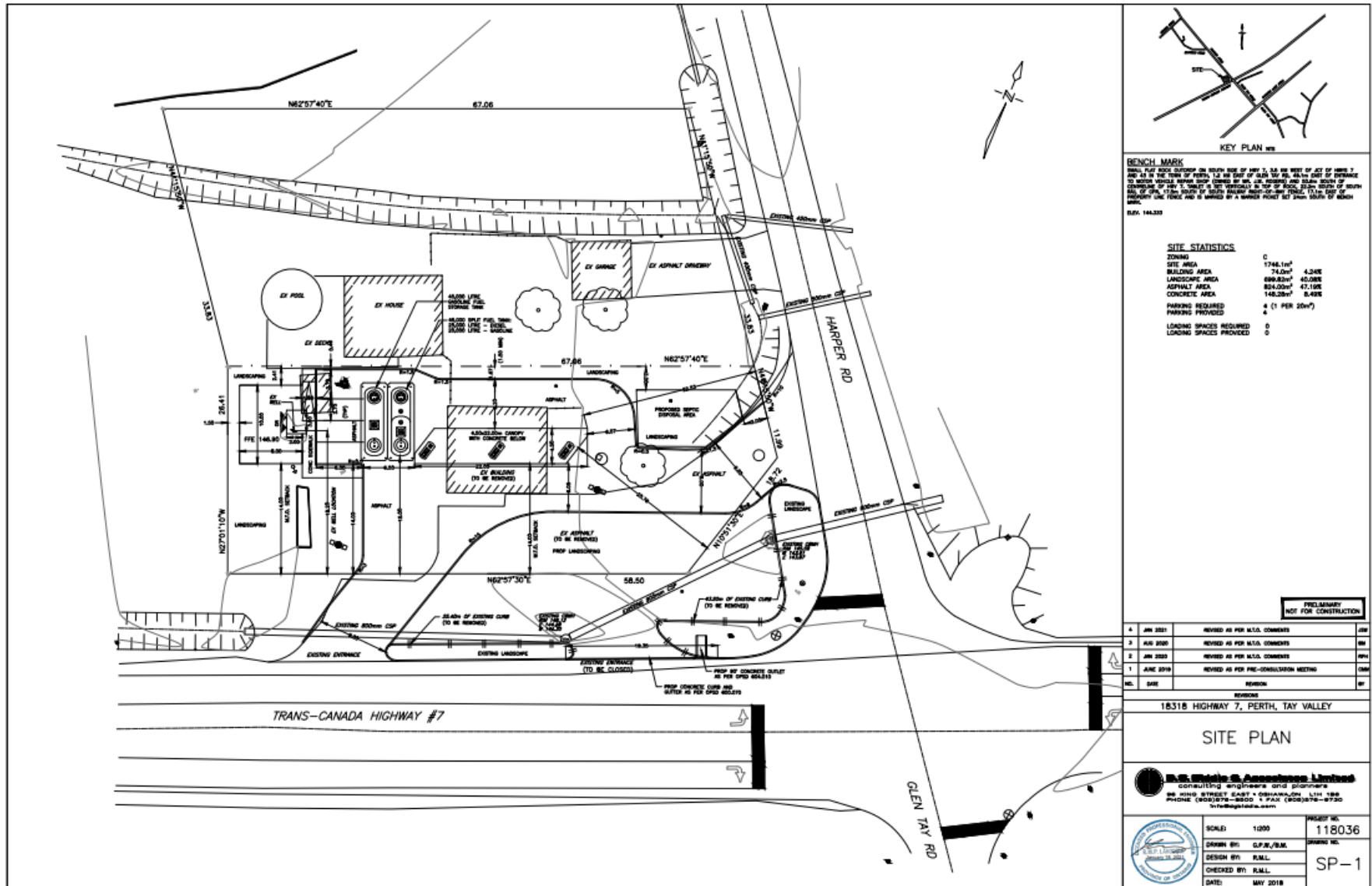
Additional Approvals

The Owner shall obtain additional approvals from other government agencies or ministries as may be required.

Timing for Completion of Site Development

The Owner agrees to comply with all requirements of the Site Plan and this Site Plan Control Agreement, within two (2) years of the date of commencement of construction of the storage yard.

SCHEDULE "C" – SITE PLAN DRAWING



BENCH MARK
 SMALL FLAT ROCK LOCATED ON SOUTH SIDE OF HWY 7, 2.5 M WEST OF JCT OF HWY 7 AND 42 IN THE TOWN OF PERTH, 1.4 M EAST OF 42ND ST SW, 45.0 M EAST OF ENTRANCE TO MOTOR VEHICLE REPAIR SHOP (CORNER OF HWY 7, 42ND ST) AND 32.0 M SOUTH OF CORNER OF HWY 7, 42ND ST. REFERRED TO AS PER LOCAL PLANNING DEPARTMENT FILE NO. 010, 010 M NORTH OF NORTH BAYVIEW ROAD (HWY 11) IN EAST OF HARPER RD TOWNSHIP AND IS MARKED BY A WHITE POCKET SET 2.0 M SOUTH OF BENCH MARK.
 B.M. 144.333

