



OPEN HOUSE OFFICIAL PLAN – FIVE YEAR REVIEW & UPDATE MINUTES

Tuesday, August 17th, 2021

5:30 p.m.

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

GoToMeeting

ATTENDANCE:

Members Present:

Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Fred Dobbie
Councillor RoxAnne Darling
Councillor Beverley Phillips
Councillor Rob Rainer

Staff Present:

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

Public Present:

Andrew Kendrick
Reid Kilburn
David Marble
Karen Prytula
Kay Rogers

1. CALL TO ORDER

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

The Reeve overviewed the Video Conference Participation Etiquette that was outlined in the Agenda.

2. INTRODUCTION

3. PLANNER'S REPORT

4. PRESENTATION

The Planner's Report was attached to the agenda.

The Planner gave the PowerPoint presentation that was attached to the agenda.

5. NEXT STEPS

Noelle Reeve, Planner

- The Consultant will make a presentation to Council on September 21, 2021.
- The Issues and Options report will come forward to Council in December
- The draft Official Plan will be available for public review in February 2022

6. COMMENTS & QUESTIONS

Council Members agreed that the presentation gave a good understanding of what the issues are, things to consider and the options available. There is lots of things to take into consideration.

Councillor Rainer

- what options are there to try to direct growth to the settlement areas
- what options are there to ensure affordable housing

The Planner explained that there are options, one being to say in the Official Plan that growth will occur in settlements areas, then the number of severances permitted would need to be determined in order to limit them. Affordable housing options could be done through the Zoning By-Law, a specific area could be rezoned to allow residential multi-family, which gives developers the option to create more affordable housing in that area. The Township could work with entities such as Canadian Mortgage Housing Corporation that develops affordable housing.

Deputy Reeve Crampton

- the County for all municipalities have embarked on an ambitious strategy for homelessness and affordable housing, they have just begun their work and there should be some good ideas and initiatives to be available to the local municipalities

Andrew Kendrick, Resident

- the number of seasonal residences is high, wondered if some of those are now permanent residences
- in the Provincial Policy Statement it says that development should take place in settlement areas, is it the traditional hamlets or does that include subdivisions?

The Planner explained how it was determined to get the percentage of seasonal and permanent, the number of permanent residents and the number of seasonal dwellings as coded by the assessment office; it is the difference between those two numbers determines the number of seasonal residences percentage. The Planner understands that there are probably some properties zoned Seasonal Residential that are permanent residences and should be rezoned to Limited Services Residential, but the zoning of the property was not used to determine that percentage.

The Planner explained that the Ministry of Municipal Affairs and Housing has designated 8 hamlets within Tay Valley and those are the settlement areas, so subdivisions are not part of a settlement area, similar to around lakes where there is

significant population, they are not settlement areas. Generally, a settlement area has some mix of commercial and residential.

Karen Prytula, Resident

- wondered of the people spending more than 30% on housing what is their employment status? Maybe the Township needs more employment opportunities rather than affordable housing

The Planner explained that the Ministry encourages the Township to retain the employment we do have and hope they can employ people, the days of attracting a large industry does not seem to happen anymore. The Planner also pointed out that affordable housing is not the same as subsidised housing, affordable housing is also known as workforce housing.

Councillor Darling

- what is the age demographic for the group that are spending more than 30% of household income, it might be seniors on pensions

The Planner agreed that is a good point and will ask the consultant if they can break that down.

7. ADJOURNMENT

The Open House adjourned at 6:07 p.m.


Brian Campbell, Reeve


Janie Laidlaw, Deputy Clerk