



**COMMITTEE OF THE WHOLE  
“SPECIAL” AGENDA**

Thursday, September 22<sup>nd</sup>, 2022  
5:30 p.m.

Municipal Office – Council Chambers – 217 Harper Road

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5:30 p.m. *“Special” Committee of the Whole Meeting*

***Chair, Reeve Brian Campbell***

**1. CALL TO ORDER**

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

**3. PRIORITY ISSUES**

i) **Official Plan Review and Update (continued).**

- a) **Council Working Session to Review Public and New Agency  
Comments – *attached, page 3, starting after Jake Ennis in the  
spreadsheet. New information added to the spreadsheet is highlighted in  
yellow.***

Noelle Reeve, Planner

Forbes Symon, Senior Planner, Jp2g Consultants Inc.

*A copy of the DRAFT Official Plan that was presented at the June Public  
Meeting can be found at [Official Plan 5-Year Review - Tay Valley  
Township \(tayvalleytwp.ca\)](http://tayvalleytwp.ca)*

**4. ADJOURNMENT**

# **PRIORITY ISSUES**

Name	General Issue	Comment	Tay Valley Township Response
<b>Dianne Quinn</b>	Short-term rentals and conversion of Seasonal to Residential use	Objections to regulations being imposed on short-term rentals or property conversions from seasonal to year-round residential.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Theresa Lally</b>	Tree-cutting regulations	Objections to regulations on cutting trees on private property.	Already undertaken through provincial Tree Canopy Policy
<b>Nathan Farrell</b>	Short-term rentals Setbacks from fish and wildlife habitats Restrictions on waterfront development Allowing parks in all land use designations	Objections to regulations being imposed on short-term rentals. Suggested updates to Sections 3.1.2, 3.1.3 and 3.1.4 re: fish, wildlife and threatened and endangered species habitat protections. Questioning ability of Conservation Authorities to regulate ecological function of wetlands. Objecting to Parks being allowed in all land use designations. Objecting to potable water system requirement for all new residential development as concerned doesn't allow residents to use lake water.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required Parks should generally be permitted in all land use designations Fish Habitat suggestions to be reviewed with RVCA Species suggestions accepted RVCA hydrological vs ecological function of wetlands accepted 91m frontage for new lots came from MECF Natural hazards comment accepted Potable water system comment accepted
<b>Tracey Ayer &amp; Herman Amberger</b>	Short-term rentals	In favour the use of short-term rentals by Tay Valley Township permanent residents, to foster local businesses, but with regulated limitations on capacity for each rental unit.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Jessica Gulyas (Town of Perth Resident)</b>	Short-term rentals	Wish to ensure the Blueberry Creek School does not shut down due to over regulation of short-term rentals.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Mary Howard (Township of Drummond/North Elmsley Resident)</b>	Short-term rentals	Concerned that possible short-term rental rules could affect the operation of Blueberry Creek School.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Jessica Paquette</b>	Short-term rentals	Concerned that possible short-term rental rules could affect the operation of Blueberry Creek School.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Gerald Campbell</b>	Short-term rentals	Recommending that any rentals less than five days be exempt from any proposed registration process.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Naomi Fowlie</b>	Short-term rentals	Asking if there have been many issues with short-term rentals and if there are any related regulations and licencing proposed.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Kay Rogers</b>	Short-term rentals Affordable housing	Concerned about short-term rentals causing issues for lake capacity and appropriate lake stewardship practices. Encouraging detailed policies and innovative approaches focused on affordable housing.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required The Official Plan has allowed for innovative housing policies

