



COMMITTEE OF THE WHOLE MINUTES

Tuesday, September 7th, 2021
5:30 p.m.
GoToMeeting

ATTENDANCE:

Members Present: Chair, Deputy Reeve Barrie Crampton
Councillor Rob Rainer
Councillor Fred Dobbie
Councillor Beverley Phillips
Councillor Gene Richardson
Councillor RoxAnne Darling
Councillor Mick Wicklum

Staff Present: Amanda Mabo, Acting CAO/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner
Sean Ervin, Public Works Manager
Richard Bennett, Acting Treasurer

Regrets: Reeve Brian Campbell

1. CALL TO ORDER

The meeting was called to order at 5:31 p.m.
The Deputy Reeve conducted Roll Call.
A quorum was present.

The Deputy Reeve asked Council to take a moment in remembrance of Paul McShane who passed away last week, Paul was the longest serving employee in Tay Valley with 43 years of service.

2. AMENDMENTS/APPROVAL OF AGENDA

The agenda was adopted as presented.

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

Councillor Darling was absent at the last Council meeting and therefore needed to declare a conflict of interest on item 3.1 - Zoning By-Law Amendment for Sinclair & Stewart because she was the agent for the applicant.

4. APPROVAL OF MINUTES OF PUBLIC MEETINGS

i) Public Meeting: Zoning By-Law Amendment – August 12th, 2021.

A Member mentioned that on the Zoning By-Law Amendment for the Rideau Group Inc., the third paragraph has incorrect tense which makes it sound like the applicant is using the property for what they are seeking the zoning amendment for.

Council agreed to amending the minutes.

The minutes of the Public Meeting – Zoning By-Law Amendment held on August 12th, 2021, were approved as amended.

ii) Open House: Official Plan Five Year Review and Update – August 17th, 2021.

The minutes of the Open House – Official Plan Five Year Review and Update held on August 17th, 2021, were approved.

iii) Public Meeting: Proposed Forest Trail – August 31st, 2021.

Councillor Phillips mentioned that the minutes show her arriving at 6:37 p.m. but she was there at 5:30 p.m.

The minutes of the Public Meeting – Proposed Forest Trail held on August 31th, 2021, were approved as amended.

5. DELEGATIONS & PRESENTATIONS

i) Delegation – Glen Tay Swimming Area. Mary Stewart, Resident.

M. Stewart gave a PowerPoint Presentation – *attached, page 17.*

Council discussed the principle of dogs not being permitted where people are swimming, if that rule is to apply at the Glen Tay Swimming Area, then it needs to apply to all other Township owned lands that have swimming areas. It was felt that staff should look into dogs at swimming areas and what other options are available with dogs swimming.

Recommendation to Council:

“THAT, staff bring back a report on whether to permit dogs at the three swimming areas that the Township is responsible for.”

ii) **Presentation – 2021 Development Charges Update.**

Andrew Grunda and Matt Bouroukis, Watson & Associates Economists Ltd.

A. Grunda gave a PowerPoint Presentation – *attached, page 19.*

Councillor Rainer clarified the total amount of the 2 tiers being proposed for the properties in the Maberly Pines Subdivision, the total would be \$12,735 and asked if the consultant had any experience with a subdivision situation comparable to Maberly Pines.

A. Grunda has experience with Townships using the area specific charge for roads in a subdivision, water and sewer in subdivisions, typically these things are done by the developer, in this case they were not.

A Member asked about the different charges for an apartment being less than a single-family dwelling. A. Grunda explained that it is based on occupants, an apartment would have less occupants than a house has potential for, and it is based on bedrooms and not the size of the dwelling.

The Acting CAO/Clerk explained that there are two separate considerations to be made, one for the increase to the Township wide charge and one for the area specific charge for the Maberly Pines Subdivision.

There is a Public Meeting on September 14th and then Council will have an opportunity to discuss further.

The Acting CAO/Clerk and Treasurer presented a Development Charges scenario for Maberly Pines Subdivision – *attached, page 26.*

6. PRIORITY ISSUES

i) **Report #FIN-2021-15 – 10 Year Capital Plan (2021-2031).**

Richard Bennett, Acting Treasurer.

A Member commented that it seems like a significant increase to the reserves for them to hold their own and will the surface treatment program be based on the highest volume roads? The Treasurer explained that the plan is for a 2% increase to the reserves and yes, the Public Works Manager is obtaining traffic counts to determine which order roads would be in priority.

Another Member mentioned that the building page is blank and does that mean no buildings would see a capital expenditure in the next 10 years? The Treasurer explained that staff is waiting on the Building Condition Assessment Report, rather than staff trying to estimate what will be required and the costs

for the gravel to surface treatment summary table shows no increase to the levy but in the report, it is 1% to the road construction reserve. The Treasurer explained that it is a suggested option but would wait to see if there are grants available, for the program to go forward there will be cost, one option to handle that is a one time increase to cover it and the 10 years would be covered by the 2% inflation.

The Treasurer explained that the costs showing in the 10-year plan still required approval in each budget year.

Recommendation to Council:

“THAT, the 10 Year Capital Plan (2021-2031) be adopted.”

- ii) **Report #PD-2021-33 - Severance Application – Briggs.**
Noelle Reeve, Planner.

Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Diane Briggs B21/072 (Concession 3, Part Lot 21, geographic Township of South Sherbrooke) 750 Christie Lake Lane 32D to create a lot addition to lands at 767 Christie Lake Lane 32D, owned by Penny Nault, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.”

- iii) **Report #PD-2021-34 - Severance Application – Malloy.**
Noelle Reeve, Planner.

Recommendation to Council:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for Lisa and Paul Malloy B21/119 (Concession 9, Part Lot 16, geographic Township of North Burgess) 4180 Scotch Line to create a new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That, the applicant obtains a civic address number along the Scotch Line.”

- iv) **Report #PD-2021-35 - Severance Application – VanAlstine.**
Noelle Reeve, Planner.

