



COMMITTEE OF THE WHOLE MINUTES

Tuesday, February 8th, 2022
5:30 p.m.
GoToMeeting

ATTENDANCE:

Members Present: Chair, Reeve Brian Campbell
Deputy Reeve Barrie Crampton
Councillor Rob Rainer
Councillor Fred Dobbie
Councillor Gene Richardson (left at 7:33 p.m.)
Councillor RoxAnne Darling
Councillor Mick Wicklum
Councillor Beverley Phillips

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

Regrets: None

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.
The Reeve conducted Roll Call.
A quorum was present.

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

None at this time.

4. APPROVAL OF MINUTES OF PUBLIC MEETINGS

None.

5. DELEGATIONS & PRESENTATIONS

i) Presentation: Official Plan Review and Update – Growth Management Options.

The Planner explained that Tay Valley has not had to consider growth management in the past, but in the last few years growth and development has increased and it is now required by the province to have a Growth Management Plan. Council needs to determine what form of development they want in the Township. In the 1980's there was a lot of severances along some of the roads in the Township and those areas have a different look and feel to them then that of a rural setting. The Official Plan Policies can shape what the Township looks and feels like. The provincial government is looking for more housing and are allowing housing in many different forms and this could change the landscape in the rural areas. The Climate Action Plan and the Strategic Plan already speak to ensuring the rural character of the municipality remains, without sprawl.

F. Symon, gave a PowerPoint Presentation on the Growth Management Options – *attached, page 9.*

The Committee had opportunity to comment and/or ask questions as follows:

The date of consent is currently January 1, 1991, should that date be moved up by 5 years when the Official Plan Review is undertaken? The Consultant explained that that is an option, if that is the form of development Council would like, but it is more common to not change the date. The Reeve expressed that he would be in favour of reducing the number of consents but would like to see the date moved up.

The Committee asked and discussed how and when the public would be involved for their input on the various options and what the community wants to see in development patterns. The Planner explained that the input from the public on growth management will depend on what Council directs to the Consultant. If Council needs more time to ask questions to the Consultant and the Planner, a separate meeting may be required. It would be helpful to go to the public with an option and the explanation and reasons for that option. These decisions will change what the Township will look like over the next 20 years.

The residents need to comment on what the Township will look like. The Planner has heard from many lake associations over the years that they do not want their lake to look like the Muskoka's, and in order to achieve that, the Zoning By-Law needs to restrict or allow the development to match the vision.

The Committee agreed that there needs to be more consultation, as the report is a lot to absorb and felt the Planner's opinion on the options available would be beneficial. The Committee asked if the current 600 vacant lots are clear to be developed and could they also be severed? The Consultant explained that the current vacant lots are considered developable, and some would be able to be severed.

The Reeve feels that cottage conversions will continue to be a popular development and that the public needs to be involved as much as possible, but Council was elected to represent the public and have to make some tough and difficult decisions and that those decisions need to be ones that they can live with.

The Committee discussed the process for implementing a new zone and if a block of land could be zoned to allow certain types of housing also requiring Site Plan Control Agreements on lots other than waterfront properties may be beneficial.

The Committee agreed to hold a Special Committee of the Whole meeting on Tuesday, February 15th at 5:30 p.m. to discuss the Growth Management Options. Members are to send their questions and comments to the Planner prior to the meeting so that they can be addressed.

ii) **Presentation: Natural Asset Management.**
Bridget O'Flaherty, Co-op Program, Carleton University

The Planner explained that a resident of Tay Valley, while obtaining a degree, chose to do one of her projects on the Natural Assets in Tay Valley and to explore Natural Capital Accounting, which is something the Township will have to do in the next few years for asset management. This ties into the Growth Management Plan as growth should be located away from where natural assets are in the Township.

B. O'Flaherty gave a Natural Assets, Natural Capital Accounting PowerPoint Presentation – *attached, page 21.*

The Planner discussed that as mentioned in the Options and Issues Report for the Official Plan Review, a portion of the Township is not mapped for natural assets as the Province only requires Ecoregion 6 to be mapped, which is essentially where the agricultural lands are. Council did agree to having a layer for natural assets on the new mapping for the Official Plan. The next step will be to get more detail on the assets, e.g. type of rare trees, type of wetlands, etc.