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<b>Long Lake Property Owners Association</b>	Short-term rentals	Concern that they will disrupt enjoyment of the lake through noise and speeding of boats.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Janet Smith</b>	Short term Rentals	Objects to regulations being imposed on short-term rentals or property conversions from seasonal to year-round residential.	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>John Byers</b>	Bed and Breakfasts	What is the definition of B and Bs? Would the short term rental licencing if implemented, apply to new or existing facilities?	No regulations under the Official Plan; just enabling them under the Zoning or other bylaws in the future if required
<b>Teresa Foster</b>	Trucks on Glen Tay Road	In favour of an alternate truck route to Glen Tay Road, before further development takes place in this area.	Not part of the Official Plan; refer to Road Needs Study
<b>Philip and Victoria Jones</b>	Redesignation of a portion of Agricultural land to Rural	Requesting the redesignation of a 1-acre lot on their agricultural property to be redesignated as rural.	Accepted because of location at the end of a Township Road and there is no further potential for development
<b>Lorne Fournier</b>	General inquiry about any proposed changes	Concerned if any proposed changes to the Official Plan may affect their property.	No changes proposed
<b>Glenn Tunnock</b>	Growth management options	Suggested a Community Planning Permit System (CPPS), with a focus on the Official Plan being more user-friendly for the public. Suggested more restrictions on the creation of new building lots to encourage development on existing lots. Suggested a section be added to include economic development through policies on resource management, tourism and eco-tourism, rural-based commercial and industrial uses, and home-based businesses and services. Suggested that sections be added for Healthy Communities and Accessibility.	Official Plan has been made more user friendly. CPPS could be part of a Growth Management Plan in 2023 but would require substantial review. Accepted development on existing lot preference - Council is not proposing to change the date for severances Accepted that economic development wording could be strengthened Accepted Healthy Communities wording has been included Accepted Accessibility wording has been included
<b>Bob Leviton</b>	Growth management options	Questioning proposed restrictions on development outside of hamlets. Also questioning how new homes represent a net loss to the Township. In favour of road setbacks, to preserve the character of Township roads.	Growth Management Report answers these questions on value of development Accepted Strip Development restrictions preserve rural character
<b>Kay Rogers</b>	Waterfront development	Recommending that waterfront properties all have mandatory septic inspections, where the septic system is less than 100m from the watercourse.	<b>***Council discussion required***</b>
<b>Grant Leslie (Big Rideau Lake Association)</b>	Waterfront development	Recommended introduction of Lake Health approaches as used in Muskoka, and recognition of the affects of Climate Change on surface water quality. Noted that building enlargements and additional units are a significant contributor to overdeveloped shorelines. Recommended that Cultural Heritage and Rideau Canal Policies be reviewed in conjunction with the Rideau Waterfront Development Review Team.	Accepted wording to be added Accepted Accepted waiting for comments from Parks Canada Accepted this addition of D-Series wording can be made To be discussed with RVCA Road and agricultural runoff to be discussed with RVCA

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		<p>Recommended Water and Sewage policies refer to the D Series guidelines from the Ministry of the Environment, Conservation and Parks.</p> <p>Recommended a review of policies affecting Lower Rideau Lake, as it receives all upstream nutrient inputs.</p> <p>Recommended improvements in stormwater management to protect rivers and lakes from nutrients and pollutants that flow from roads and agricultural drains.</p>	
<b>Frank Johnson</b> <b>Little Silver and Rainbow Lakes Property Owners Association</b>	Waterfront development	<p>Submitted a Lake Stewardship Plan on behalf of the Little Silver and Rainbow Lakes Property Owners Association.</p> <p>Requesting clarification on the restrictions of section 3.2.4</p> <p>Requesting that Section 3.2.5.1 item 6(i) be amended to ensure consistent phosphorous mitigation measures, throughout the watershed.</p>	<p>Accepted Plan has been included in <a href="#">Appendix XX</a></p> <p>Clarification included</p> <p>Accepted</p>
<b>Glenn Tunnock</b>	Waterfront Development	<p>Suggesting that Section 2.2.4.1 include a minimum lot area for residential conversions on waterfront lots.</p> <p>Asked if enhanced flood plain mapping is being undertaken</p>	<p>Accepted minimum lot area</p> <p>No new floodplain mapping has been provided by the RVCA</p>
<b>Otty Lake Association</b>	Waterfront Development	<p>Concerned about the protection of the shoreline and waterfront given the “causeway” created at the end of Lee Trail Lane. Site Alteration needs to be better regulated.</p>	<p>Accepted see new Waterfront Development section</p>
<b>Fred Goddard</b> <b>Adam Lake Property Owners Association</b>	Waterfront development	<p>Questioning if there are additional phosphorus reduction measures required for Adam and Farren Lakes.</p> <p>Suggesting lot coverage restrictions match those of neighbouring municipalities.</p> <p>Requesting a reference to an updated “state of the art” septic system, under “Environmental Benefit”, in Section 3.2.10 (1).</p> <p>Suggesting septic inspections and upgrades if needed, at the time of sale of a waterfront property.</p> <p>Requesting clarification on the width of waterfront access corridors. Should not be more than 3m.</p> <p>Where vacant lots require a variance from the 30 meter setback in anticipation of a new development, how does the Net Environmental Gain assessment apply? By some perspectives, if an existing vacant is completely naturalized, how can any development provide for a Net Environmental Gain?</p>	<p>No additional measures required.</p> <p>Further Council discussion required on lot coverage at Zoning By-law update</p> <p>Accepted</p> <p>Council decision would be required on mandating updated septic inspection at the time of sale under a new Bylaw</p> <p>Width of waterfront access corridors is a Zoning By-law issue</p> <p>Would be answered in discussion with RVCA</p>
<b>David Marble</b>	Via Rail proposed rail line	<p>Questioning how the proposed expansion of Via Rail lines or sidings will impact the local community.</p>	<p>Via is to undertake public outreach this summer/fall.</p>
<b>Eric Scheuneman</b>	Via Rail proposed rail line	<p>Questioning how the proposed expansion of Via Rail lines or sidings will impact the local community.</p>	<p>Via is to undertake public outreach this summer/fall.</p>
<b>Dawn Haldane</b>	Aggregate designation	<p>Requesting a review of aggregate designation mapping for their property.</p>	<p>Pending MMND</p>

