

OFFICIAL PLAN
FIVE YEAR REVIEW AND UPDATE

Tuesday, August 17th, 2021
5:30 p.m.
Via GoToMeeting

GoToMeeting: <https://global.gotomeeting.com/join/908864989>

Members of the Public:

Meetings are being 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.

As the province of Ontario continues to take significant steps to limit the transmission of the COVID-19 virus, the Township continues to protect the health and safety of the public, Council, Committee and Board Members, and employees while at the same time processing *Planning Act* applications. Therefore, the Township is holding an electronic public meeting, as per the Procedural By-Law, in accordance with the *Planning Act*, Sections 17 and 26.

There will **NOT** be any ability to attend the public meeting in person to help prevent the spread of COVID-19. The public may participate by alternate means. The Township strongly encourages written comments to be submitted prior to the public meeting to adminassistant@tayvalleytwp.ca. A video conference link will be available during the public meeting to enable the public to participate and make oral representations. There will also be the ability to view the meeting agenda and materials on an electronic device. The details to join the video conference and view the materials are located above.

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
 - 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 Planner to speak to each item;
 - for Members of the Public, 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;
 - the same process will be used when the Applicant and the Public are asked for comments, anyone wishing to speak will need to unmute their mic and state their name and upon completion of your comment, re-mute your device
-

5:30 p.m. *Open House: Official Plan – Five Year Review & Update*

Chair, Reeve Brian Campbell

1. **CALL TO ORDER**
2. **INTRODUCTION**
 Noelle Reeve, Planner
3. **PLANNER'S REPORT** - *attached, page 3.*
 Noelle Reeve, Planner
4. **PRESENTATION**
 Noelle Reeve, Planner - *attached, page 8.*
5. **NEXT STEPS**
 Noelle Reeve, Planner
6. **COMMENTS & QUESTIONS**
7. **ADJOURNMENT**

**A copy of the Proposed Official Plan, including the Schedules and Public Comments to date can be found on the Township website at <https://www.tayvalleytwp.ca/OfficialPlanReview/> or a copy can be picked up at the Municipal Office.*

**OPEN HOUSE – OFFICIAL PLAN
August 17, 2021**

Noelle Reeve, Planner

**PROVINCIAL REQUIREMENTS AND COMMUNITY VISION
FOR THE OFFICIAL PLAN UPDATE**

STAFF RECOMMENDATION(S)

It is recommended:

“THAT, the Public be encouraged to provide comments to the Planner on the topics identified to date for the Official Plan Update.”

BACKGROUND

The Official Plan must be reviewed every five years according to the Planning Act, to ensure that planning for development and conservation in the Township is up-to-date and conforms to provincial requirements. The Official Plan update also summarizes the values of the community and the actions Council and residents want to occur in the Township from 2022 until 2042. The Official Plan is also a marketing tool for the Township. Potential new residents or businesses may look at the Official Plan to see if its direction matches their goals.

The last Official Plan update was approved by Lanark County Council February 3, 2016. New information needs to be included in a revised Official Plan to insure it conforms to the new Provincial Policy Statement (PPS) released in 2020.

Changes in the Provincial Planning Policy 2020 require:

- growth management planning,
- affordable housing targets,
- climate change targets, and
- acknowledgement of Aboriginal interests.

Preliminary research on growth management has identified that almost 100% of Tay Valley severances occur outside of Settlement areas. The PPS policies will be reviewed by Jp2g consultants for conformity, in terms of required supply of lots for growth and location of growth.

Regarding affordable housing targets, 36% of Tay Valley residents (tenants) are spending 30% or more on accommodation costs. Tay Valley Township is facing a number of challenges and opportunities in relation to provision of adequate, affordable housing for current residents, and encouraging the development of housing that will attract new residents. Based on a review of Statistics Canada Census Profile data (2016 Census), Tay Valley has a low population growth rate, low labour force participation rate, a concerning percentage of homeowners in unaffordable housing, a lack of variety of housing types available, and a high percentage of seasonal dwellings that may decline in value in the future according to economic analysis of the peak of the baby boom and the fiscal capacity of subsequent generations. However, there are a number of housing-related policy and planning options which could address these challenges, that will be presented in further reports.