SITE STATISTICS

ZONING	C
SITE AREA	1746.1m ²
BUILDING AREA	74.0m ² 4.24%
LANDSCAPE AREA	899.83m ² 40.88%
ASPHALT AREA	853.29m ² 47.10%
CONCRETE AREA	148.28m ² 8.49%
PARKING REQUIRED	4 (1 PER 20m ²)
PARKING PROVIDED	4
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY
4	JAN 2021	REVISED AS PER M.L.O. COMMENTS	JMB
3	AUG 2020	REVISED AS PER M.L.O. COMMENTS	JMB
2	JAN 2020	REVISED AS PER M.L.O. COMMENTS	JMB
1	AUG 2019	REVISED AS PER PRE-CONSULTATION MEETING	JMB

18318 HIGHWAY 7, PERTH, TAY VALLEY

SITE PLAN

W.M. Watkins & Associates Limited
 CONSULTING ENGINEERS LTD. COMPANY
 86 WIND STREET EAST • OSWATIMON L1H 1B8
 PHONE (905)376-8500 • FAX (905)376-8730
 info@wmwta.com

SCALE:	1:1000	PROJECT NO.:	118036
DRAWN BY:	G.P.M./B.M.	DRAWING NO.:	
DESIGN BY:	R.M.L.		SP-1
CHECKED BY:	R.M.L.		
DATE:	MAY 2018		

COMMITTEE OF THE WHOLE
January 11, 2022

Report #PD-2022-03
Noelle Reeve, Planner

PLANNING DEPARTMENT – 2021 YEAR END SUMMARY

STAFF RECOMMENDATION

It is recommended:

“**THAT**, Report #PD-2022-03 – Planning Department – 2021 Year End Summary be received for information.”

BACKGROUND

The cornerstone of a vibrant, environmentally resilient, economically successful community is sustainability. The Planning and Building Department staff focus on sustainability while fulfilling the legal requirements of the province (e.g., the *Provincial Policy Statement, Planning Act and Building Code Act*) as licenced professionals. The Department also follows Council direction to ensure the Township maintains the natural resources, economic stability, and cultural vibrancy that make the Township a livable community.

The Planning and Building Department provides professional information and advice to Council on the practical aspects of sustainability – what gets built, where, and when. The department also provides information and advice on the outcomes of land use and building choices for the various members of Tay Valley’s communities.

This past year, 2021, has been a year of change due to the health, social, economic and environmental impacts of the ongoing pandemic and the highly visible impacts of climate change. Department inquiries increased by 50%.

The Planning Department worked with Jp2g consultants to begin the five-year Official Plan Review. The province added four areas of focus to the Provincial Policy Statement in 2020 that must be included in the Official Plan update – aboriginal engagement, greater emphasis on climate change requirements, affordable housing requirements, and transit considerations.

DISCUSSION

The work of the Planning and Building Department is described below using the triple bottom line framework: economy, environment, social impacts.

Economic Health of the Community

The Planning Department supports a strong community by working with residents to complete severances, rezoning of land, and minor variances of the Zoning By-Law.

The type of development proposed changed in 2021 to include: green buildings, multi-unit developments, preliminary consultation on two possible subdivisions; many more second units; and increased inquiries about tiny homes. More people sought to work from home in rural locations with a high quality of life (access to nature and broadband). In addition, a major Long Term Care facility project was proposed, and the Draft Site Plan was sent to Council.

Affordability of housing really came to the forefront due to the pandemic and the Planner participated in the County's continuing project with WSP consultants to determine how to include more market rate rental accommodation and housing in Tay Valley Township.

In addition, the Planning and Building Department answered well over 1,500 land use and building enquiries.

Severances

Year	Total Applications	New Lots	Lot Addition	Title Correction	Right-of-way/Easement
2018	20	15	6	1	7
2019	19	16	8	3	1
2020	24	17	2	2	3
2021	36	21	9	0	6

Zoning

Year	Total	RLS	Rural	Residential	Industrial/Commercial	Other
2018	9	6	2			General Zoning
2019	10	8	1			OPA updates
2020	24	12	2	7	2	Section 3.4
2021	19	14	0	2	2	Holding Zone

Minor Variances

Year	Total	Deck/Porch	Building Setbacks	Lot Size	Second Dwellings on separate septic
2018	16	4	10	2	
2019	15	2	8	5	
2020	12	1	8	3	
2021	24	1	11	7	5

Highlights for the Building Department included: issuance of St. Anthony’s Monastery building permit for the monks’ residence/library/kitchen; discussions with the Lanark Leeds Grenville Homebuilders Association about federal government training for Net Zero certification of builders; and work related to the Maberly Pines subdivision. A Private Unassumed Roads Working Group was created by Council and the Planner serves with the Clerk as support staff to the Group.

Building Permits

Year	SFD	Cottage	Total Housing	Commercial	Total
2018	14	2	16	5	125
2019	19	6	25	4	130
2020	19	5	24	4	111
2021	60	12	72	4	176

The Township also saw an increase in the number of Zoning By-Law enforcement complaints while complaints about building without permit remained steady in 2021.

Complaints

Year	Zoning By-Law	Building Without Permit	Total
2018	3	1	4
2019	4	1	5
2020	12	3	15
2021	18	3	21

Environmental Health of the Community

The Planning Department protects the environment by working with residents, the Conservation Authorities, and Mississippi Rideau Septic Office on environmental impact mitigation for Severance, Rezoning and Minor Variance applications as well as helping residents with Site Plan Control Agreements and Development Agreements.