The value of natural assets is going to be required by the province for asset management planning in the next few years. This information will then need to be communicated to the residents, as they may have these assets on their property and could benefit from tax credits for protecting them.

6. PRIORITY ISSUES

- i) **Report #PD-2022-05 – Maberly Pines Update and Little Silver and Rainbow Lake Capacity Update.**

Recommendation to Council:

“THAT, Report #PD-2022-05 – Maberly Pines Update and Little Silver and Rainbow Lake Capacity Update, be received for information.”

- ii) **Report #PD-2022-06 – Hydrogeological Review Services to be Discontinued by Rideau Valley Conservation Authority.**

Recommendation to Council:

“THAT, Report #PD-2022-06 – Hydrogeological Review Services to be Discontinued by Rideau Valley Conservation Authority, be received for information.”

- iii) **Report #PD-2022-07 – Ministry Draft Sub Watershed Planning Guide.**

Recommendation to Council:

“THAT, staff send a submission in support of the proposed Subwatershed Planning Guide to the Environmental Registry of Ontario.”

- iv) **Report #PW-2022-01 – Roads Needs Study.**

The Committee discussed if the pricing on the Request for Proposal (RFP) could be divided into gravel and paved roads.

The Acting CAO/Clerk advised that the Ministry has indicated that if the Asset Management Plan is not up to date that grant and the automatic base funding from the Province e.g., OMPF, etc. will not be available. This information is needed as part of the Asset Management Plan and needs to be completed either in house or by a consultant this year to meet next year’s provincial deadline.

The Committee asked that the RFP be broken down to gravel and paved roads. The Report to award the RFP will come back to Council with that financial detail.

Recommendation to Council:

“THAT, a Request for Proposal for a Roads Needs Study be issued.”

Committee recessed at 7:14 p.m.
Committee returned to session at 7:19 p.m.

- v) **Report #C-2022-03 – Election – Joint Compliance Audit Committee Terms of Reference.**

Recommendation to Council:

“**THAT**, the Joint Lanark County 2022 Election Compliance Audit Committee – Terms of Reference be approved;

AND THAT, the necessary by-law be presented at the February 22nd Township Council meeting.”

- vi) **Report #C-2022-04 – Request to Close Portion of Unopened Road Allowance – McLuckie.**

Recommendation to Council:

“**THAT**, the Request to Close a Portion of an Unopened Road Allowance – McLuckie between Concession 3 & 4, Part Lot 16, North Burgess be put on hold until the Zoning By-Law infractions and unauthorized entrance have been resolved and are in conformity.”

- vii) **Report #C-2022-05 – Council Chamber Projector Upgrade.**

Recommendation to Council:

“**THAT**, Nova Visual Products be retained to replace the projectors in the Council Chambers with 20,000-hour rated laser-based lamp projectors at an upset limit of \$9,945 plus HST;

THAT, section 7.2 of the Procurement Policy be waived;

AND THAT, the amount be funded from the Modernization Funds.”

- viii) **Report #CBO-2022-02– Building Department Report – January 2022.**

Recommendation to Council:

“**THAT**, Report #CBO-2022-02 – Building Department Report – January 2022 be received as information.”

7. CORRESPONDENCE

- i) **22-01-19 – Council Communication Package.**

Recommendation to Council:

“**THAT**, the 22-01-19 Council Communication Package be received for information.”

- ii) **22-02-02 – Council Communication Package.**

Recommendation to Council:

“THAT, the 22-02-02 Council Communication Package be received for information.”

8. COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES

- i) **Green Energy and Climate Change Working Group** – *deferred to the next meeting.*
Deputy Reeve Barrie Crampton and Councillor Rob Rainer.
- ii) **Recreation Working Group** – *deferred to the next meeting.*
Councillor Fred Dobbie and Councillor Beverley Phillips.
- iii) **Private Unassumed Roads Working Group** – *deferred to the next meeting.*
Councillor RoxAnne Darling and Councillor Gene Richardson.
- iv) **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.