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<b>Eric Boysen</b>	Tree planting, Natural Heritage mapping, Cluster lot development Fireworks displays	Encouraging planting of native tree species. Suggesting that Natural Heritage mapping can be improved by site visits to verify features and should include background details on why and how a designation was made. Cluster lot development lot sizes, wells and sewage treatment. Asking for limitations on fireworks displays, for environmental protection and fire safety.	Accepted native trees Accepted need for site visits Each proposal would determine whether cluster lots would be on communal septic Accepted large areas set aside for nature Fireworks would be a bylaw under the Municipal Act.
<b>Gordon Hill</b>	Deeming Plans of Subdivision Township Roads Residential definitions	Requesting changes to proposed section 5.3 – Deeming Plans of Subdivision, to conform with the Planning Act. Requesting clarification of “Typology of Roads” and the definition of “Private Unassumed Road”. Requesting clarification of proposed sections on Additional Residential Units, Garden suites, and Group Homes.	Accepted Section 50(4) language to be used A number of the issues raised are better addressed through the PURWG process Accepted wording has been amended to state ‘shall not generally be allowed’ Accepted will add provincial definition of temporary for Garden Suites (20 years) Accepted will clarify requirements for Group Homes to be consistent with requirements for ARUs
<b>Glenn Tunnock</b>	Climate Change	Submitted a Nature Based Climate Change Policy Framework for Municipal Official Plans, with references to the Provincial Policy Statement. Suggested a monitoring policy to calibrate policy impacts.	Accepted Accepted
<b>Gordon Harrison Climate Change Network - Lanark</b>	Climate Change	Submitted a link to Nature Based Climate Solutions as a resource.	
<b>Kay Rogers</b>	Climate Change	Suggested the inclusion of Climate Change policies to address sustainable infrastructure, built form and growth management, including Township assets such as buildings, vehicles, and waste management sites. Suggested Emergency Management Plan considers climate change effects such as flooding.	Accepted Accepted
<b>GECCWG</b>	Climate Change	Include guiding principles similar to the County of Lanark Climate Action Plan: <ul style="list-style-type: none"> <li>· Eliminate fossil fuel use</li> <li>· Maximize energy efficiency and increase renewable energy generation</li> <li>· Reduce waste organic material</li> <li>· Sequester carbon and protect natural resources</li> </ul>	Accepted
<b>Penny Nault</b>	Boat houses on Crown Land waterways	Asking that the Official Plan address the construction of boathouses on Crown Land, lakes and rivers.	Zoning By-law discussion
<b>Donna Sproule</b>	Co-housing	Interested in Co-housing being promoted.	Accepted Co-housing included in Official Plan