Site Plan Control and Development Agreements

Year	Total	Waterbody	EIS	Commercial
2018	23	21	2	
2019	27	24	1	2
2020	29	20	9	
2021	55	41	13	1

In addition, the Planning Department administered the Source Water Protection review of land uses in designated areas along the Tay River.

The Planner also oversaw the hydrogeological review of the Maberly Pines subdivision and had discussions with Lake Associations interested in updating their Lake Management Plans. Hydrogeological studies are also becoming a bigger part of the review process for many severances because most of the Township is located over a highly vulnerable aquifer.

Finally, the Planner assisted the County of Lanark with their Climate Action Plan based on the Township's experience developing its Climate Action Plan and the Planner's experience with Nature Based Climate Solutions.

Social and Cultural Health of the Community

The Planning Department worked with a variety of community groups to recognize settler heritage properties, permit on-farm diversified uses, and recognize Indigenous history.

The Planning Department provided staff support to the Heritage Properties Working Group that promotes awareness and recognition of indigenous and settler heritage in Tay Valley Township. The Township approved 3 heritage recognition properties in 2021 and worked with the Lanark Neighbours for Truth and Reconciliation on installation of the Algonquin heritage plaque on Bolingbroke Road and signage on the Fall River access in Maberly, etc.

The Planning Department supported the Clerk and Public Works Manager on park and trail development to take advantage of grants available for outdoor recreation to help maintain physical and mental health during the pandemic.

There was also a resurgence of interest from the community in making Tay Valley an Age Friendly community. The Township was successful in receiving a grant from the provincial Seniors Secretariat to hire the Rural Development Network consultants to begin a project to look into zoning changes to permit co-housing and improve communication to reduce isolation.

Through the Chief Building Official, the Department worked to ensure buildings and property in Tay Valley Township were safe while supporting innovative materials and design.

Addressing Climate Change Crosses all Three Triple Bottom Line Accounting Sectors

The Planning Department provided staff support to the Green Energy and Climate Change Working Group to implement the Township's Climate Action Plan. Money was set aside for the first time for implementation of climate change mitigation measures in the budget for 2022.

The first stage of the energy efficiency pilot project funded by FCM was completed by Lightspark following data gathering by the Township. Lightspark identified six dwelling archetypes, their energy use and greenhouse gas emissions, and identified energy efficiency options for each archetype.

Projects for 2022

The Planning Department has identified projects it will be working on in 2022 in addition to processing of day to day applications and larger developments (for an animal rehabilitation clinic; retail store in a Hamlet; permaculture agri-tourism; tiny home community, etc.):

- **Official Plan 5-year update** – Public engagement on policy updates (e.g., growth management, Provincially Significant Wetlands, etc.);
- **Climate Action Plan implementation** – FCM Lightspark project funding program for residents; operational and facility improvements
- **Zoning By-Law changes** - Additional Residential Units (3 dwellings/property, co-housing, etc.);
- **Communal Systems** - Draft policy;
- **Building By-Law review** - Ensure fees match costs and update closing of permits;
- **Condominium and Subdivision Plans** completion – Nordlaw, Rideau Bluffs, etc.
- **Site Alteration** – Draft By-law
- **RVCA** – Participate in policies review

OPTIONS CONSIDERED

None.

FINANCIAL CONSIDERATIONS

None.

CONCLUSIONS

The work of the Planning and Building Department is two-fold:

- to ensure land use and buildings meet legislative requirements (e.g., to avoid hazardous areas and protect significant areas of environmental or cultural heritage, meet construction standards, etc.); and

- to build community, plan for and accommodate change, and ensure Tay Valley Township continues to be a culturally vibrant, environmentally resilient, and economically successful community.

In 2022 Council will have the opportunity to implement a number of its priorities through changes to the Official Plan, Zoning By-Law, and Planning and Building Department projects.

ATTACHMENTS

None.

Prepared and Submitted By:

Approved for Submission By:

Original Signed

Original Signed

**Noelle Reeve,
Planner**

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

COMMITTEE OF THE WHOLE
January 11th, 2022

Report #PD-2022-04
Noelle Reeve, Planner

UPDATE ON MABERLY PINES SUBDIVISION REVIEW

STAFF RECOMMENDATION

It is recommended:

“THAT, staff continue to work with the Ministry of Environment Conservation and Parks staff and the Rideau Valley Conservation Authority (RVCA) staff to address any potential implications of the Maberly Pines development on the water quality of Little Silver and Rainbow Lakes;

AND THAT, staff work with Little Silver and Rainbow Lakes residents through an Interim Control By-Law freezing development for six months while restrictions be identified to be placed on development and redevelopment of lots on those lakes (similar to the restrictions placed on Farren and Adam Lakes).”

BACKGROUND

In August 2021, Tay Valley Council directed staff to issue a Request for Proposal (RFP) for a hydrogeological review of the Maberly Pines subdivision to determine if there is sufficient water quality and quantity for the lots and that there is sufficient nitrate dilution capacity for septic systems for the lots. BluMetric Environmental Inc. provided a report to the Township that was discussed at the December 7, 2021 Committee of the Whole meeting.

The BluMetric report stated that “the subject property is suitable for development as a residential subdivision at the proposed density, if future development incorporates appropriate alternatives for wastewater treatment at lots that are not suitable for conventional systems”.

