

**OFFICIAL PLAN  
FIVE YEAR REVIEW**

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Tuesday, June 21<sup>st</sup>, 2022

5:30 p.m.

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

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5:30 p.m.    *Public Meeting: Official Plan – Five Year Review*  
Following:    *Council Meeting*

***Chair, Reeve Brian Campbell***

**1. CALL TO ORDER**

**2. OFFICIAL PLAN FIVE YEAR REVIEW**

Forbes Symon, Senior Planner, Jp2g Consultants Inc.

- Introduction – *attached, page 2.*
- New Policies Required by Provincial Policy Statement 2020 – *attached, page 3.*
- New Ministry and Council Review – *attached, page 4.*
- Growth Management Polices – *attached, page 5.*
- Strip versus Rural Landscape – *attached, page 6.*
- Cluster Lot Development – *attached, page 6.*
- Public Comments – *attached, page 7.*
- Mapping – *attached, page 11.*

**3. NEXT STEPS – *attached, page 14.***

Forbes Symon, Senior Planner, Jp2g Consultants Inc.

**4. COMMENTS & QUESTIONS**

**5. ADJOURNMENT**

*\*A copy of the Proposed Official Plan, including the Schedules and incorporating Public Comments to date can be found on the Township website at [Official Plan 5-Year Review - Tay Valley Township \(tayvalleytwp.ca\)](http://tayvalleytwp.ca) or a copy can be picked up at the Municipal Office.*

## OFFICIAL PLAN UPDATE – PUBLIC MEETING



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## Official Plan (OP) Review & Update

- The 2016 TVT OP requires updating to conform to the 2020 Provincial Policy Statement
- Jp2g Consultants Inc has led the Official Plan Update:
  - Special Meeting to notify public of intent to review the OP – September 21, 2021
  - Public Comments – October 15, 2021
  - Issues and Options Report to Council – December 7, 2021, Direction January 25, 2022
  - Growth Management Options Report – February 8, 2022
  - Draft Official Plan Amendment Review by Council – April 19 & May 3, 2022
  - Open House – in person – June 9, 2022
  - Open House – virtual – June 14, 2022
  - Public Meeting – June 21, 2022

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## Official Plan (OP) Review & Update

- Comments are welcome until June 30, 2022
- Following this formal Public Meeting, Council will consider comments received and determine what changes they may wish to make to the OPA prior to adopting the amendment in August or September
- Following the adoption of the OPA, the document will be forwarded to Lanark County for final approval.

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## New Policies Required by PPS 2020

- The Provincial Policy Statement (PPS) 2020 introduced a number of new policies which local Official Plans are required to address:
  - ***Indigenous consultation and engagement in the planning approval process*** (p. 9-12, 15, 21, 53, 97; photos p. 22, 98)
  - ***Climate Change*** (p.18, 30-32), ***Wildlands Fire Hazard*** (p. 92-93), ***Emergency Management*** (p.93 )
  - ***Expanded range of permitted uses for agricultural industry*** (p. 102 )
- These matters have been discussed by Council and included in the draft OPA

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## What's New – PPS Policies

### ■ Wildland Fire Risk Mitigation

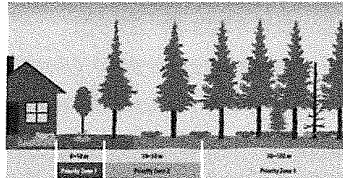
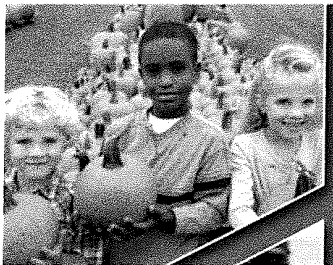


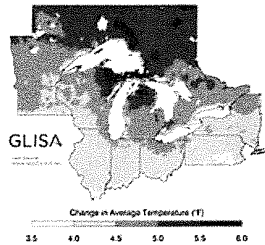
Figure 7.2  
The vegetation around a house within the three priority zones after the application of vegetation management techniques to establish defensible space (not to scale)<sup>18</sup>

### ■ On Farm Diversified Uses



### ■ Climate Change

Projected Change in Average Temperature  
Period: 2041-2070 | Higher Emissions: A2



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## What's New – Ministry and Council Review

- Additional text and map changes are included in the draft OPA:
  - *Overhaul of policies regulating waterfront – enhanced focus on net environmental gain (p. 63-67)*
  - *Role Lanark County plays as the upper tier approval authority (p. 14)*
  - *Recognition of Recreation Master Plan & enhanced recreation policies (p. 72-75)*



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## What's New – Ministry and Council Review

- Policies related to **contaminated sites** (p. 93-95)
- Clarification of the triggers for **hydrogeological assessments** (p. 80)
- Enhanced policies related to **stormwater management** (p. 82-85)
- Enhanced policies for **affordable housing & Additional Residential Units** (p. 28-29)
- New **Natural Heritage System Maps** for South Sherbrooke and west Bathurst (p.139)
- General administrative changes and document reorganization