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Mark and Kathy VanAlstine B21/106 (Concession 9, Lot 14, geographic Township of South Sherbrooke) 472 Maberly Elphin Road to create one new lot, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for the severance, both hard copy and electronically.

That, payment for the severed lot shall be made to the Township representing Cash-in-Lieu of Parklands.

That the applicant confirm with the Township Public Works Manager that 45m of road frontage along Cohen Way is available for access to the lot as is required for a lot in a Hamlet. If the full 45m is not available, the applicant will bring the remaining required frontage up to Township standards for assumption.

That, the applicant obtain an entrance permit and Civic Address Number along Cohen Way, for the severed lot.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing

public or private roads, as well as the dedication of a 0.3-metre reserve along the frontage of the severed and/or retained parcel.”

v) **Report #PD-2021-36 - Severance Application – Warwick.**

Noelle Reeve, Planner.

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Blake and Julia Warwick B21/091-093 (Concession 6, Lot 1-2, geographic Township of Bathurst) 555 Kirkham Road to create three new lots, be approved subject to the following conditions:

That, the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.

That, the applicant pays any outstanding fees to the Township prior to final approval of the severances.

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for each of the severances, both hard copy and electronically.

That, payment for the severed lots shall be made to the Township representing Cash-in-Lieu of Parklands.

That a Development Agreement is entered into for the severed lots to retain the trees along Kirkham Road to screen the houses so that strip development is not created.

That, the applicant obtain entrance permits and Civic Address Numbers along Kirkham Road for the severed lots.

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed and the lot to be retained in order to meet the Township’s road widening requirements at no cost to the Township, if required. These requirements may also include, sight triangles on parcels adjacent to existing public or private roads, as well as the dedication of a 0.3 metre reserve along the frontage of the severed and/or retained parcel.”

vi) **Report #PD-2021-32 – Official Plan Amendments No. 5 & 6 Farren and Adam Lake.**

Noelle Reeve, Planner.

The Committee asked why it was held up for so long. The Planner explained that there were several reasons, the Planning Administrative Assistant position was vacant and when the position was filled again there was a backlog and

training, when it was submitted to the County five months ago, they were overloaded and have just hired more staff. Once they reviewed the documents it was determined that the by-laws were passed the deadline submission.

Recommendation to Council:

“THAT, Council at its next meeting adopt Official Plan Amendment No. 5 for Farren Lake and Official Plan Amendment No. 6 for Adam Lake in order to update the date of passage of the by-laws;

THAT, the Planner be authorized to resubmit the Official Plan Amendments to Lanark County for final approval;

AND THAT, upon approval of Official Plan Amendments 5 and 6 by the County of Lanark, Council amend Zoning By-law No. 2002-121 to implement Official Plan Amendments No. 5 and No. 6.”

vii) **Report #PW-2021-20 – Speed Limit on Stanley Road.**
Sean Ervin, Public Works Manager.

Councillor Wicklum understands that by using the manual the speed comes out to 60km/hr, but what is the downfall to reducing it to 50km/hr. The Public Works Manager explained that he is giving his professional opinion by using the manual to determine the speed of the road is similar to using the tools available to review a planning application, if the speed is lowered to 50km/hr it may generate complaints of people going over 50km/hr.

Councillor Dobbie feels the Township will have more of these requests if Council reduces the speed based on a request, the traffic counter shows what speed people are driving and the manual also determines the appropriate speed based on many things, feels it should be left at 80km/hr.

Councill Rainer is fine with dropping to 50km/hr, he drove the road last week and it feels narrow so anyone going 80km/hr seems excessive for the short stretch of road, feel it is a good opportunity to slow traffic and there is a petition asking for it. There also may be people walking to the forest trail once it is built and people always drive faster than the speed limit.

Recommendation to Council:

“THAT, the speed limit on Stanleyville Road between Narrows Lock Road and the east limit of the Hamlet be posted at 50 km/hr and signed according to the Ontario Traffic Manual- Book 6;

AND THAT, By-Law No. 2018-035 - Maximum Rate of Speed be amended.”

- viii) **Report #PW-2021-21 – Waste Management Master Plan – RFP Award.**
Sean Ervin, Public Works Manager.

Councillor Rainer has an issue calling it a Master Plan because with the timeline so tight it does not seem like it will be a comprehensive report regarding the waste stream but will be more based on the operations of the waste sites.

The Public Works Manager agreed the timelines are tight due to the grant, but it is hoped that the Township will get the most out of it within those timelines. In addition to the review there is also a waste audit being conducted that will contribute to the plan. The term master plan was used under the application for the grant.

Recommendation to Council:

“THAT, the Waste Management Master Plan RFP #2021-WM-001, be awarded to Cambium Inc.;

AND THAT, the Reeve and Clerk be authorized to sign the necessary documentation.”

- ix) **Report #C-2021-29 – Request to Close Forced Road - Doxey**
Amanda Mabo, Acting CAO/Clerk.

Recommendation to Council:

“THAT, Council declares the forced road (approximately 300 feet) at Lot 11, Concession 5, Bathurst, south of Highway 7, surplus to the Township’s needs;

THAT, Council agrees to proceed with the application to stop up, close and sell the said forced road as per the Road Closing and Sale Policy and call a Public Meeting;

THAT, the purchase price of \$0.06 per square foot be accepted should the sale be finalized.”

- x) **Report #C-2021-30 – Animal Control and Pound Service.**
Amanda Mabo, Acting CAO/Clerk.

Council expressed the need to give the public notice regarding the change to this service as a dog picked up be animal control would now need to be retrieved from a different location.

Recommendation to Council:

“THAT, the agreement with Frontenac Municipal Law Enforcement Services Inc. be amended to include animal control services;

THAT, staff be authorized to enter an agreement with Andrew Parent to provide animal pound services;

AND THAT, the necessary by-laws be brought forward to the September Council meeting.”

xi) **Report #C-2021-31 – Proposed Forest Trail.**

Amanda Mabo, Acting CAO/Clerk.