DISCUSSION

The Rideau Valley Conservation Authority (RVCA) is reviewing the Blumetric study and the Planner expects to have comments this month.

In the meantime, the Little Silver and Rainbow Lake (LSRL) Association had followed up on their concerns that development in the Maberly Pines subdivision could affect their lake.

They ran the Ministry of Environment Conservation and Parks (MECP) model for assessing lake capacity (based on phosphorus nutrient loading comparing pre-development of LSRL and current development of LSRL). Their result indicates LSRL are over capacity for development. Similar to Farren and Adams lakes being determined by the Lake Capacity model to be over development a number of years ago.

The Planner is in discussion with MECP staff Victor Castro and Jon Orpana to confirm the results determined by the Lake Association. Discussions also include what the implications of LSRL being over capacity are for the lakes now and if the subdivision was built out.

Those discussions include considering the options to mitigate development, similar to the Official Plan amendments for Farren and Adam Lakes which increased the size of frontages for severances; required phosphorus removing septic systems if the 30m setback could not be met; increased vegetative buffers along the shore for new development and for redevelopment, etc.

The Planner is also in discussions with the RVCA as they provide the Township with advice on managing development from the lens of cumulative impacts within a watershed as is required by the Provincial Policy Statement.

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – Staff be directed to continue to work with the Ministry of Environment Conservation and Parks staff and the RVCA staff to address any potential implications of the Maberly Pines development on the water quality of Little Silver and Rainbow Lakes. And that staff be directed work with Little Silver and Rainbow Lakes residents through an Interim Control By-Law freezing development for six months while restrictions be identified to be placed on development and redevelopment of lots on those lakes similar to the restrictions places on Farren and Adam lakes.

Option #2 – Staff only work with the Ministry of Environment Conservation and Parks staff and the RVCA staff to address any potential implications of the Maberly Pines development on the water quality of Little Silver and Rainbow Lakes.

FINANCIAL CONSIDERATIONS

None at this time.

STRATEGIC PLAN LINK

Economic Development: The Maberly Pines subdivision offers potential new economic development.

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

CLIMATE CONSIDERATIONS

Extremes of temperatures will affect shallow, manmade lakes like Little Silver and Rainbow more than deeper, coldwater lakes so additional measures to protect their water quality may be required.

CONCLUSIONS

The Planner concludes that further discussions with the Ministry of Environment staff and RVCA staff are required to fulfill the Provincial Policy Statement Section 2.2.1 a) direction to, “protect, improve or restore use the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long-term planning”.

ATTACHMENTS

Attachment A – Lake Capacity Handbook Worksheet for Little Silver and Rainbow lakes
Attachment B – Watershed boundaries for Little Silver and Rainbow lakes

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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

Attachment A – Lake Capacity Handbook Worksheet Little Silver and Rainbow lakes

Lakeshore Capacity Model

Little Silver Lake

Anthropogenic Supply

Shoreline Development Type	Number	Usage (capita years/yr)	
Permanent	17	2.56	
Extended Seasonal	0	1.27	
Seasonal	68	0.69	
Resort	0	1.18	
Trailer Parks	0	0.69	
Youth Camps	0	0.125	kg/capita/yr
Campgrounds/Tent trailers/RV parks	0	0.37	
Vacant Lots of Record	49	1.27	
Retention by soil (Rs) (0-1)	0		

Sedimentation

Is the lake anoxic?	n	
Settling velocity (v)	12.4	m/yr
In lake retention (Rp)	0.74	

Monitoring Data

Years of spring TP data	20	
Average Measured TPso	12.00	µg/L
Measured vs. Predicted TPso	8.7	%
Is the model applicable?	y	
Over or under predicted?	over	

Catchment

Upstream Lakes

Lake Area (Ao)	86.0	ha
Catchment Area (Ad)	860.0	ha
Wetland	15.0	%
Cleared	10.0	%

Modeling Results

TPlake	12.38	µg/L
TPout	11.83	µg/L
TPso	13.04	µg/L
TPfuture	15.49	µg/L

Hydrological Flow

Mean annual runoff	0.400	m/yr
Lake outflow discharge (Q)	3784000	m3/yr
Areal water loading rate (qs)	4.40	m/yr
Inflow 1		m3/yr
Inflow 2		m3/yr
Inflow 3		m3/yr

Phosphorus Thresholds

TPbk	7.81	µg/L
TPbk+40	10.93	µg/L
TPbk+50	11.71	µg/L
TPbk+60	12.49	µg/L

*if TPbk+40% < TPlake < TPbk+60% cell is orange

*if TPlake > TPbk+60% cell is red

Natural Loading

Atmospheric Load	14.36	kg/yr
Runoff Load	93.48	kg/yr

No. of allowable residences to reach capacity:

# Permanent OR	at capacity
# Extended seasonal OR	at capacity
# Seasonal cottages OR	at capacity

Upstream Loading

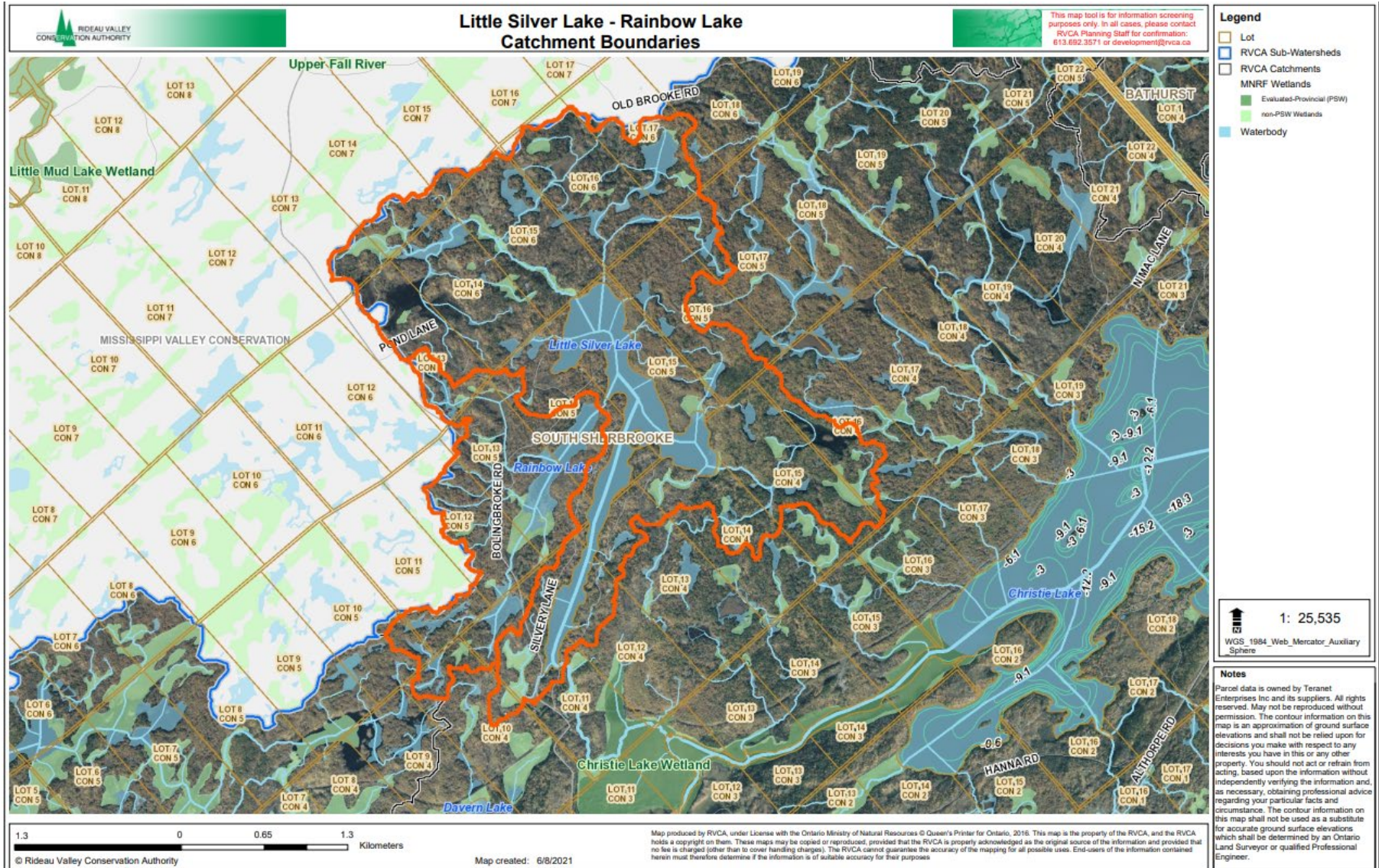
Anthropogenic Loading

Current Anthropogenic Load	63.09	kg/yr
Future Anthropogenic Load	106.12	kg/yr

Areal Load Rate

Current Total Areal Loading Rate (L _T)	198.76	mg/m2/yr
Future Total Areal Loading Rate (L _{F_T})	248.80	mg/m2/yr

Attachment B– Watershed Boundaries for Little Silver and Rainbow Lakes



01/01/2021-12/31/2021 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	\$16,416.95	\$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	14	16	7	2	2	0	\$15,858.65	\$6,371.45	\$2,913,637.00	\$1,027,496.33	\$31,110
July	21	19	7	3	0	1	\$11,884.80	\$9,669.67	\$2,072,678.00	\$1,839,591.67	\$41,480
August	18	12	2	2	0	1	\$13,603.70	\$6,609.43	\$2,957,600.00	\$1,267,906.33	\$10,370
September	18	16	6	2	0	1	\$11,291.10	\$6,941.35	\$2,379,750.00	\$1,295,800.00	\$25,925
October	11	13	3	1	0	0	\$9,760.20	\$5,776.36	\$2,263,000.00	\$1,053,500.00	\$15,555
November	12	9	5	1	0	0	\$11,809.80	\$4,113.93	\$1,960,600.00	\$642,366.67	\$31,110
December	9	3	5	1	1	0	\$14,957.25	\$1,964.66	\$3,280,000.00	\$526,966.67	\$26,107
Total	176	123	60	18	4	4	\$166,091.93	\$64,747.99	\$32,935,916.00	\$11,751,687.67	\$300,912