Climate change language that could be included in the Official Plan includes:

- language explaining why climate action is important to the municipality and why climate change needs to be incorporated into Official Plans.
- a definition of what climate change means to the municipality and what it sees as its role, what it will do, and how it will report on it.

Acknowledgement of Aboriginal interests may take the form of language such as that provided by the Algonquins of Ontario to Central Frontenac, identifying the historic dwelling on the land as well as an Indigenous view of the land within Tay Valley Township.

Proposed provincial mapping updates include:

- aggregate mapping updates;
- locally significant wetlands identified by Mississippi Valley Conservation Authority;
- any new flood elevation information from Rideau Valley Conservation Authority and Mississippi Valley Conservation Authority,
- Headwater Streams, Groundwater Recharge Areas, Highly Vulnerable Aquifers,
- Natural Heritage System mapping updates (including the Green Gems of Lanark County identified by Dr. Paul Keddy), etc.

The Planner has reached out to 29 agencies including prescribed provincial ministries, local area school boards, Rideau Valley Conservation Authority, Mississippi Valley Conservation Authority, Parks Canada, surrounding municipalities, First Nations, and utilities. The agencies were provided with a notice of commencement of the Official Plan Review and Update to bring the Official Plan into compliance with the 2020 Provincial Policy Statement (PPS) and conformity with the Lanark County Sustainable Communities Official Plan (2012).

In addition, residents' goals for the community, and information on the composition of the community (population and demographics) will be updated. The Township's demographics are skewed toward an elderly population, with 28% seniors (65+) compared to the provincial average of 18%. In addition, 20% live alone compared to the provincial average of 26%. The Township's housing stock is comprised of 39% seasonal dwellings.

DISCUSSION

It is important to take some time to reflect on how the Township has changed in the past 20 years and to evaluate if those past trends are desirable to continue into the next 20 years. It is also important to anticipate (as much as is possible) trends that will affect the Township over the coming 20 years.

Questions to consider include the following: How old will we and the majority of residents be in 2042? What types of housing and transportation will the different ages of people in the community want? What types of technology changes may affect location of development (e.g., electric vehicles, train service, improved virtual meeting capacity)? How can we mitigate climate change through land use?

Over the past four years, Council members and the public have raised issues they would like to see addressed in the revised Official Plan. The topics that have been identified to date include:

- Should the date for permitting severances be brought forward while the number of severances is reduced? (Currently 3 severances plus one retained lot are permitted on a land holding that existed prior to January 1, 1991.)
- Is growth occurring in appropriate areas?
- Are secondary suites being located in appropriate locations in the Township?
- Recognition that lake capacity has been reached for phosphorus for Long Lake
- How can food security be increased?
- No more strip development
- Policies encouraging distributed energy generation
- Clarity on Groundwater Recharge Areas/Highly Vulnerable Aquifer hydrogeological implications
- Short-term rental regulation
- Aggregate clarification
- Supporting an Age-Friendly community – co-housing

CONCLUSIONS

As part of the Official Plan review, the Planner and consultant, Jp2g, will determine what sections of the Official Plan require updating to conform to the Provincial Policy Statement 2020. Council and the public will continue to examine the current policies of the Official Plan and determine if changes need to be made to reflect new information or new directions Council and the community want to pursue.

Staff have created a special page on Tay Valley's website for the Official Plan update and review. This page includes information on what is an Official Plan, why the Township needs an Official Plan, and ways in which the public can get involved.