Councillor Phillips read the following statement:

- read all drafts of proposal plan
- visited location - spent 2 hrs. wandering around to get first hand feel for forest
- met with residents both in Stanleyville & beyond
- considered emails received
- considered comments from the Public Meeting
- considered petition
- considered on-line survey.
- Cost: spending a lot of \$\$ on park that majority citizens do not want
- said that all the financing in place, no taxpayers money used
- any money that comes from any level of government is taxpayers money DC, cash-in-lieu is taxpayers money - both fees paid by a taxpayer
- therefore taxpayers money being used !!
- expensive, very expensive - \$212k plus for a 1 kilometre trail
- 1 Km trail hardly workout for anybody
- said to be located on a major cycling route - Narrows Lock Road
- NLR high traffic - no dedicated cycle lane - unsafe shoulders - speed 80km - cars travel 90 - 100 km. I've cycled it - unsafe
- apparently designed as accessible to persons with disabilities ie. people using walkers / wheelchairs / canes
- how many people with mobility challenges will use this trail - cannot convince myself will be large number - do we know how many use wheelchairs / walkers in TVT? - have we asked them if they want / need / would use a forest trail?
- surface / terrain compacted earth - pushing wheelchair / manoeuvring walker on such surface difficult / impossible
- experience 11 yrs. with Mother - know limitations
- many seniors in TVT fit / active - proposal presented sounds like seniors sitting in their homes, looking out window, waiting for someone to make it possible for them to get outside - not like that - I'm a senior - walk / ski / snowshoe 3 - 5 km daily - 12 m/yr. - many other seniors like me - I use Rideau Trail. RT accessible - some parts more challenging - but many kilometres easy to navigate - RT is here - don't have to build it - don't have to destroy a natural undisturbed green space - building trail will have major impact on this forest - forest has struggled to come back after what happened nearly 10 years ago - went through a huge transformation - has almost come back - encroaching again not right thing
- residents of Stanley Road accused on NIMBY - unfounded - not in favour because know this forest better than any in township - know it has struggled back to life after the devastation 10 yrs ago - still fragile - realize negative impact trail will once again have

- final draft of proposal - Northland Power provided 3 comments - these still on the table?? One, concern on their end of possible vandalism both to fencing & panels - buffer between but NP still expressed concern
- another comment: "ensuring that the parking lot is secured overnight to ensure against unwarranted gathering outside of park operating hours"
- seems Northland wants park to be off-limits after a certain time of day. Where are we on this?
- Northland, as adjacent property owner deserve that these concerns are addressed
- visit to the park -did not see any obvious places where trail could go - guessing fair amount of preparation - means disturbing the environment
- different comments I've heard: "very little of the forest will be disturbed", "selective removals particularly of invasive species" "undergrowth will need to be cleared"
- undergrowth is habitat. dead trees are habitat. prickly ash is habitat. Could go on. Should not interfere with the ecosystem diversity of this forest
- parking lot reduced in size but appears to apply only Stage 1
- if ever get to stage 2, 3, 4, 5, clearing will be substantial & damaging, intrude further into forest
- Plan states "that park should include features that can be integrated 'gently' to minimize interruption to drainage patterns, vegetation and wildlife movement." Says (to me) that there could very possibly be interruption to drainage patterns, vegetation and wildlife movement
- number who said they would use the park is low - most who responded to on-line survey from Glen Tay / Stanleyville - total 264 who responded 101 would never or rarely use
- Zoning. Presented with 2 opinions (two planners) what is allowed in rural zone
- Official Plan Section 2.12 - Parks & Recreational Facilities, "Parks shall generally be permitted in all land use designations"
- Back-up info. attached to Agenda, states Section 2.12.2 Parks and Recreational Facilities specifically permits parks in all land use designations" Word generally not there. For me, word "generally" is a important word - needs to be explained.
- Zoning issue has not been adequately addressed / explained.
- Township cannot risk another legal battle.
- Summarize, this is a great park plan but not for a rural community like Tay Valley. Would be appropriate in a city where citizens don't have open space & can't enjoy nature
- Tay Valley citizens blessed with many options to enjoy nature
- No need to provide countryside to those who live in the country
- Residents don't have to walk on the road. Many trails available - w/n suggest Murphy's Point as fee for use - no fee to use Rideau Trail - many points to access Rideau Trail. Rideau Trail very enjoyable place to walk
- Other Concerns: liability, especially entrance / exit - need current EIS
- listened to residents of Burgess Ward & beyond - overwhelming majority not in favour.

- Citizens should not simply be told, “we are the government and we know what’s good for you”

Councillor Wicklum expressed that he is against the park based on overwhelming resident opposition, a 10-year-old environmental impact study, inadequate consultant reports, the Tay Valley Climate Change By-Law and the fitness equipment. The Official Plan indicates a need for parks, but he has never received any calls, emails or requests from the public in the last three years. The study that was done in 2012 for the solar farm project indicated that the 25-acre woodlot would not be disturbed, this is habitat destruction at its best. The plan mentioned approximately \$30,000 in exercise equipment, in a forest, what is the equipment? There is nothing about what it is in the Park Plan and what does the Township insurer say about having unsupervised exercise equipment there? The Plan also violates the Climate Change Plan that Council has adopted. Council needs more information otherwise is going forward blindly.

Councillor Rainer thanked staff for their report, it was good and thorough and he is in favour of the park and thanked the consultant for their work it was well thought out. Does have some concern regarding the fitness equipment and if there is a need for it, is there evidence of other trails that use them? The park land is an eco fragmented landscape but not in a pristine state, can hear the traffic from both roads and feels that is a deterrent for wildlife.

Councillor Rainer read the following statement:

The question before Council is whether the proposed ‘Forest Trail’ municipal park is in the public interest. I believe the answer is “yes,” and that in fact the proposed park is very strongly in the public interest.