As of Nov 17, 2021 Dev Charges of \$6,974 on permits are comprised of \$5716 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. **City of Kitchener:** Resolutions – Fire Safety Measure and Conversion Therapy-
attached, page 2.
2. **City of St. Catherine's:** Resolution – National Childcare Program – *attached, page 7.*
3. **Village of Hilton Beach:** Resolution – Mattice-Val Cote MPAC Assessment –
attached, page 9.
4. **Township of Mulmur:** Resolution – Truth and Reconciliation Calls to Action –
attached, page 10.
5. **Township of Scugog:** Resolution – Region of Durham Bus Stop Dead End Roads
and Support Letters – *attached, page 13.*
6. **AMO:** Ontario Broadband Strategy, Excess Soil Regulations (Webinar), Planning Act
Delegations – *attached, page 39.*
7. **AGCO:** New Progressive Jackpot Raffle Offering and new Social Gaming Licence –
attached, page 42.
8. **Mississippi Valley Conservation Authority:** Conservation Authority Transition Plan
– *attached, page 43.*
9. **Ministry of the Environment, Conservation and Parks:** Endangered Species Act
Regulatory Decision – Species Conservation Charges and Conditional Exemption
Regulations – *attached, page 46.*
10. **Tay Valley:** Report – Building Permits (Approval Granted November 2021) – *attached,*
page 49.



1. **City of St. Catherine's:** Resolution - National Childcare Program - *attached, page 2.*
2. **Town of Fort Erie:** Resolution - City of St. Catherine's Resolution National Childcare Program - *attached, page 4.*
3. **Township of James:** Resolution - Mattice-Val Cote Property Assessment - *attached, page 7.*
4. **Township of Southgate:** Resolution - Simcoe County Resolution Annual Emergency Exercise Requirement - *attached, page 9.*
5. **City of Kitchener:** Resolution - Conversion Therapy - *attached, page 11.*
6. **City of Sarnia:** Resolution - Catch and Release Justice - *attached, page 15.*
7. **South Frontenac:** Resolution - Joint & Several Liability - *attached, page 16.*
8. **South Frontenac:** Resolution - Daylight Savings Time - *attached, page 17.*
9. **Town of Bradford West Gwillimbury:** Resolution - Motion Against Quebec's Bill 21, *attached, page 18.*
10. **Perth & District Chamber of Commerce:** Thank you - *attached, page 20.*
11. **City of Vaughan:** Provincial-Wide Assessment Update - *attached, page 21.*

UPDATES



**POLICE SERVICES BOARD
MINUTES**

Tuesday, December 14th, 2021

2:00 p.m.

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

ATTENDANCE:

Members Present:

Chair, Neil Fennell, Municipal Appointee
Brian Campbell, Reeve, Council Appointee

Staff Present:

Amanda Mabo, Acting CAO/Clerk/Secretary
Sean Ervin, Public Works Manager (left at 3:00 p.m.)

Others Present:

Jacqueline Entwistle, OPP, Staff Sergeant
Kerlous Tawdrous, OPP, Acting Operations
Manager/Sargeant

Members & Staff Absent:

Vacant, Provincial Appointee
Karuna Padiachi, OPP, Acting Detachment Commander

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.
A quorum was present.

2. APPROVAL OF AGENDA

i) Addition under New/Other Business: RIDE Christmas Update

The agenda was adopted as amended.

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

None at this time.

4. APPROVAL OF MINUTES

i) **Minutes – May 25th, 2021.**

The minutes of the Police Services Board Meeting held on May 25th, 2021 were approved as circulated.

5. DELEGATIONS & PRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. BUSINESS

i) **Policing Contract.**
Acting Detachment Commander.

- a) Lanark County OPP – 2nd Quarter Report
- b) Lanark County OPP – 3rd Quarter Report

The Board reviewed and discussed the reports.

The Commissioner is pushing the importance of traffic enforcement so the reporting data reflects this.

ii) **2021 Electronic Speed Sign Deployment.**

The Board reviewed the results from the 2021 Speed Sign Deployment.

iii) **Determine 2022 Electronic Speed Sign Deployment Locations.**

The Board indicated that Glen Tay Road and the County Road in Maberly should be on the list of deployment locations for 2022. Otherwise, locations were left up to the Public Works Manager.

iv) **Speed Sign Options (Fix or Purchase New).**

The Board identified that the new sign should capture data, be pole mounted and able to be installed by one person.

The OPP are currently using the Black Cat device.

A couple of other municipalities are also interested in purchasing a new speed sign.

Staff were directed to proceed determining the best fit for the municipality and proceed with the purchase. Prior to the purchase the preferred option will be circulated to the Board for comments and questions.

v) **DRAFT Speeding Complaint Policy.**

The OPP suggested some revisions on sections 5.4.2, 6.2.1 and 6.2.2 as well as the definition of Speeding Concern.

The Board agreed with the change from 7 km/hr to 8 km/hr in the Speeding Concern definition. However, after a lengthy discussion about the changes in the remaining sections the Board directed the Secretary to speak with the Detachment Commander directly to come up with wording that would satisfy both parties and bring back to the Board for final review. In the meantime, the intent of this policy will be followed by the Township when a speeding complaint is received.

Public Works Manager left at 3:00 p.m.

vi) **Policing Resources in the Event of a Major Incident.**

Reeve Brian Campbell.

This item and the next were brought up at a recent Tay Valley Township Council meeting. The Board has asked the Detachment Commander to provide a response, which he committed to doing so in early June.

- a) Has the Township ever been without police in the Township?
- b) What is the back-up if officers are called away in the Township but then there is an incident in the Township?