ATTACHMENTS

- i) Proposed Timeline for Official Plan Review and Update

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

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

PROPOSED TIMELINE FOR OFFICIAL PLAN REVIEW AND UPDATE

2021

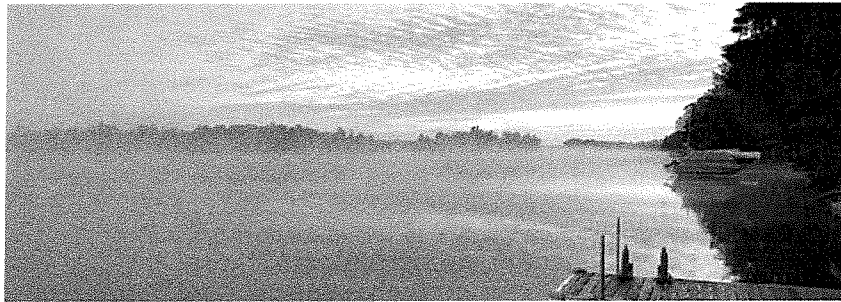
April	Request for Proposal for consultant - Jp2g Consultants
May – September	Lake Association, other stakeholder outreach
August 17	Open House
September 21	Special Public Meeting
December	Issues and Options Report to Council

2022

January	Maps and text from Ministries
February	Review Ministry and public comments with Council
March	Present full package of proposed changes to Council
March	Public Meeting required by Planning Act
April	Tay Valley Council approve changes and submit to County of Lanark for approval

OFFICIAL PLAN OPEN HOUSE

August 17, 2021



Tay Valley Township

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Why Update the Official Plan?

Opportunity to reflect community vision

Conformity with provincial regulations:

- Provincial Policy Statement 2020
- Bill 108 - More Homes More Choices Act
- Clean Water Act, etc.



Tay Valley Township

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Official Plan Update Process

■2021

- April RFP for consultant - JP2G Consultants
- May – Sept Lake Association, other stakeholder outreach
- August 17 Open House
- Sept 21 Special Public Meeting
- December Issues and Options Report to Council

■2022

- January Maps and text from Ministries
- February Review Ministry and public comments with Council
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Provincial Policy Statement (PPS)

➤ Official Plan Update – PPS Requirements

- Growth Management to be discussed for first time
- Affordable Housing targets to be in Official Plan for first time
- Climate Change targets to be in Official Plan for first time
- Indigenous Recognition for first time
- Comprehensive Natural Heritage System mapping



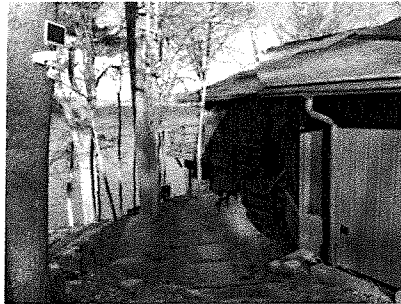
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Provincial Policy Statement (PPS) - Growth Management