I do not find any of the stated reasons for opposing the park to be compelling. In fact, I believe each of the concerns, including all of those voiced tonight by councillors Phillips and Wicklum, can be well addressed through ongoing park planning, sensitive park development and operation, and other measures.

As many citizens have voiced to Council, there is an array of positive reasons for creating what would be, to date, the largest municipally owned and operated park in the Township. These positive reasons include the desire for more off-road walking opportunities in the Township, and the need for accessible parkland that would be free of charge, thus providing an outdoor recreation and nature experience opportunity for those in lower income who might not visit provincial parks or conservation areas because of the charges that apply at those places.

As well, in creating the park the Township would be fulfilling the understanding reached in writing in 2013 when the solar farm development was approved, that is, that the greenspace adjacent to the solar farm would be made available for future public use.

Just 0.01% of total Township land is presently dedicated to municipally owned and operated parkland. Even including the two provincial parks and a handful of other sites, only 2.64% of total Township land is set aside as parkland. This suggests that our community is greatly underserved by parkland, obliging some residents here to have to travel considerable distances to access public land. Yet, our population is going to grow as the years progress, and quite possibly very significantly, and the demand for outdoor recreation on public land – already evident during the pandemic – will grow along with it. Thus, the timing for creating this park is optimal. Council should thus get behind it, for multiple benefits of present and future generations.

Councillor Dobbie needs more information on the equipment costs, does not feel the trail will impact the wildlife the imprint on the forest floor will be small and cutting some trees will not hurt the forest. Most of the complaints he gets is about vehicles on the road and they need a place to walk, has received lots of support for it.

Deputy Reeve Crampton acknowledged the presenters that provided their input to the public meeting of August 31. Their passion for protecting this land and environment at this time where the climate is under constant threat was well founded and to be commended. These presenters truly understand and have a knowledge and appreciation for protecting the lands, trees, flora and fauna for future generations. Most likely this came from their life learnings and exposure to our natural landscapes. One speaker talked about his long established and well-informed knowledge of all aspects of this specific property.

I believe that here in lies an opportunity for this nature trail park to be made available to other people that have not yet had the opportunity to experience the natural environment as had the presenters. While we have received petitions opposing the parks development, we have also had local residents that are seeking this opportunity to enjoy the natural environment. This property is now Township Property, the people's property and they should not be denied the opportunity to experience and learn from being able to walk through this low impact, well managed and educational experience.

The Acting CAO/Clerk explained that the fitness equipment was part of the grant, in the Town of Smiths Falls in Lower Reach Park there is 10-12 pieces of equipment and its easy to use with signs posted for how to use each piece and the statement to use at own risk. The number of pieces could be reduced to see how well they are used. If there are any other concerns or question it was requested for them to be sent to staff and the information can be sent to all Council members in time for the Council meeting on September 21.

Recommendation to Council:

“THAT, the Park Plan (Forest Trail) be received for information;

THAT, the Township proceed with Phase 1 of the Forest Trail beginning in the Fall of 2021 with completion in the Summer of 2022 which will provide a fully functioning park that includes:

- installation of an entrance and parking area (10 parking spaces)
- an accessible primary trail
- an accessible fitness trail
- fitness equipment
- benches, picnic tables, a bike rack, a waste/recycling receptacle
- a site identification sign
- a site map/orientation sign and
- fencing between the adjacent residential properties;

THAT, Phase 1 be funded from the COVID-19 Resiliency Infrastructure Stream Grant, COVID Funds, Development Charges, Cash in Lieu of Parkland and Accessibility Reserve;

AND THAT, ongoing maintenance costs be funded from the Northland Solar Farm Reserve.”

xii) **Report #CBO-2021-06 – Building Department Report – January to August 2021.**

Noelle Reeve, Planner.

Recommendation to Council:

“**THAT**, Report #CBO-2021-06 – Building Department Report – January to August 2021 be received as information.”

xiii) **In Person Meetings vs Virtual.**

The Deputy Reeve explained the need for input on this whether Council wants to keep meeting virtually or to return to Council Chambers.

Council asked if a combination of having some attend in person and some virtual is feasible and given the climate change report that recommends that staff ride bikes or carpool, feels Council should step up and continue to meet virtually in order to help meet the targets set by the Township.

The Acting CAO/Clerk explained that a combination is possible with some ground rules as to how many should be in attendance in person versus virtual, will staff be in person or virtual, it would require an amendment to the Procedural By-Law which requires a public meeting.

Council agreed that they would rather meet virtually until it is safe to meet in person.

7. CORRESPONDENCE

i) **21-08-26 – Council Communication Package.**

Recommendation to Council:

“**THAT**, the 21-08-26 Council Communication Package be received for information.”

ii) **Notice of Study Commencement – Replacement of Blueberry Creek Culvert.**

Recommendation to Council:

“**THAT**, the Notice of Commencement – Detail Design and Environmental Assessment for the Replacement of Blueberry Creek Culvert in the Township of Tay Valley, Lanark County dated August 26, 2021, be received for information.”

8. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

i) **Green Energy and Climate Change Working Group.**

Deputy Reeve Barrie Crampton and Councillor Rob Rainer.

The Committee reviewed the minutes that were attached to the agenda.

ii) **Recreation Working Group – *deferred to the next meeting.***

Councillor Fred Dobbie and Councillor Beverley Phillips.

iii) **Fire Board.**

Councillor RoxAnne Darling, Councillor Fred Dobbie, Councillor Mick Wicklum.

The Committee reviewed the minutes that were attached to the agenda.

iv) **Library Board**

Councillor Rob Rainer.

The Committee reviewed the minutes that were attached to the agenda.

v) **Police Services Board – *deferred to the next meeting.***

Reeve Brian Campbell.

vi) **County of Lanark – *deferred to the next meeting.***

Reeve Brian Campbell and Deputy Reeve Barrie Crampton.

vii) **Mississippi Valley Conservation Authority Board**

Councillor RoxAnne Darling.

The Committee reviewed the minutes that were attached to the agenda.