The Township has never been without policing in the Township. There is always a police response. However, the response may depend on the incident and therefore the timing. There is also borderless policing so the closest car will respond and that may not necessarily be from the Lanark Detachment.

vii) **Alert System for Dangerous Events.**

Reeve Brian Campbell.

See previous item.

- a) Is there a communication plan in place if people had to shelter in place?

Depending on the situation the OPP have access to issue an alert similar to an Amber Alert if needed.

viii) **Detachment Commander Evaluation.**

This will occur after the Lanark County Association of Police Service Boards Meeting in January where the Detachment Commander will be providing an update on policing within the County.

ix) **Joint Police Services Board Meeting Update.**

Next meeting is January 13th, 2022.

x) **OAPSB Zone 2 Update.**

The Board reviewed the minutes that were attached to the agenda for the September meeting but are still waiting on the November minutes to be circulated.

Were able to meet twice in person in the Fall. Each of the host Boards, Prince Edward County and Ottawa were congratulated for providing a safe environment in which to meet. Also, the Ministry Policing Adviser was very helpful in opening doors which then allowed for a virtual visit from the Inspector General of Policing.

First up next year is an in person get together Friday, June 17th, 2022 hosted by Greater Napanee PSB/Municipality. The keynote speaker will be OPP Deputy Commissioner Chuck Cox. He oversees OPP Investigations and Organized Crime Command. Among the subjects he will discuss are Cyber Crime & Community Street Level Crime. The meeting is expected to take place in the Strathcona Paper Center in Napanee. That will be followed by another in-person gathering in mid September. The keynote speaker expected to attend the September get together is the Provincial Ombudsman Paul Dube'.

Zone 2 Elections will take place in Napanee and the 3 Executive positions and the Zone Director's position is up for election. The current Zone Executive and Director have been in place now for several years and the time is right to put in place fresh voices who will lead the Zone forward into the changes expected under the new legislation, due sometime in 2022.

8. NEW/OTHER BUSINESS

i) **RIDE Christmas Update**

The RIDE is managed by one location and one Township at a time for four to six hours with four officers.

9. PSB MEETING SCHEDULE

Date	Time	Meeting or Event	Location
January 13, 2022	10:00 a.m.	Lanark County Association of Police Services Boards Meeting	Carleton Place Arena
February 8, 2022	2:00 p.m.	Police Services Board Meeting	Council Chambers

10. DEFERRED ITEMS

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

- *None at this time.*

11. ADJOURNMENT

The Board adjourned at 3:30 p.m.

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 the COVID-19 Pandemic

DRAFT MINUTES

Board of Directors 9/21 November 25, 2021

Present:	Gerry Boyce Judy Brown Jamie Crawford Bob Foster Victor Heese Andy Jozefowicz Dale McLenaghan Shawn Pankow Anne Robinson	Carolyn Bresee Vince Carroll Brian Dowdall Steve Fournier Robin Jones Pieter Leenhouts Scott Moffatt Gene Richardson Kristin Strackerjan
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Staff:	Sommer Casgrain-Robertson Kathy Dallaire Diane Downey Michelle Paton Brian Stratton	Dan Cooper Terry Davidson Glen McDonald Justin Robert
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Guests: Marissa Grondin

Regrets:	George Darouze Rob Rothgeb	Julie Graveline
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Chair Leenhouts called the meeting to order at 6:30 p.m.
Sommer Casgrain-Robertson conducted a roll call.

1.0 Land Acknowledgement Statement

Chair Leenhouts read the following statement:

I would like to begin our meeting by acknowledging that we are gathered across the Rideau watershed tonight which is located on the traditional unceded territory of the Algonquin Anishinaabeg people as well as the traditional territory of the Anishnabek, Huron-Wendat, Haudenosaunee and Oneida peoples which is covered by the Upper Canada Treaties. We pay respect to all Indigenous peoples in the Rideau watershed and acknowledge their longstanding relationship with this territory. We recognize that they are the traditional guardians of this land and its water,

and we honour their traditional knowledge keepers and leaders: past, present and future. We commit to deepening our understanding of local Indigenous peoples and their cultures and to move forward in a spirit of reconciliation and collaboration.

2.0 Agenda Review

Chair Leenhouts welcomed Bob Foster to the RVCA Board of Directors. Councillor Foster represents the Village of Merrickville-Wolford and is replacing Don Halpenny.

Chair Leenhouts introduced Marissa Grondin, RVCA's new Executive Assistant. Ms. Grondin is replacing Michelle Paton

Chair Leenhouts reviewed the Agenda.

3.0 Adoption of Agenda

Motion 1-211125 **Moved by:** Gene Richardson
Seconded by: Judy Brown

THAT the Board of Directors of the Rideau Valley Conservation Authority adopts the Agenda as circulated.

Motion Carried

4.0 Declaration of Interest

There were no declarations of interest.

5.0 Approval of Minutes of October 28, 2021

Motion 2-211125 **Moved by:** Andy Jozefowicz
Seconded by: Brian Dowdall

THAT the Board of Directors of the Rideau Valley Conservation Authority approves the Minutes of the Board of Directors Meeting #08/21, October 28, 2021 as circulated.

Motion Carried

6.0 Business Arising from the Minutes

There was no business arising.

7.0 Financial Reports for the Period Ending September 30, 2021

Kathy Dallaire, Manager of Finance, presented financial reports for the period ending September 30, 2021 and responded to questions.