The Reeve reported that the Police Services Board met that afternoon, the Chair of the Board did ask the OPP if the increased presence of Police in Ottawa has or would impact the service provided in Lanark County, the Detachment Commander indicated that it would not impact the OPP levels in Lanark County.

- vi) **County of Lanark.**
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.

The Reeve discussed that Lanark County had sold a piece of property to Perth Community Care and that they are building a new building on that property and are unsure what is being done with the existing building. Both Perth Community Care and Lanark Lodge are serviced by the Town of Perth for water and sewer. The Town of Perth is reluctant to move forward with servicing the new building and want to possibly change the water and sewer agreement they have with the Township. The Reeve, the Mayor of Perth and staff will be having

a meeting to discuss the agreement. The Committee asked if they could be brought up to date on the water and sewer agreement and what it entails.

The Deputy Reeve reported that Jasmine Ralph, the new County Clerk has started.

Councillor Richardson left at 7:33 p.m.

- 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** – *deferred to the next meeting.*
Councillor Gene Richardson.
- 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** – *deferred to the next meeting.*

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 7:33 p.m.


Brian Campbell, Reeve


Janie Laidlaw, Deputy Clerk

DELEGATIONS & PRESENTATIONS

GROWTH MANAGEMENT OPTIONS



Tay Valley Township

Tay Valley Township Official Plan Review & Update

February 8, 2022

1

Official Plan Review & Update

- Council commissioned a Growth Management Plan as part of the Official Plan Review and Update.
- The Growth Management Options Report includes:
 - *A summary of existing PPS and Official Plan growth related policies*
 - *Existing population & household projections*
 - *Lot creation and past growth trends*
 - *Affordable housing targets*
 - *Growth management options*
 - *Recommended growth management approach*

2

PPS & Growth

- Growth of settlement areas on full municipal services top priority.
- Growth of rural areas to be directed towards hamlets.
- Rural area's main function is for resource management (aggregate, forestry, wetlands), agriculture, tourism, and recreation uses, along with residential uses that are "locally appropriate".

3

Lanark County SCOP & Growth

- Same as PPS - majority of growth to the fully serviced settlement areas
- Recognizes some growth in the rural area – need to maintain character and identity of the rural area.
- Lanark County is responsible for population allocation to the lower tier municipalities.
- Lanark County's population allocation to Tay Valley Township was 7,097 people to the year 2038 - an increase of 1,432 people over the Township's 2016 Census population - an increase of 65 people/year - 25 households/year.

4

Tay Valley Twp OP & Growth

- Very accurate understanding of the historical growth of the Township - historic hamlets support surrounding agricultural community - recreation waterfront properties being converted to year-round permanent residence - scattered rural residential severances.
- TVT is outside of the City of Ottawa commuter-shed – have not experienced the growth pressures of eastern ½ of Lanark County.
- Commercial, industrial, and institutional assessment is most important to Township's economic health.

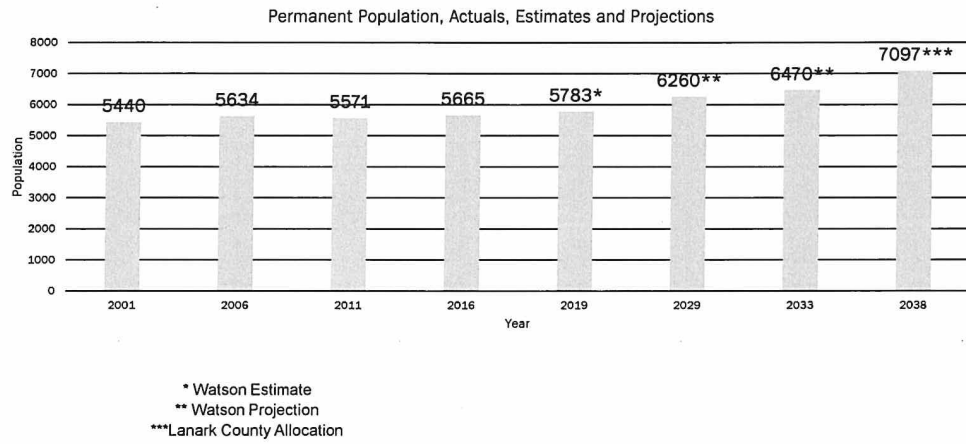
5

Tay Valley Growth Forms

- Population growth in Tay Valley Township is currently taking place through four forms of development:
 1. *Conversion of cottages to permanent homes.*
 2. *Rural residential development via consents.*
 3. *Limited rural residential development on lots created by plan of subdivision.*
 4. *Very limited infill residential development in hamlets.*

