



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

Tuesday, June 25th, 2019

5:30 p.m.

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

ATTENDANCE:

Members Present:

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

Staff Present:

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

Public Present:

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

1. CALL TO ORDER

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

2. INTRODUCTION

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

- the purpose of the meeting

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

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

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

a) PLANNER FILE REVIEW & PROPOSED AMENDMENT

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

b) PUBLIC COMMENTS

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

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

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

The Reeve explained the implications of deferring the By-law on Adam Lake until August. The Adam's Lake Property Owners Association understands what those implications could be.

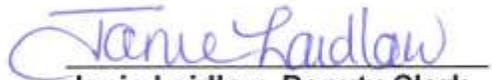
c) RECOMMENDATION

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

4. **ADJOURNMENT**

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


Brian Campbell, Reeve


Janie Laidlaw, Deputy Clerk

APPLICATIONS

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

Public Notice

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

Local Planning Appeal Tribunal

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

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

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

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

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

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

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

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Farren and Adam Lakes Provincial Policy Statement

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

- Section 1.6.6.4 states "individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long term provision of such services with no negative impacts. Negative impacts in this case are defined as, "degradation to the quality and quantity of water, sensitive surface features... due to single, multiple or successive development".

- Section 2.1.2 states that, "the diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of natural heritage systems, should be maintained, restored or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features".

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Farren and Adam Lakes Provincial Policy Statement Cont'd

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

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Farren and Adam Lakes Lanark County SCOP

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

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Farren and Adam Lakes Tay Valley Township Official Plan

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

Farren and Adam Lakes Official Plan Amendment Process

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

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Zoning By-law Amendment

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

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Farren and Adam Lakes Comments

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

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Public Comments

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

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Farren and Adam Lakes Recommendation

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

TAY VALLEY TOWNSHIP OFFICIAL PLAN PROPOSED AMENDMENTS

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

ONLINE SURVEY FORM

Farren Lake Property Owners Survey

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

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

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

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

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

*Required

Email address *

Name *

Cottage/Property Address *

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

- Agree
 Disagree

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

- Agree
 Disagree

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

- Agree
 Disagree

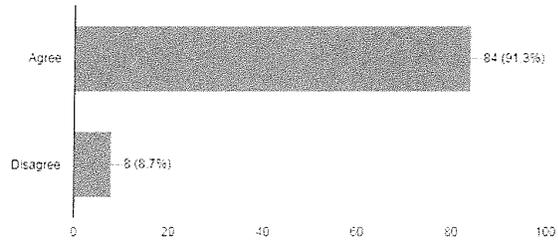
Comments

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

PROPOSED CHANGE #1

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

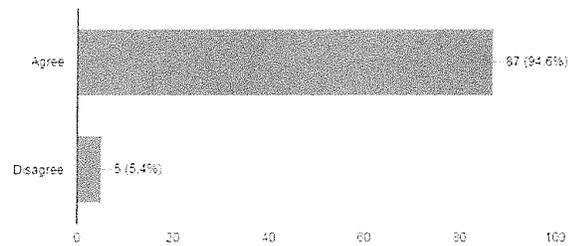
92 responses



PROPOSED CHANGE # 2

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

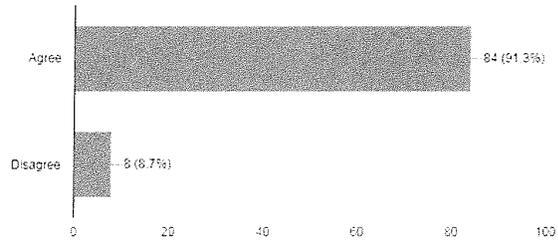
92 responses



PROPOSED CHANGE #1

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

92 responses



PROPOSED CHANGE # 2

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

92 responses