Despite Covid-19, new build starts are 4x higher than our 3-year average

40 new homes started by June, 2021, compared to 16 annually 2018-2020

The PPS states growth must occur in settlement areas, not sprawl in rural areas

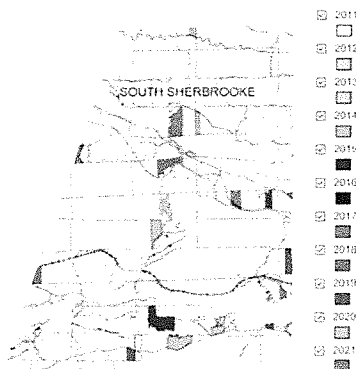


Tay Valley Township

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PPS – Growth Management

➤ Severances from 2011 to 2021

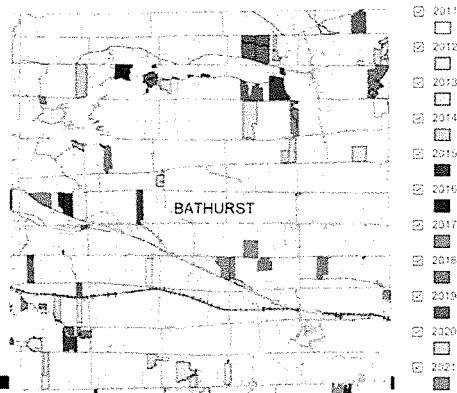


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PPS – Growth Management

➤ Severances from 2011 to 2021

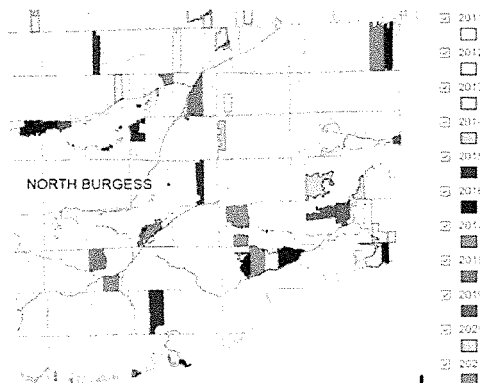


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PPS – Growth Management

➤ Severances from 2011 to 2021

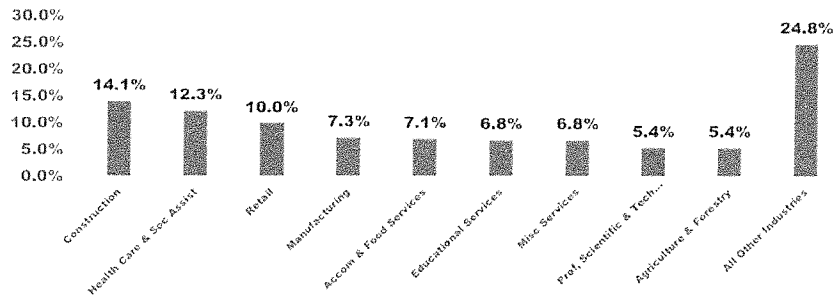


 Tay Valley Township

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PPS – Growth Management

TVT Industry Profile:
Percentage of Persons Employed per Industry Sector



Tay Valley Township

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PPS – Affordable Housing

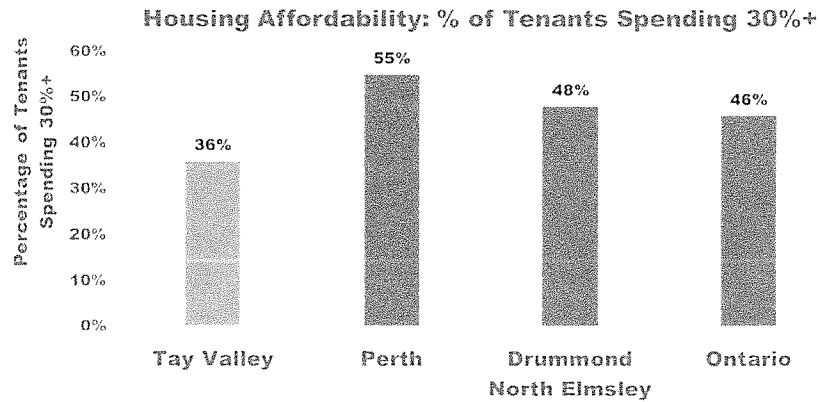
- Affordable Housing is defined as:
“accommodation costs that do not exceed 30% of gross annual household income for low and moderate income households”.



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PPS – Affordable Housing Targets



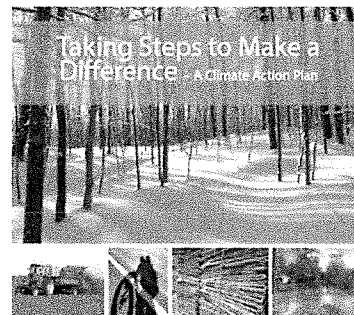
Tay Valley Township

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PPS – Climate Change Targets

"Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land-use and development patterns."

Municipalities are required to amend their Official Plans to be consistent with PPS policies including policies on climate change.