In response to a question from a member, Sommer Casgrain-Robertson explained that DRAPE is an acronym referring to aerial photography that is flown across eastern Ontario and used by a number of RVCA programs. Scott Moffatt added that the acronym stands for Digital Raster Acquisition Project Eastern Ontario.

Motion 3-211125 **Moved by:** Carolyn Bresee
Seconded by: Jamie Crawford

THAT the Board of Directors of the Rideau Valley Conservation Authority approve the Revenue and Expenditure Reports and Balance Sheet for the period ending September 30, 2021.

Motion Carried

8.0 2022 Draft Budget and Workplan

Kathy Dallaire presented the 2022 Draft Budget and Workplan and responded to questions.

In response to a question from a member, Sommer Casgrain-Robertson clarified that the MOUs between the conservation authority and member municipalities required by recent legislative changes will not take effect until the 2024 budget. The budgets for 2022 and 2023 will continue to follow our current model

Motion 4-211115 **Moved by:** Anne Robinson
Seconded by: Judy Brown

That the Board of Directors of the Rideau Valley Conservation Authority approve the attached 2022 Meeting Schedules for the Board of Directors and Executive Committee.

Motion Carried

9.0 Summary of 2021 RVCA Low Water Conditions

Brian Stratton, Manager of Engineering Services, presented a summary of 2021 low water conditions and responded to questions.

Motion 5-211028 **Moved by:** Steve Fournier
Seconded by: Gerry Boyce

THAT the Board of Directors of the Rideau Valley Conservation Authority receives this report for information purposes.

Motion Carried

10.0 Updated Hearing Procedures Under Section 28

Terry Davidson, Director of Engineering and Regulations, presented the Updated Hearing Procedures under Section 28 and responded to questions.

In response to a question from a member, Sommer Casgrain-Robertson explained that the updated Hearing Procedures was a complete re-write of RVCA's Executive Committee Rules and Procedures and staff would not be able to provide a red-line version for comparative purposes.

Motion 6-211028 **Moved by:** Andy Jozefowicz
Seconded by: Robin Jones

That the Board of Directors of the Rideau Valley Conservation Authority approve the attached *RVCA Hearing Procedures under Section 28 of the Conservation Authorities Act* and that they supersede *RVCA's Executive Committee Rules of Procedure* effective December 10, 2021.

Motion Carried

11.0 Transition Plan Under the Conservation Authorities Act

Sommer Casgrain-Robertson presented the Transition Plan under the *Conservation Authorities Act* and responded to questions.

Motion 7-211028 **Moved by:** Anne Robinson
Seconded by: Carolyn Bresee

That the Board of Directors of the Rideau Valley Conservation Authority approve the attached Transition Plan prepared in accordance with Ontario Regulation 687/21 and direct staff to send a copy to member municipalities and the Ministry of Environment, Conservation and Parks.

Motion Carried

12.0 ALUS Lanark Partnership

Sommer Casgrain-Robertson reviewed work-to-date on the proposed ALUS Lanark chapter and responded to questions. Ms. Casgrain-Robertson noted that ALUS has an excellent reputation in the agricultural community and that a partnership between Mississippi Valley Conservation Authority, RVCA and Lanark County would be beneficial for all.

In response to a question from a member, Sommer Casgrain-Robertson explained that this partnership would complement RVCA's Rural Clean Water Program. Ms. Casgrain-Robertson noted that the ALUS Chapter would only be in effect in the Lanark area but there could be an opportunity to expand the program in the future.

Motion 8-211028

Moved by: Gene Richardson

Seconded by: Steve Fournier

That the Board of Directors of the Rideau Valley Conservation Authority support the formation of an ALUS Lanark chapter in partnership with the County of Lanark, Climate Network Lanark and the Mississippi Valley Conservation Authority; and

That staff be direct to enter into a Memorandum of Understanding with ALUS Canada as the legal entity for "ALUS Lanark".

Motion Carried

13.0 Meetings

- a) MECP Webinar on Phase 1 Regulations, November 10, 2021
- b) RVCA Executive Committee Meeting, November 15, 2021
- c) Presentation to Montague Council: November 16, 2021
Sommer Casgrain-Robertson explained that this presentation focused on development review and promoted the pre-consultation process
- d) General Managers Meeting, November 18, 2021
- e) AMO/CO Webinar on Phase 1 Regulations, November 19, 2021
- f) Policy Working Group Meeting #6: November 23, 2021

Upcoming

- g) Eastern General Managers Meeting, November 26, 2021
- h) RVCF Board of Directors Meeting: December 8, 2021
- i) Conservation Ontario Council Meeting: December 13, 2021
- j) RVCA Board of Directors Meeting: January 27, 2022

14.0 Member Inquiries

Brian Dowdall raised concerns about the lack of outdoor lighting at the office. Sommer Casgrain-Robertson explained that the lack of lighting that the Executive Committee experienced at the office following a hearing on November 23 was a result of a power failure the previous day. Ms. Casgrain-Robertson confirmed that the outdoor lights have since been reset.

15.0 New Business

There was no new business.

16.0 Adjournment

The Chair adjourned the meeting at 7:54 p.m. on a motion by Andy Jozefowicz which was seconded by Steve Fournier.

Pieter Leenhouts
Chair

Michelle Paton
Recording Secretary

Sommer Casgrain-Robertson
General Manager/Secretary-Treasurer