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Kay Rogers	Indigenous consultation	Suggested inclusion of indigenous communities, in planning matters and also include indigenous history and demographics in the Official Plan.	Accepted see new Section on Indigenous history and consultation
Chief Richard Lalonde	Indigenous consultation	Provided draft language to include in the Official Plan regarding Indigenous History, current Indigenous regard for the land, and consultation	Accepted
Elder Larry McDermott	Indigenous consultation	Widen the vision for the Official Plan process to include Pathway to Canada Target 1 of the 2020 Biodiversity Goals and Targets for Canada (at least 17% of terrestrial areas and inland water are conserved through networks of protected areas and other effective area-based measures) and the Truth and Reconciliation Commission's Calls to Action.	***Council discussion required***
Glenn Tunnock	Indigenous consultation Additional Residential Units	Suggested inclusion of indigenous communities, in planning matters. Suggested Additional Residential Units be considered as a part of residential intensification.	Accepted see new Section on Indigenous history and consultation
Patricia Stirbys Peter Croal	Indigenous Consultation	Healing Forests as part of recreation and parks can help meet the 92 Calls to Action of the Truth and Reconciliation Commission.	This is part of the Forest Trail park planning
Greg Ellis	Indigenous consultation	Suggested inclusion of indigenous communities, in planning matters and also include indigenous history and demographics in the Official Plan.	Accepted see new section
Jake Ennis	Additional Rental Units	Suggesting that Additional Rental Units may be built in waterfront areas subject to restrictions, as an alternative to building additions to existing dwellings.	Accepted wording has been changed
Cathy Keddy	Mapping terrestrial linkages Forest Management Nature Based Climate Solutions	Submitted mapping of terrestrial linkages (natural corridors) to be potentially incorporated in the Official Plan and added to Schedule C mapping. Suggested the promotion of reforestation using native species, and protection of valleylands. Suggested interior forest be mapped on-shield as well as within the Ecoregion boundary. Suggested post-development monitoring to ensure compliance with Township approvals.	Accepted See Map
Stan and Gayda Errett	Forest Management	Township become further involved with their own forest management plan with Ministry of Natural Resources and Forestry.	Accepted
Jill Dunkley, Kay Rogers, Lin Buckland	Anti-racism/Equity	Identify possible Plan aspects which could entail systemic discrimination and inequity, and identify opportunities for promoting equity, diversity, and inclusion.	***Council discussion required*** "In support of the <i>Canadian Charter of Rights and Freedoms</i> and the <i>Ontario Human Rights Code</i> , Tay Valley Township makes the following Statement of Commitment: Tay Valley Township seeks to be a welcoming, respectful, and inclusive community for all of its current and future citizens, whether

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		<p>Open a dialogue with members of local Indigenous communities on how the Township might take meaningful steps towards reconciliation, inspired by the UN Declaration of the Rights of Indigenous People, the calls by the Truth and Reconciliation Commission to action as they apply to municipalities, and the priority concerns more specifically of Indigenous communities within the Township.</p>	<p>they are Indigenous inhabitants, descendants of previous immigrants, or new Canadians.          Going forward, the Township will act to ensure that Tay Valley is a community demonstrably valuing equity, diversity and inclusion.”</p> <p>Accepted dialogue has begun</p>
<b>Janina Fisher</b>	Affordable Housing Eco-villages/Cohousing	Wants creative rules for housing - particularly for eco-village communities where there can be a range of ages, tiny houses, either off-grid or in financially-sensitive way. For example see the book Pocket Neighbourhoods.	Cohousing will be added to Zoning By-law and off grid Tiny Homes not on wheels are permitted
<b>Ramsey Hart Madison Hainstock</b>	Food Security and Local Food Systems	<p>Include policies that reinforce a resilient and innovative food system while promoting universal access to healthy, local food for present and future generations to reduce Food Insecurity - “inability to acquire or consume an adequate diet quality or sufficient quantity of food in socially acceptable ways, or the uncertainty that one will be able to do so”.</p> <p>Include policies that promote Food Sovereignty - “the right of people to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture systems” where food is seen as a public good, not a commodity.</p> <p>Include definitions of Food Insecurity and Sovereignty.</p> <p>Permit cold storage facilities (as a Class 1 Industry) in Industrial Area designations.</p> <p>Support culinary tourism and work with Lanark Local Flavours.</p>	Accepted all comments
<b>Greg Ellis</b>	Active Transportation	<p>Suggesting Settlement Area growth include sidewalks, multi-use pathways or other forms of active transportation infrastructure.</p> <p>Suggesting paved shoulders for roads and continued support for trails and parks.</p>	<p>Accepted active transportation comments</p> <p>Road shoulders are a project-by-project decision based on funding</p>
<b>Frank Johnson</b>	Readability	The Introduction to the OP is masterful (as is the rest of it, but the cultural background and use of Doughnut economics is excellent)	Doughnut Economics diagram removed at request of Council
<b>Gord Ennis, Martin Lambert</b>	Condominium Road	Change language to permit condominium lots to be permitted on lots that do not front on public roads.	Accepted as long as the lot does not represent not back lot development.
<b>Greg England</b>	Remove Aggregate designation of property	Ministry of Mines and Northern Development stated aggregates not likely to be extracted due to historic existing land use	Accepted
<b>Ekobuilt</b>	Change Designation	Allow subdivisions larger than 25 lots on 40 ha (100 acre) lots within 1km of Perth if hydrogeological study supports increased number of lots.	Accepted
<b>Ministry of Northern Development, Mines, Natural Resources and Forestry</b>	Comments, maps and reference materials provided	<p>Mapping Provided:</p> <ul style="list-style-type: none"> <li>· Mineral Deposit Inventory &amp; Bedrock Geology</li> <li>· Mining Lands Tenure and Abandoned Mines Information System (AMIS)</li> <li>· Aggregate Resources (Bedrock)</li> <li>· Aggregate Resources (Sand and Gravel)</li> </ul>	Accepted all mapping changes