Tay Valley Township



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PPS- Indigenous Recognition

The Township has reached out to the following Indigenous groups for input into the Official Plan:

- Algonquins of Ontario
- Metis Nation of Ontario
- Ardoch Algonquin
- Shabot Obaadjiwan
- Tay River Algonquians



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PPS - Natural Heritage Systems

Natural heritage systems are made up of:

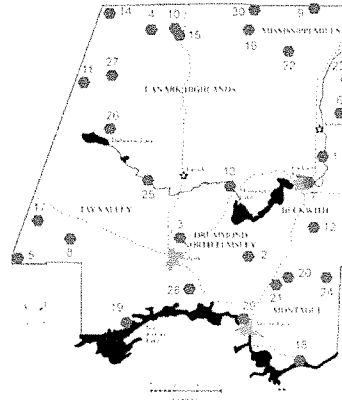
- Provincially Significant Woodlands
- Provincially Significant Wetlands
- Headwater streams
- Areas of Natural and Scientific Interest
- Habitats of Species at Risk, etc.



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PPS- Natural Heritage Systems

➤ Green Gems Map – Dr. Paul Keddy



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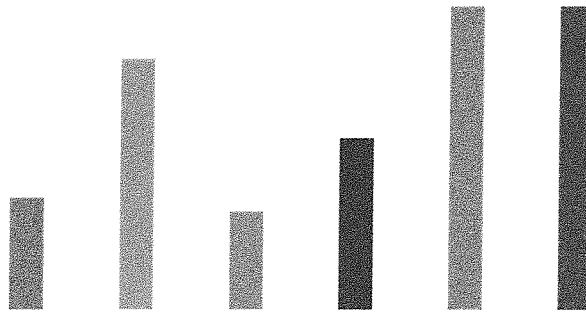
Community Vision

- Economic strengths – Tourism
- Social/cultural strengths – Arts, Trails
- Climate change adaptation – Food security, Low impact development
- Number of severances and date for severances
- Bio-diversity protection
- Age-Friendly Community – Co-housing
- Short-Term Rentals
- Aggregate clarification
- Groundwater Recharge/Highly Vulnerable Areas



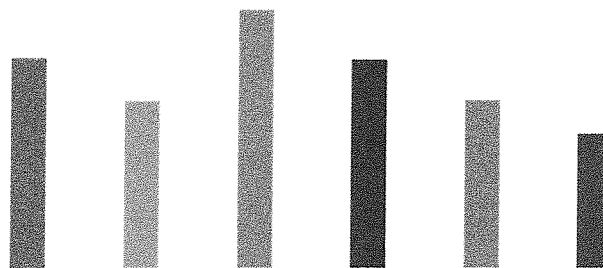
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Community Vision – Pop Growth