- viii) **Rideau Valley Conservation Authority Board.**
Councillor Gene Richardson.

The Committee reviewed the minutes that were attached to the agenda.

- ix) **Rideau Corridor Landscape Strategy – *deferred to the next meeting.***
Reeve Brian Campbell.
- x) **Municipal Drug Strategy Committee – *deferred to the next meeting.***
Councillor Gene Richardson.
- xi) **Committee of Adjustment.**

The Committee reviewed the minutes that were attached to the agenda.

9. CLOSED SESSION

None.

10. DEFERRED ITEMS

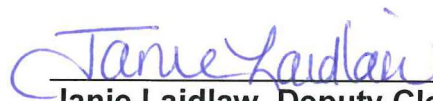
**The following items will be discussed at the next and/or future meeting:*

- ***See Township Action Plan – distributed separately to Council***

11. ADJOURNMENT

The Committee adjourned at 8:24 p.m.


Barrie Crampton, Deputy Reeve


Janie Laidlaw, Deputy Clerk

DELEGATIONS & PRESENTATIONS



GLEN TAY BEACH – “A gem of un-describable beauty!

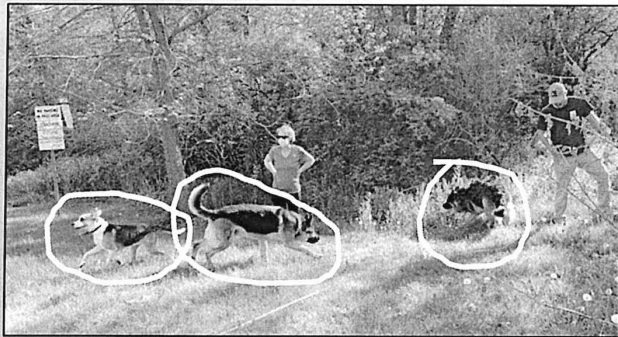
Dogs are welcome at all Ontario Parks, and are permitted on campsites, park roads and most hiking trails, except for a few specific campgrounds and sensitive areas. ...

Dogs are not permitted in the following areas: beaches and swimming areas



Why do Beaches not allow dogs?

Dr. Mark Hoffer of Long Beach explained the rationale behind the ban. It is **not just because of dog bites!** Dog hair and even the remains of feces picked up from the ground contain parasitic eggs, which may be dangerous for human beings. Aug 17, 2019



Alternatives?

Designate a park specifically for dog users?



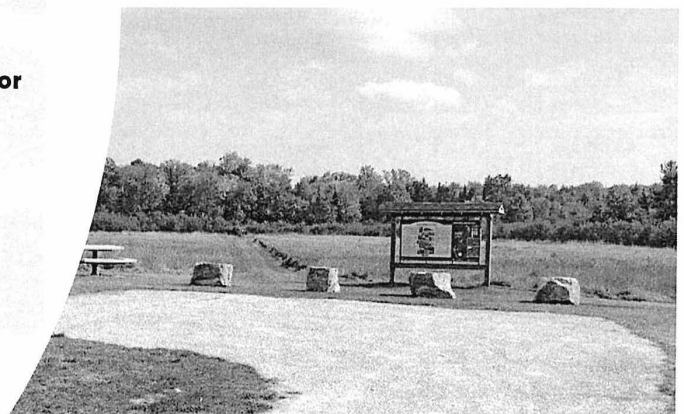
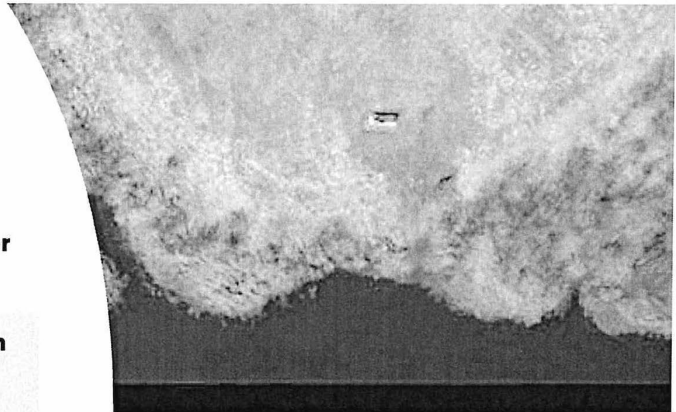
JohnMiller Park is in the same area as Glen Tay Beach.