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		<ul style="list-style-type: none"> <li>· Metallic Mineral Potential Estimation Tool (MMPET)</li> </ul> Karst (topography with soluble rock formations)	
<b>Ministry of Heritage, Sport, Tourism and Culture Industries</b>	Tourism	<p>The regional tourism organization for the area is RTO11 – Ontario’s Highlands Tourism Organization (<a href="https://comewander.ca/industry/">https://comewander.ca/industry/</a>)</p> <p>The policies of the following PPS, 2020 sections should be considered during the development of the new Official Plan, where applicable, to protect tourism assets and promote additional tourism development: 1.1.1; 1.1.4.1 c), f), g) and i); 1.1.5.2 c) and d); 1.1.5.3; 1.2.1 b); 1.2.6; 1.3; 1.4; 1.5; 1.6; 1.7.1; 2.3; and, 2.6.</p>	Accepted suggestions to strengthen tourism references
<b>Ministry of Transportation</b>	Highway 7 Cycling Strategy	<ul style="list-style-type: none"> <li>· <b>Section 4.2 Provincial Highways</b>  <i>Provincial highways are intended to carry a high volume of traffic at relatively high speeds. Any proposed development within the Ministry of Transportation’s (MTO) permit control area is subject to the requirements of the MTO for approval. Direct access to Provincial Highways will only be permitted in accordance to the MTO’s access management requirements. MTO shall be circulated for comments on all planning applications within their permit control area to ensure compliance with MTO requirements for development approval under the Public Transportation and Highway Improvement Act. The MTO may require traffic impact studies, stormwater studies or other development related studies in order to support development approval or acceptance. It is advised that any person seeking to make a planning application or develop within the MTO’s permit control area ask for a pre-consultation meeting with the MTO.</i></li> </ul> <p><i>Highway 7 is the only provincial highway in the Township. The minimum right-of-way width shall be as determined by the Ministry of Transportation.</i></p> <ul style="list-style-type: none"> <li>· <b>Section 5.2.2 General Policies – Land Division</b>  There are very few sections of Highway 7 with low enough entrance/lot density to allow for severances. Please add the following policy:</li> </ul> <p><i>Land severance applications within the Ministry of Transportation’s permit control as defined by the Public Transportation and Highway Improvement Act are subject to the MTO’s access management and lot density requirements. All land division within the MTO’s permit control area must be consistent with MTO direction and acceptance in order to be eligible for permits. MTO recommends early pre-consultation for all severances within their area of control.</i></p> <ul style="list-style-type: none"> <li>· <b>Section 5.2.4 Subdivision Policies</b></li> </ul> <p><i>Plans of subdivision within the Ministry of Transportation’s permit control area as defined by the Public Transportation and Highway Improvement Act must meet all development requirements of MTO for new road connections, setbacks, stormwater, traffic and land conveyances. MTO recommends early pre-consultation for all new plans of subdivision within their area of control.</i></p> <ul style="list-style-type: none"> <li>· <b>Section 5.4 Site Plan Control</b>  <i>Lands subject to Site Plan control within the Ministry of Transportation’s permit control area as defined by the Public Transportation and Highway Improvement Act are required to obtain a Building and Land Use permit. The MTO’s development review process will happen parallel to the Site Plan Control process to ensure all approval agency requirements are met.</i></li> </ul> <ul style="list-style-type: none"> <li>· <b>Province-wide Cycling Network and Ontario’s Cycling Strategy:</b>  In 2018, the province identified an aspirational network of cycling routes across the province to support recreational cycling and cycling tourism, connect municipal cycling routes and places of interest, and help prioritize future cycling infrastructure investments.</li> </ul>	Accepted all comments

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MTO encourages municipalities to promote development of or connection to the routes in the network especially if recreation and tourism development are among the municipality's priorities. More information about the network as well as the #CycleON Ontario's Cycling Strategy and Action Plan 2.0 can be found on MTO's website

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<b>Leeds Grenville and Lanark District Health Unit</b>	Healthy Communities	Submitted multiple suggestions on active transportation, food security, recreation, etc.	Accepted all comments
<b>Algonquins of Ontario</b>	Indigenous consultation	Pending	