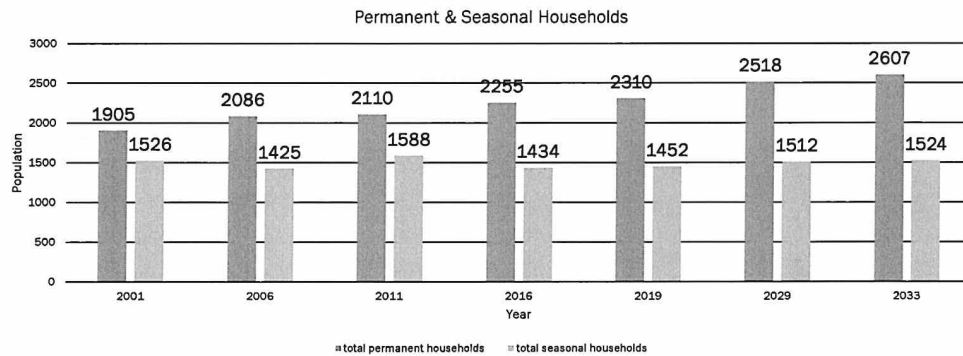
6

Population Actuals & Estimates



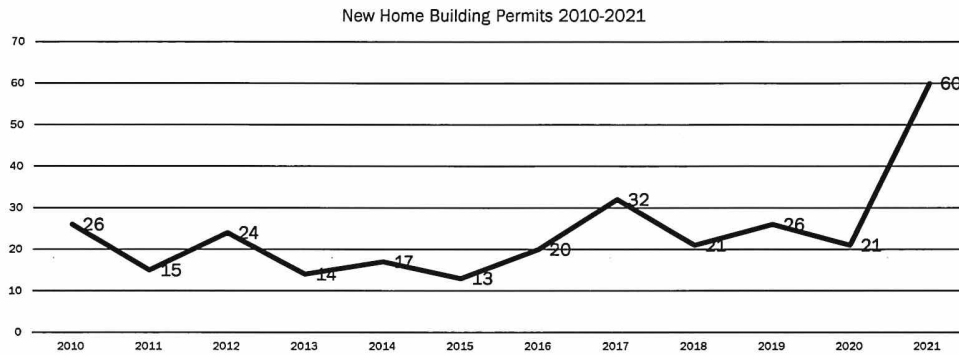
7

Permanent & Seasonal Households



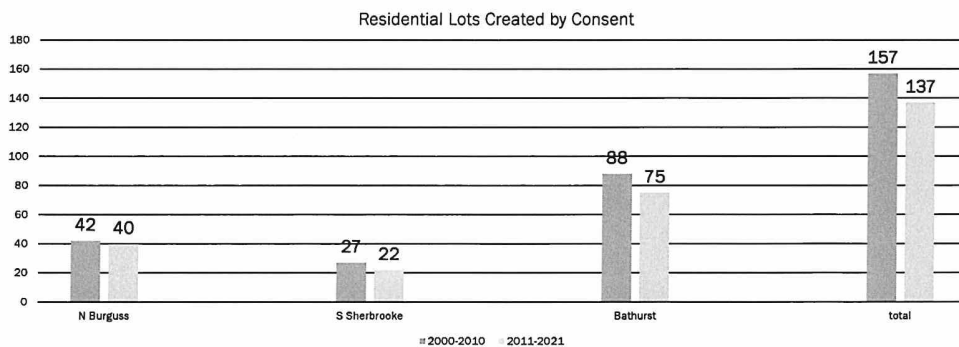
8

New Home Building Permits



9

Building Lots Created by Consent



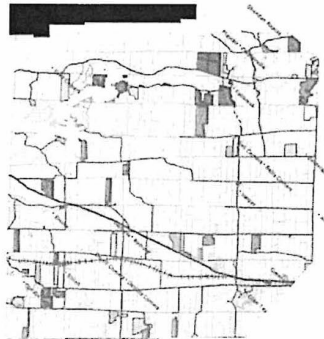
10

Severance by Wards

Burgess Ward



Bathurst Ward



South Sherbrooke Ward



Recent consents tend to maximize the number of lots requested resulting in fragmentation of the rural landscape

11

Vacant Lot Inventory

1. MPAC vacant lands – codes - 100, 101, and 110.
2. Frontage on public road.
3. 0.4 ha to 10 ha in size
4. Not within a wetland.

Total MPAC Vacant Lot Estimate	651
Total 2021 New Home Starts	-60
Total 2021 New Consent Lots	15
Net Total Vacant Lot Estimate	606

	Average New Home Starts/Yr	Years Supply of Vacant Lots
2010-2021 Building Permit Yearly Average	25	24
2010-2016 Building Permit Yearly Average	18	33
2017-2021 Building Permit Yearly Average	31	19
2021 Building Permit High	60	10

12

Affordable Housing

- 2016 average TVT house valued at \$351,000, \$26,000 higher than County average.
- 415 TVT households (19%) spent greater than 30% of household income on shelter.
- Low & moderate income household threshold was \$45,000 in 2016.
- Low & moderate income should not be spending more than \$13,500 annually on housing or \$1,125 per month to be affordable (2016).
- "Foundations for the Future: Lanark County's 10 Year Housing and Homelessness Plan" recommends 25% of all new housing to be "affordable".
- It is recommended that the Tay Valley Official Plan be updated to include an affordable housing target of 25%.

13

Rural Residential Impacts

- Rural residential development is NOT a positive revenue generating form of development for municipalities – the cost of providing services is greater than the taxation revenue generated.
- Positive economic benefit to the original landowner, the home construction industry (contractors and real estate agents) and those providing services to rural residents (snow plowing, firewood etc.).