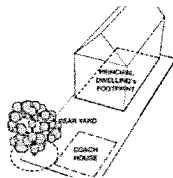


Figure 4 Detached ARU (source: City of Ottawa)



Orange shading identifies location of example of Additional Residential Unit

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## Growth Management Policies

- Council reviewed the consent policies for the Township and proposed:
  - Enhanced protection of **rural character**
  - Definition of the term "**strip development**"
  - Enhanced **cluster lot** development policies
  - **Maintaining the effective date for lots created by consent**
- Council also decided to undertake a **Comprehensive Review** to consider options for a Township wide growth strategy following the update of the Official Plan.
- The Township's **Growth Management Options Report** is available on the OP Review and Update web page

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

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## Strip vs Rural Landscape

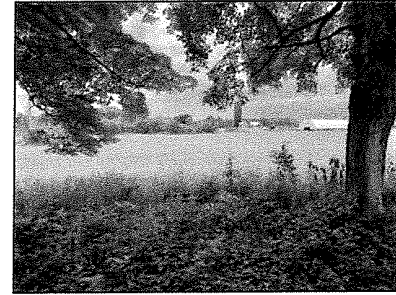
Strip development is defined as a series of four (4) or more developed or undeveloped residential lots located on one side of a public road within a 300-metre length.

No new residential lot shall be created within a 300-metre distance of strip residential development located on the same side of the road.



Strip development  
Clarchris Road  
east end

Rural landscape  
Clarchris Road  
west end



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## Cluster Lot Development

- Cluster lots are set back 100m (300ft) from a Township road with a vegetated buffer to prevent the driver on the road from seeing them. This maintains a rural landscape through a common land condominium.

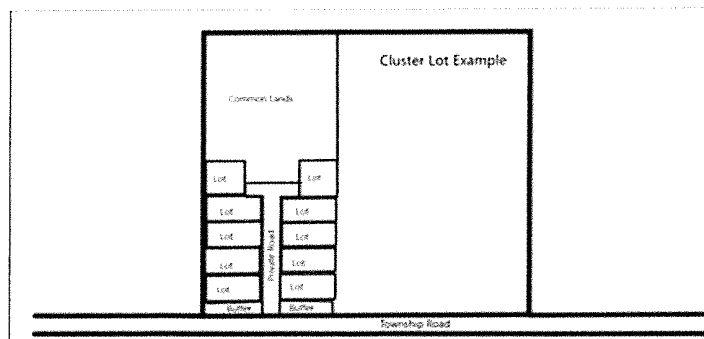


Figure 6 Cluster Lots (source: North Grenville Official Plan)

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## Public Comments

The Township has received comments from 46 individuals, 3 lake associations, and 1 Working Group, on a range of topics.

### ■ Waterfront Development

- *existing lot areas below 0.3 ha (0.74 acres) should not be permitted to convert to permanent use from seasonal use*
- *need strong policies to retain natural shorelines, tree canopy of 30-35%, control maximum lot coverage*
- *no Additional Residential Units on private roads and waterfront lots*

### ■ Significant Woodlands – should be identified on the schedules for all the Township for transparency

### ■ Consultation with Indigenous Groups – should be collaborative and recognize Indigenous protocols

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## Public Comments

### ■ Residential Intensification – should be promoted in Hamlets

### ■ Growth Management – add phasing policies to ensure take up of existing lots before approval of new lots

### ■ Climate Change

- *add tree planting and canopy cover targets*
- *have the strongest policies possible for built form, growth management, sustainable infrastructure*
- *replace Township vehicles, buildings and waste management practices with climate friendly alternatives*

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## Public Comments

- **Climate Change**
  - *The Climate Action Plan initiatives and goals should be in the OP*
  - *Objectives should include;*
    - reduce use of fossil fuels,
    - convert to clean energy systems,
    - provide for net zero emission buildings and green building design,
    - incorporate green energy technologies into all land use planning decisions,
    - provide for local food security,
    - reduce, reuse, and recycle all forms of waste,
    - design and develop active transportation systems,
    - promote mitigation best practices for farming, commercial and industrial processes,
    - promote resiliency.
- **Nature Based Climate Solutions** - should be emphasized e.g., increase forest coverage, sustain high levels of carbon capture by protecting wetlands, etc.