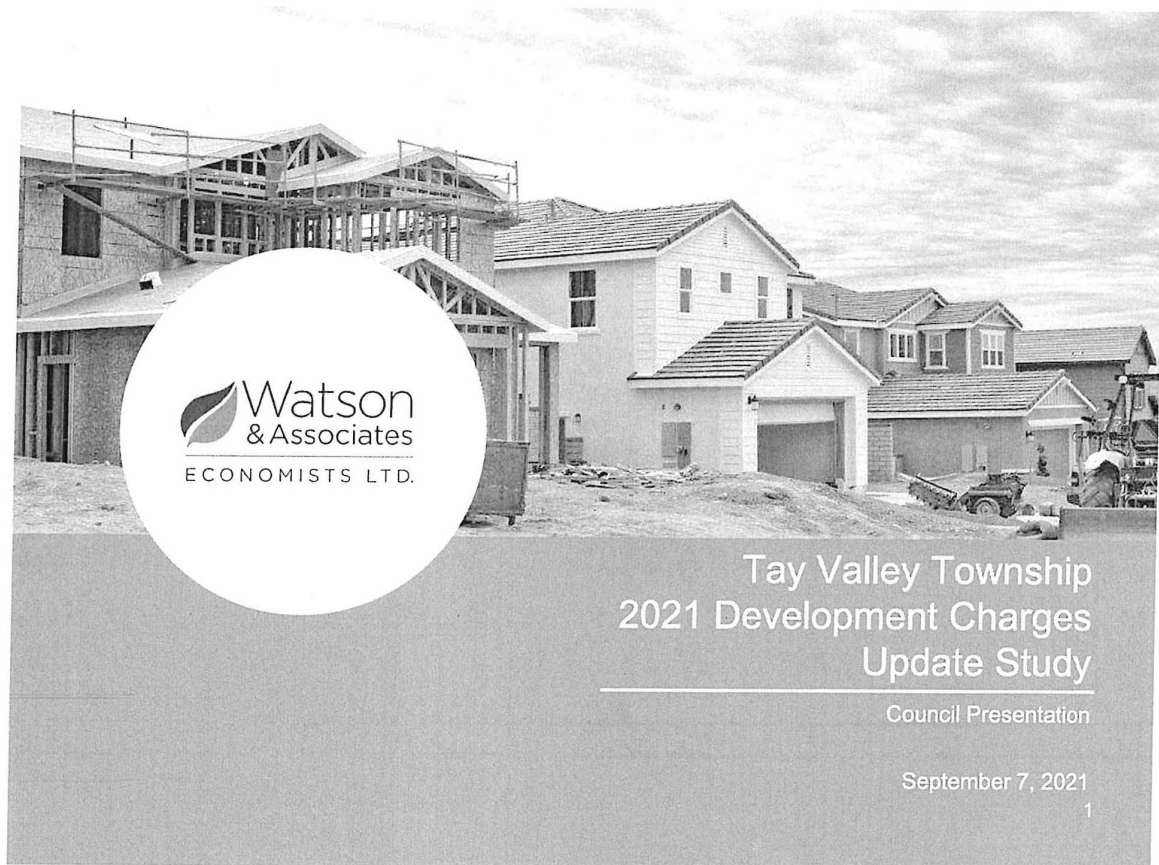


Add water access for dog swimming in Grant Creek?



Add a fenced area for off-leash dog activity?





Introduction

Development Charges



- Purpose of Development Charges (D.C.) is to recover the capital costs associated with the increase in need for services arising from residential and non-residential growth within a municipality
- Municipalities are empowered to impose D.C. via the Development Charges Act, 1997 (D.C.A.)
- The Tay Valley Township D.C. By-law 2019-045 came into effect on December 2, 2019

Service	RESIDENTIAL				NON-RESIDENTIAL	GREEN ENERGY
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	(per 500 kW generating capacity)
Municipal Wide Services:						
Roads & Related	\$ 2,359	\$ 1,501	\$ 1,415	\$ 1,893	\$ 1.16	\$ 2,359
Fire Protection	\$ 501	\$ 319	\$ 301	\$ 402	\$ 0.24	\$ 502
Parks & Recreation	\$ 742	\$ 472	\$ 445	\$ 595	\$ 0.22	\$ -
Library	\$ 60	\$ 38	\$ 36	\$ 48	\$ 0.02	\$ -
Waste Diversion	\$ 33	\$ 21	\$ 20	\$ 26	\$ 0.01	\$ -
Growth-Related Studies	\$ 232	\$ 148	\$ 139	\$ 186	\$ 0.10	\$ 232
Total Municipal Wide Services	\$ 3,927	\$ 2,499	\$ 2,366	\$ 3,160	\$ 1.75	\$ 3,093

Introduction

Development Charges Update Study and By-law Amendment



- D.C. Update Study prepared to amend the Township's 2019 D.C. Background Study and By-law 2019-045
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction, updates to capital cost estimates and reallocation of service specific growth-related studies);
 - Introduce area-specific D.C.s for the Maberly Pines Area to recover costs to develop local service roads internal to an existing plan of subdivision; and
 - Statutory changes to by-law rules, i.e. timing of calculation, collection of D.C., and statutory exemptions

3

Development Charges Update Study

Growth Forecast Assumptions



- Township-wide growth forecast assumptions maintained from 2019 D.C. Background Study
- Area-specific D.C. for Maberly Pines Area would be applicable only within the key map area identified below, and imposed on the remaining 48 dwelling units to be developed in the future



4

2021 D.C. Update Study

Changes to D.C. Eligible Costs



- Removal of the 10% statutory deduction from the calculation of the charge
- Updates to capital cost estimates and inclusion of additional projects
- Introduction of area-specific D.C. for Maberly Pines Area

Service/Class	D.C.-eligible Costs		
	2019 D.C. Background Study	2021 Update Study	Change (\$)
Municipal-wide Services			
Roads & Related	695,700	1,246,968	551,267
Fire Protection	147,737	118,387	(29,350)
Parks & Recreation	211,510	169,654	(41,856)
Library	17,007	19,891	2,884
Waste Diversion	9,541	10,601	1,060
Growth-Related Studies	68,408	105,308	36,900
Total Municipal-wide Services	1,149,903	1,670,809	520,906
Area-specific Services			
Roads & Related (Maberly Pines)	-	307,653	307,653
Total Area-specific Services	-	307,653	307,653
TOTAL	1,149,903	1,978,461	828,558

5

2021 D.C. Amendment

Comparison of current and calculated rates (indexed to 2021)