- Long-lasting implications on the rural character and natural resources - suburbanization of the rural landscape fundamentally changes the rural character and function.

14

Cottage Conversion Impacts

- Generally positive impact of cottage conversions to permanent residences.
- New people living year-round contribute to the community in positive way.
- May result in increase demand for emergency services and landfill services.
- May be increased pressures and demands to assume the private roads that provide access to many waterfront properties.
- Conversion often involves demolition of old cottage and replacement with a new permanent dwelling and/or replacement of the septic system – issues when old cottage is located within the flood plain and/or the 30 m water setback zone.

15

Growth of Hamlets

- Concern with concentrating too much development on private services – may require hydrogeological analysis to ensure safe drinking water.
- The topography and location of some of the hamlets present constraints to growth:
 - *Maberly, Bolingbroke and Fallbrook located in areas of limited soil overburden, rolling terrain, and significant water features, limiting their ability to grow*
 - *Balderson, Glen Tay and Dewitt's Corners have very good soils, but are areas of significant agricultural activity, limiting growth and development.*

16

Growth Management Options

- Three Growth Options have been identified in responding to the question of "where does growth go?"

1. *status quo*
2. *tweaking of the current policies*
3. *a new growth strategy.*

17

Status Quo Growth Option

- The **Status Quo Option** would see the current growth-related policy context of the Official Plan remain as it is now, including the maintenance of the January 1, 1991 effective date for lots created by consent.
- No change in policies regulating the conversion of cottages or policies related to expansion or enlargement of legal non-conforming uses.
- There would be no change in the boundaries of the existing hamlets.
- There would be no change in the three lots permitted from a holding as of January 1, 1991.