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## Public Comments

- **Recreation**
  - *Consider trail classification as well as park classification, e.g., back country biking trails are gaining popularity.*
  - *Integrate municipal facilities with Crown Lands and islands.*
  - *Develop active transportation connectivity between existing parks and Crown lands.*
  - *Support retention of navigable waterways, water levels and flows, notably along the Tay Watershed, providing public accessibility for boating and fishing.*
- **Biodiversity** – Support fish and wildlife habitat improvements.
- **Economic Development** – Identify the economic base and how to strengthen local economy through tourism, ecotourism, rural-based commercial and industrial uses, home based businesses and services tailored to work-at-home trends.
- **Healthy Communities** – should be a section stating what sustains a healthy community and indices to monitor.
- **Accessibility** – Official Plan should reflect the Accessibility Plan, reflect commitment to upgrade facilities.
- **Section 5.3 Deeming Plans of Subdivision** – Resident disagrees with it in light of Section 50(4) of the Planning Act.

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## Public Comments

- **Promote carpooling** – allow car parks at commuting intersections
- **Promote rural transportation** – minivans and shuttle services
- **Encourage adaptive re-use of buildings** - as an alternative to new construction
- **Design - road infrastructure and stormwater management** facilities to protect against severe weather events and to facilitate evacuation
- **Adopt green standards** - for construction (with density incentives)
- **Asset Management** - modify the Municipal Asset Management Plan to provide for infrastructure replacement needed to mitigate impacts of severe climate events.
- **Regulate short-term rentals (Airbnb, VRBO)**
  - *before TVT becomes Prince Edward County*
  - *lake capacity and other impacts should be considered*
- **Aggregate designation** – Fagan Lake Road. MNR recommends removal of designation

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## Public Comments

- **VIA Rail** – concern over proposal impacts on existing and new development
- **Agricultural Designation** – Ferrier Road East removal of designation for 1 lot
- **Housing** – more affordable housing is needed
- **Diversity** – the Official Plan introduction could include information on diversity in the Township: minorities, country of origin, number of mother tongues, and Indigenous residents
- **Septic Re-Inspections** – should be phased in as mandatory on all water bodies
- **Community Planning Permit System** – Tay Valley should consider implementing this system (also known as a Development Permit System) currently used by Carleton Place
- **Condominium Roads** – Language in current Official Plan does not match intention to allow creation of private roads

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## Green Energy Climate Change Working Group Comments

- **Climate change** – Include guiding principles in the Official Plan similar to Lanark County's:
  - Tay Valley Township will eliminate fossil fuel use;
  - Tay Valley Township will maximize energy efficiencies and increase renewable energy generation;
  - Tay Valley Township will sequester carbon and protect natural resources;
  - Tay Valley Township will reduce waste organic material.
  
- **Emergency Management** - include reference to the need to prepare for emergencies arising from a changing climate (e.g., flooding, derecho windstorms, heat domes, etc).

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## Lake Association Comments

- **Adam Lake:** Existing legacy cottage developments should not be held to a septic standard that existed when they were installed. Increased Floor Space Ratio may encourage redevelopment and, therefore, new septic systems.
  
- **Big Rideau Lake:**
  - Climate Change is affecting surface water quality, suggesting the need for new, more comprehensive approaches. The Ministry of Environment Conservation and Parks has indicated that the phosphorus model can no longer be defended so the more recent Lake Health approaches used in Muskoka and the science by Dr. John Smol of Queen's University should be considered.
  - Look at Rideau Lake's new Official Plan policies on cottage redevelopment based on the report by Donnelly Law.
  - Lower Rideau is identified by RVCA as having very poor water quality. As the recipient of the impacts of all upstream nutrient inputs, including the entire Tay watershed, a comprehensive review of policies affecting development in the southern part of the Township is warranted.

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## Lake Association Comments

### ■ **Big Rideau Lake:**

- The Water Setback policies should be reviewed to ensure a net environmental gain is mandatory when a reduction to the 30 m setback is to be considered.
- Stronger statements to implement shoreline alteration by-laws under the Municipal Act would be welcomed. Haliburton has made good progress on this.
- Stormwater management policies should reduce nutrients that flow into waterbodies from public roads, agricultural drains and private roads.
- Residential policies should avoid additional units or other intensification in waterfront areas (lands with the most potential to impact surface water quality).

- ### ■ **Little Silver and Rainbow Lakes:** They are pleased their Lake Management Plan has been added to Appendix D. They have concerns about their lake's development status with respect to phosphorus.

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## Current Mapping

- Currently the Township's Official Plan has two schedules for each ward:
  - **Schedule A** which is the land use schedule (rural, hamlet, employment lands, agriculture, mineral aggregate, Provincially Significant Wetlands) and,
  - **Schedule B** which combines environmentally sensitive lands (organic soils, wetlands, woodlands, ANSI, deer yards), plus land use constraints (such as abandoned mines, floodplain, waste site setbacks, etc.).