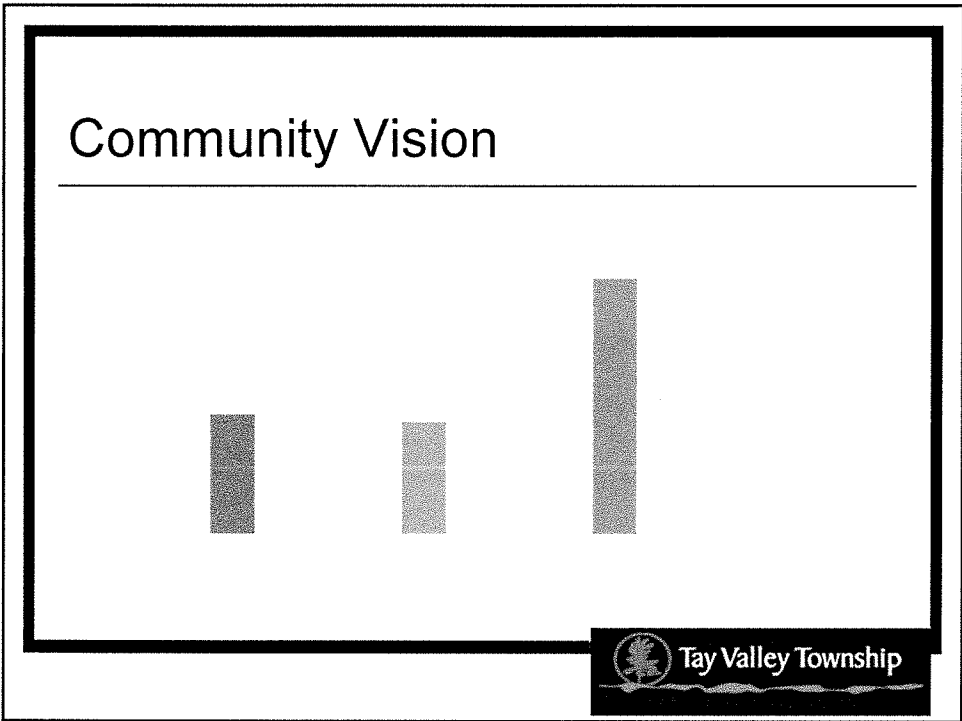


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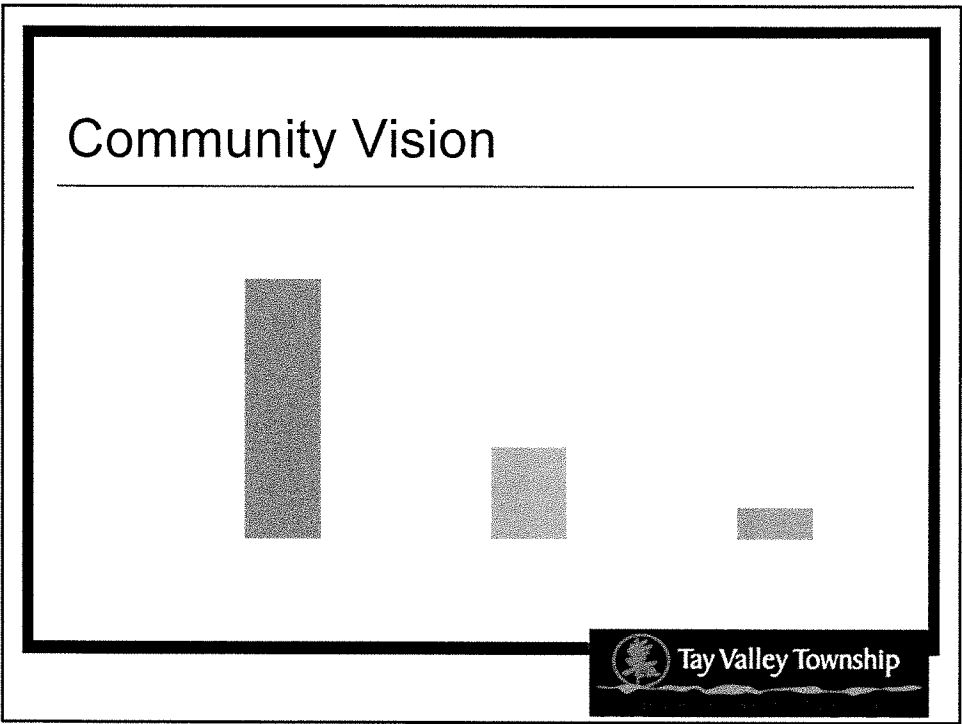
Community Vision - Seniors



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Map Changes

Ministry and Agency proposed changes:

- Aggregates,
- Natural Heritage System,
- MVCA Wetlands Buffers,
- RVCA/MVCA Floodplain,
- Headwater Streams.



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NEXT STEPS

- Consultant presentation to Council – September 21, 2021
- Issues and Options Report – December 2021
- Draft Plan for public review February 2022



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Tay Valley 2021

QUESTIONS?

Contact:

planner@tayvalleytwp.ca

clerk@tayvalleytwp.ca