18

Policy Tweaking Options

Consent Policies

- Revise the January 1, 1991 effective date for consents – would increase number of properties that qualify for new lot creation – would likely increase number of lots created by consent.
- Increase the number of lots created as per the effective date (currently three lots per holding) – would increase number of qualifying properties- would likely increase number of lots created by consent.
- Decrease the number of lots created as per the effective date - would result in reduction in lots created by consent.
- Add to existing policy with definition of "strip development" – help minimize potential for strip development.
- Modify the current consent policies to require a financial impact analysis, discourage new lots being created on unopened road allowances and support new development which has positive financial impact on the Township.
- More robust consent policies to screen development from view, or increased setbacks from Township roads. Require the development of all new lots be subject to site plan control to help protect rural character.
- Where three lots are permitted only allow one lot at a time to be created and that the second and third lots could not be considered until such time as the first lot is developed - would slow down the increase in vacant lot inventory.

19

Policy Tweaking Options (cont.)

Cottage Conversion Policies

- Revise legal non-conforming policies to better reflect the issues that should be addressed with waterfront cottage conversion and the importance of enhancing the natural environment and obtaining net environmental gain.
- Prepare a procedural guide that sets out the process for conversion and educates the public on the "how to" of cottage conversion
- Enhanced monitoring of waterfront conversions through the building permit and tax rolls to ensure that all conversion properties are captured and identified, and the Township continues to monitor this form of development.

20

Policy Tweaking Options (cont.)

Subdivision & Cluster Lots

- Introduce policy that promote subdivisions and cluster lot development as the preferred source of lot creation. This might result in a modest increase in subdivisions or cluster lot activity.
- As there is a good supply of lots created by consent it will be difficult to incentivize the creation of new lots by subdivision or cluster lot.
- One option could be to encourage subdivisions or cluster lot developments where there have been the previous three lots by consent created.

21

New Growth Strategy

New Growth Centre

- Consolidate all vacant lands within the hamlets into one hamlet - approximately 60 ha (148 acres) of vacant lands within the hamlets.
- Direct this "growth capacity" to the Hamlet that has the best conditions to grow (i.e., good soils, large blocks of land, closest to urban markets).
- Encourage communal servicing to increase density and maximize the use of the land.
- This option requires a specific study and official plan amendment.
- Need willing property owner to undertake the private side of such a project.
- This option would benefit from a reduction in the number of lots currently being created by consent - as long as there is a good supply of lots created by consent it will be difficult to incentivize the development of the new community.

22

Recommendations

- Option 2, Tweaking Current Policies, is the recommended option for the Township (does not include changing the effective date or increasing number of lots created by consent).
- TVT should not focus on residential development - leave this to the urban areas which can achieve higher, more sustainable density and mix of housing.
- Do not rush to create more rural residential lots - undertake a more thoughtful placement of lots that do not negatively impact the rural character of the area – promote subdivisions and cluster lots over consent lots.
- With regards to affordable housing targets, it is recommended that the Township incorporate policies which would encourage 25% of future housing to be affordable.

Natural Assets

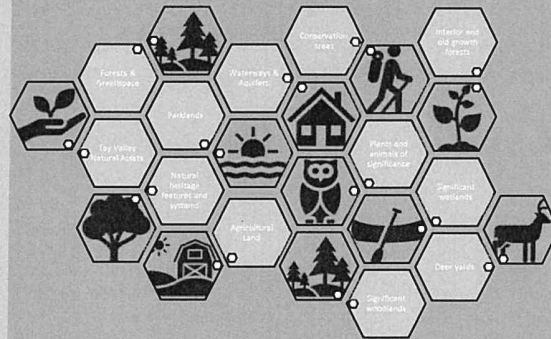
Natural Capital Accounting

What are Natural Assets?

According to MNAI, the term Municipal Natural Assets "refers to the stocks of natural resources or ecosystems that contribute to the provision of one or more services required for the health, well-being, and long-term sustainability of a community and its residents."¹

What is Green Infrastructure?