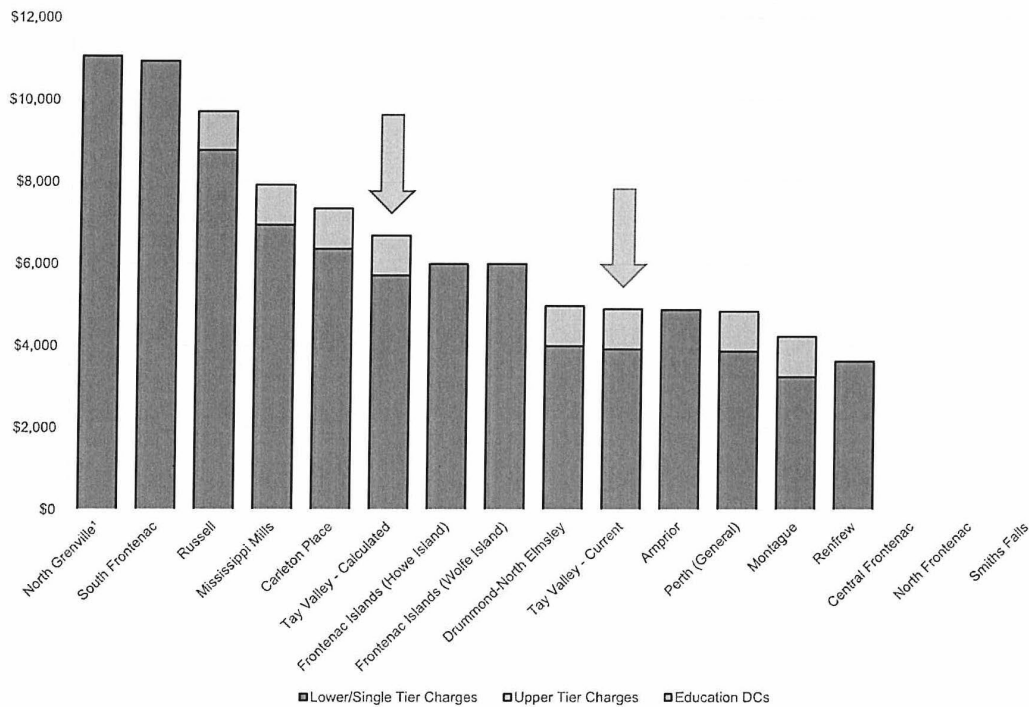


Service	Residential (Single Detached)		Non-Residential (per sq.ft. GFA)		Solar/Wind (per 500 kW generating capacity)	
	Current	Calculated	Current	Calculated	Current	Calculated
Municipal Wide Services:						
Roads & Related	\$ 2,359	\$ 4,250	\$ 1.16	\$ 2.07	\$ 2,359	\$ 4,250
Fire Protection	\$ 501	\$ 403	\$ 0.24	\$ 0.20	\$ 501	\$ 403
Parks & Recreation	\$ 742	\$ 597	\$ 0.22	\$ 0.18	\$ -	\$ -
Library	\$ 60	\$ 70	\$ 0.02	\$ 0.02	\$ -	\$ -
Waste Diversion	\$ 33	\$ 36	\$ 0.01	\$ 0.02	\$ -	\$ -
Growth-Related Studies	\$ 232	\$ 360	\$ 0.10	\$ 0.16	\$ 232	\$ 360
Total Municipal Wide Services	\$ 3,927	\$ 5,716	\$ 1.75	\$ 2.65	\$ 3,092	\$ 5,013
Area-Specific - Maberly Pines						
Roads & Related		\$ 7,019				
Total Area-Specific - Maberly Pines	\$ -	\$ 7,019	\$ -	\$ -	\$ -	\$ -

6

Municipal D.C. Comparison

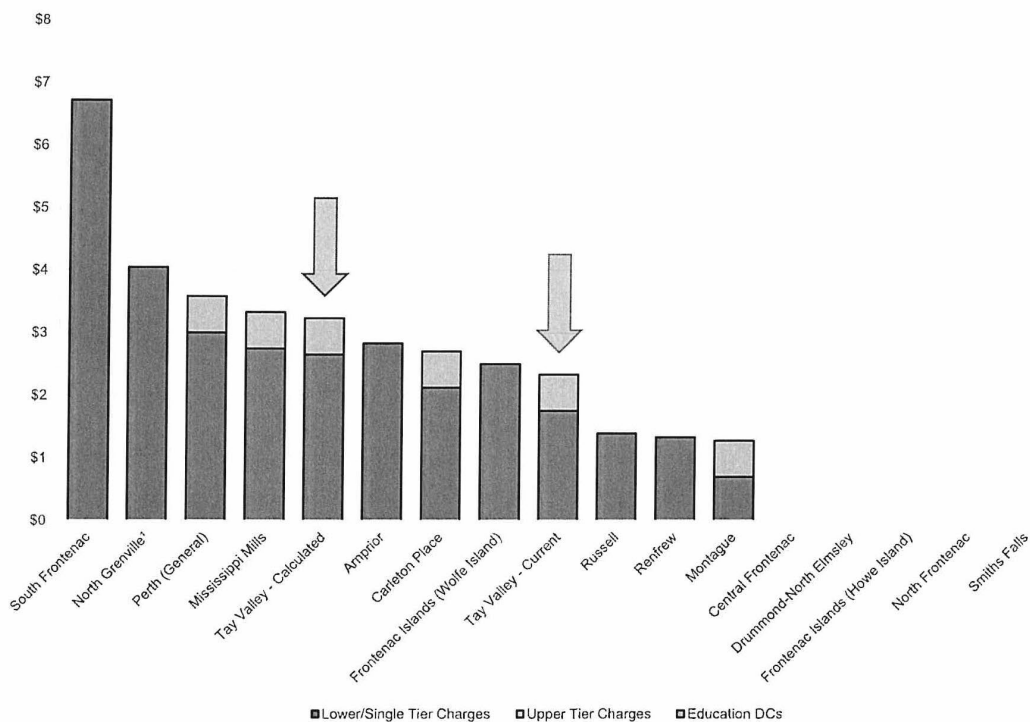
Residential Development Charges excl. Water & Wastewater Charges
(per Fully Serviced Single Detached Dwelling)