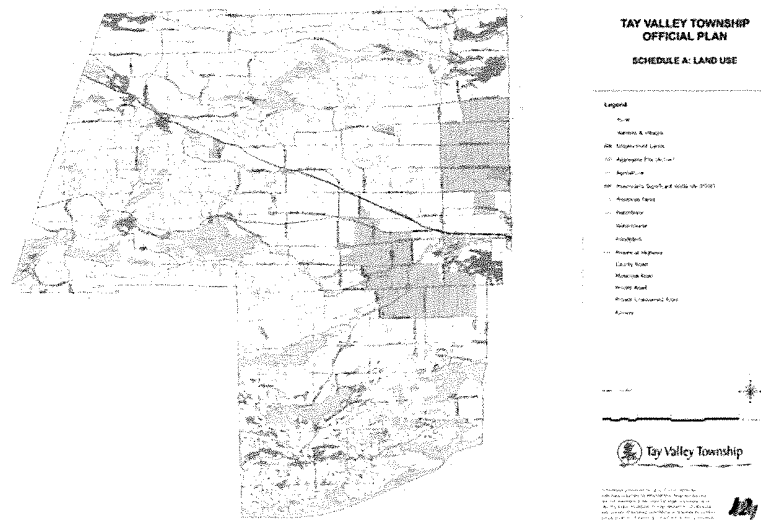
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## Mapping Changes

- These two schedules are proposed to be replaced by **three new schedules**, on new, highly accurate maps showing the Township on one map per schedule:
  1. **New Schedule A** will continue to be the **Land Use** schedule (*Rural, Hamlet, Employment Lands, Agriculture, Active Pits and Quarries, Provincially Significant Wetlands*)
  2. **New Schedule B** will be a **Constraints** Schedule (*Organic Soils, Abandoned Mines, Waste Disposal Sites, Aggregate Resources, **Bedrock Resources**, Intake Protection Zones, **Wildland Fire Hazard**, Floodplains*)
  3. **New Schedule C** will be the **Natural Heritage System** Schedule (*Wetlands, ANSI, Significant Woodlands, **Locally Significant Natural Areas**, Community Forest, Provincial Parks, waterbodies and Natural Corridors and Linkages*)

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## Schedule A – Land Use



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# Schedule B – Development Constraints

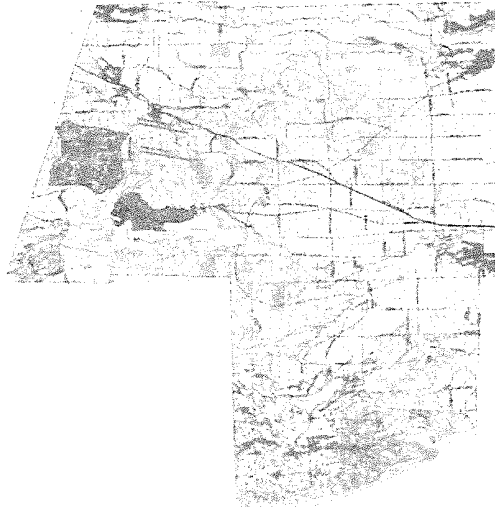


## TAY VALLEY TOWNSHIP OFFICIAL PLAN SCHEDULE B: DEVELOPMENT CONSTRAINTS

- Legend**
- 1. Agricultural Land
  - 2. Agricultural Land - High Quality
  - 3. Agricultural Land - Medium Quality
  - 4. Agricultural Land - Low Quality
  - 5. Agricultural Land - Very Low Quality
  - 6. Agricultural Land - No Quality
  - 7. Agricultural Land - No Quality - No Tillage
  - 8. Agricultural Land - No Quality - No Tillage - No Conservation
  - 9. Agricultural Land - No Quality - No Tillage - No Conservation - No Conservation
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# Schedule C – Natural Heritage Features



## TAY VALLEY TOWNSHIP OFFICIAL PLAN SCHEDULE C: NATURAL HERITAGE FEATURES

- Legend**
- 1. Agricultural Land
  - 2. Agricultural Land - High Quality
  - 3. Agricultural Land - Medium Quality
  - 4. Agricultural Land - Low Quality
  - 5. Agricultural Land - Very Low Quality
  - 6. Agricultural Land - No Quality
  - 7. Agricultural Land - No Quality - No Tillage
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## Next Steps

- Council would like to encourage the public to provide comments on the Draft Official Plan by **June 30, 2022**, to ensure they are captured prior to Council considering the adoption of the draft Official Plan.
- Council will review comments provided and will determine what changes, if any, should be made to the draft Official Plan (at a regular **Committee of the Whole** meeting in **August or September**).
- Once adopted, Council will forward the adopted Official Plan to **Lanark County** for final approval. Those individuals not in agreement with the adopted Plan have an opportunity to express their concerns to Lanark County prior to its approval.
- Once approved by Lanark County, there will be a posted notice identifying the appeal process for any public or agencies not supportive of the approved Plan. All appeals would be forwarded to the Ontario Land Tribunal (OLT) for further consideration.