Green Infrastructure is defined in the Ontario Provincial Policy Statement as the "natural and human made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs."²



1

Natural Assets

Natural Capital Accounting

Economic

- Coupled with engineered assets, reduce costs long term
- Reduce infrastructure expenses when monitored and maintained
- Postpone or eliminate the need for infrastructure upgrades

Ecological

- Support ecosystem services
- Improve carbon sequestration
- Support groundwater recharge
- Improve air quality
- Create opportunities for healthy food production

Social

- Improve access to recreational space
- Improve educational outcomes
- Improve physical and mental health and well-being
- Create community gathering spaces

Climate Change Mitigation

- Support carbon offsets
- Contribute to carbon sequestration
- Support storm water retention/adaptation
- Support biodiversity
- Contribute to climate resiliency

Presentation data assembled by Carleton University DEGS 4th year practicum student Bridget O'Flaherty

2

Natural Assets

Natural Capital Accounting

Communities Rely
On Nature

- Significant Woodlands

Natural
Capital Assets



- Air Filtration
- Produce Shade
- Create Habitat

Ecosystem
Service



- Clean air
- Climate regulation
- Protective Habitat
- Carbon Sequestration

Ecosystem
Function



3

Natural Assets

Natural Capital Accounting

At the local level, we
rely on nature's
services for our day-
to-day well-being

Vegetation and Soil

- Soak up rainwater and recharge the aquifers, rivers, and lakes that provide many of us our drinking water sources.

Wetlands

- Store excess rainwater that is slowly released over time; pollutants are removed from the water and peak flood volumes are decreased

Bees

- Provide critical pollinating services that our local farmers rely on for food production.

Forests

- Cool our urban areas and remove air pollutants, helping us breathe better and reducing our energy consumption

Biodiversity

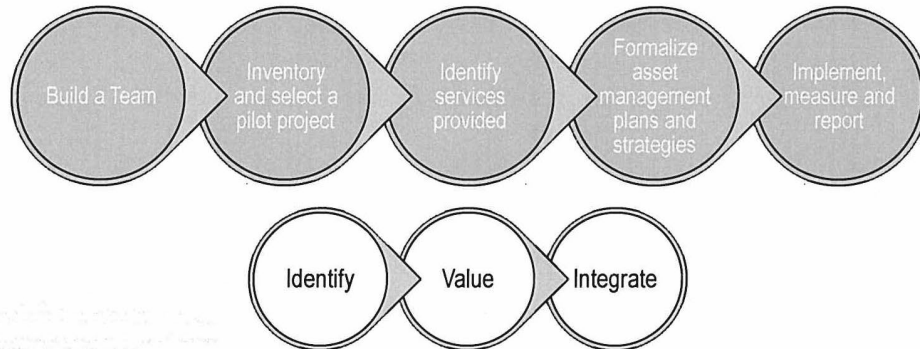
- Provides co-benefits to the climate, human health, social cohesion and economic resilience in communities

4

Natural Assets

Natural Capital Accounting

Steps for Municipalities³

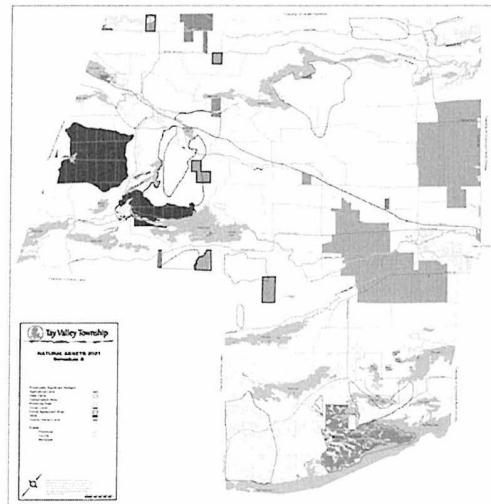
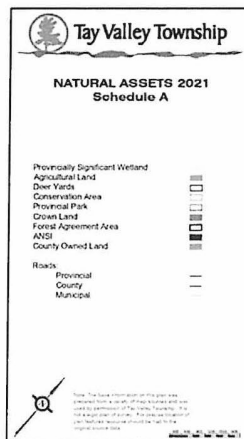


5

Natural Assets

Natural Capital Accounting

Tay Valley Township Natural Assets



6

Natural Assets

Natural Capital Accounting

Tay Valley Township Natural Assets