7

Municipal D.C. Comparison

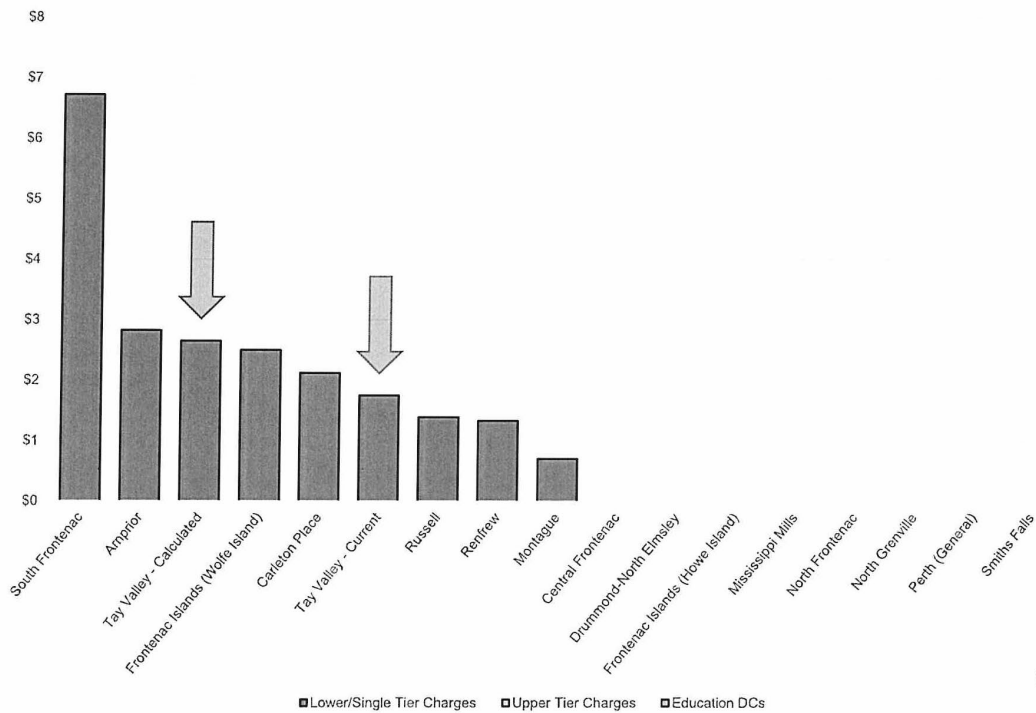
Commercial Development Charges (per sq.ft. of GFA)



8

Municipal D.C. Comparison

Industrial Development Charges (per sq.ft. of GFA)



9



D.C. By-law Policies

10

D.C. By-Law Policies



- **Except for the following revisions, policies contained within By-law 2019-045, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval
- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed at the Bank of Canada prime lending rate plus 2%

11

D.C. By-Law Policies



Statutory Exemptions

- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high density buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings
- A University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

12



Next Steps

13

Next Steps



- Receive comments from Council on the D.C. Update Study and draft amending By-Law
- Public Meeting (September 14, 2021)
- Council to approve D.C Update Study, as amended, and consider adoption of amending D.C. By-law

14

MABERLY PINES SUBDIVISION							
Scenario:							
	If the Township institutes an area development charge for the cost of the roads and the Township proceeds with hard surfacing and assuming the roads within the subdivisionin the same or a subsequent year, the following outlines the Township's return on investment.						
Assumptions:							
1	The value of land doubles with the completion of the roads and the water issues resolved, resulting in an automatic increase in revenue due to taxation						
2	Two new homes are built each year with a value of \$250,000 (and 2% inflation factor) added to assessment.						
3	Municipal Tax Rate increases by 1.5% per year.						
Costs of Development:							
	\$372,000 estimate for the roads and \$20,000 estimate for hydrogeological study split between 48 lots would amount to \$8,167 per lot.						
Suggestion:							
	Set a Special Area Development Charge (on top of the normal Township DC) of \$4,000						
	This Special DC should increase each year (same as normal DC charge), estimate 3% per year.						
	If two homes are built each year it would be 24 years before all lots contribute to this Special DC charge.						
	Land Value Increase	Building Value Increase	Additional Assessment	Municipal Tax Rate	Additional Municipal Tax	Special Area DC Revenue	Total Revenue
Year 1	1,550,000	500,000	2,050,000	0.00455772	9,343	8,000	17,343
Year 2		510,000	2,560,000	0.00462609	11,843	8,240	20,083
Year 3		520,200	3,080,200	0.00469548	14,463	8,487	22,950
Year 4		530,604	3,610,804	0.00476591	17,209	8,742	25,951
Year 5		541,216	4,152,020	0.00483740	20,085	9,004	29,089
Year 6		552,040	4,704,060	0.00490996	23,097	9,274	32,371
Year 7		563,081	5,267,142	0.00498361	26,249	9,552	35,802
Year 8		574,343	5,841,485	0.00505836	29,548	9,839	39,387
Year 9		585,830	6,427,314	0.00513424	32,999	10,134	43,134
Year 10		597,546	7,024,860	0.00521125	36,608	10,438	47,047
Year 11		609,497	7,634,358	0.00528942	40,381	10,751	51,133
Year 12		621,687	8,256,045	0.00536876	44,325	11,074	55,399
Year 13		634,121	8,890,166	0.00544929	48,445	11,406	59,851
Year 14		646,803	9,536,969	0.00553103	52,749	11,748	64,498
Year 15		659,739	10,196,708	0.00561400	57,244	12,101	69,345
Year 16		672,934	10,869,643	0.00569821	61,937	12,464	74,401
Year 17		686,393	11,556,035	0.00578368	66,836	12,838	79,674
Year 18		700,121	12,256,156	0.00587044	71,949	13,223	85,172
Year 19		714,123	12,970,279	0.00595849	77,283	13,619	90,903
Year 20		728,406	13,698,685	0.00604787	82,848	14,028	96,876
Year 21		742,974	14,441,659	0.00613859	88,651	14,449	103,100
Year 22		757,833	15,199,492	0.00623067	94,703	14,882	109,585
Year 23		772,990	15,972,482	0.00632413	101,012	15,329	116,341
Year 24		788,450	16,760,931	0.00641899	107,588	15,789	123,377
					1,217,398	275,412	1,492,810
Note:	At year 8, the roads would require a micro-surface treatment estimated at \$130,000 and at year 18 they would require a pavement preservation treatment estimated at \$260,000.						
Summary:							
	At year 12 the Township's upfront costs of \$392,000 are paid back.						