

**“SPECIAL” COMMITTEE OF THE WHOLE  
MINUTES**

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**Tuesday, April 19<sup>th</sup>, 2022**

**5:30 p.m.**

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

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**ATTENDANCE:**

**Members Present:** Chair, Reeve Brian Campbell  
Deputy Reeve Barrie Crampton  
Councillor RoxAnne Darling  
Councillor Fred Dobbie  
Councillor Rob Rainer  
Councillor Gene Richardson  
Councillor Mick Wicklum (arrived at 5:32 p.m.)  
Councillor Beverley Phillips

**Staff Present:** Amanda Mabo, Acting Chief Administrative Officer/Clerk  
Janie Laidlaw, Deputy Clerk  
Noelle Reeve, Planner

**Regrets:** None

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**1. CALL TO ORDER**

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

The Reeve explained that this meeting is for Council Members to provide their comments and ask questions about the draft Official Plan.

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

None at this time.

### 3. PRIORITY ISSUES

Councillor Wicklum arrived at 5:32 p.m.

i) **Official Plan Review and Update – Council Working Session to Review the Red-Line Version of the Official Plan.**

Forbes Symon, Senior Planner, Jp2g Consultants Inc. was also in attendance at the meeting.

The Planner explained that the Official Plan has yellow highlights and those are recommendations from her. The Planner's changes are mostly to make the document more user friendly for residents. The Planner reminded Council that the Official Plan demonstrates what the Township could be like in the future, it is a guiding policy document. The blue highlights are new wording or sections from the Consultant and are mostly related to direction from the Ministry that are new and need to be included and using best practises.

The three (3) schedules for the Official Plan are expected to be completed by Friday.

The Planner had understood from a previous meeting that Council gave direction for there to be a public open house in each of the wards and wanted to confirm that this was still Council's wish. Under the Planning Act the Township is required to have an Open House and a Public Meeting, it is up to Council if they wish to hold more than one.

The Consultant explained that the purpose of the Open House can be looked at as an education piece, the maps will be up on the wall and the public can view their property and see if there are any impacts, they can ask questions about severances or development. It is recommended that if they have comments to submit them in writing. The Public Meeting on the other hand is designed to receive feedback from the public, written or oral comments can be made at the meeting or in writing after the meeting. All the comments received would be reviewed by the Planner and the Consultant, a report would be brought back to Council with recommendations to address each comment for Councils approval. The final draft of the Official Plan would be brought back to Council for approval.

The Committee discussed the options available to hold the Open Houses and Public Meeting and how comments could be submitted (forms, email, questionnaire). The Committee agreed that one of the Open Houses would be held virtually.

The Committee agreed that staff would determine the best way to hold the Open Houses, based on the comments and ideas put forth by Council. The Acting CAO/Clerk explained that due to notice provisions, it is looking like mid-June and that Council will need to pass a resolution to waive the Procedural By-Law to allow for the virtual meeting.

## **Section 1 – Introduction**

The Consultant explained that there will be a section from First Nations consultant Richard Lalande, the wording is being finalized and will be presented to Council at an upcoming meeting.

The Committee suggested using the words “resilient” and “adaptive” when describing the residents and business owners in Tay Valley.

### **1.2 Goal of the Official Plan**

The Planner explained the goals and how the objectives in the plan will support those goals.

### **1.3 Objectives Supporting the Goal of the Official Plan**

The Committee suggested to remove Figure 1 and Figure 2 as these were nice to know information but did nothing directly for Tay Valley. As a result, the content of this section should be revised and condensed.

### **1.4 Community Development**

The Planner explained that the increase in population is different than what Tay Valley has had to plan for before.

A Member asked if seasonal population would decrease and permanent population increase with cottage conversion, and should the Township encourage more people per household? The Planner explained that the Township is not seeing many cottage conversions anymore as in the past, instead more permanent dwellings and new cottages are being built. The Planner was not sure there was a way to encourage more per household. The Consultant was not sure how to put that into a planning context as it relates to the number of those living in a household and it has been decreasing for while, as, families are not having as many children as in the past. There is nothing in the Official Plan that would restrict multi-generational living.

The Committee discussed shortening the content so that the Plan was a more manageable size by eliminating duplication and vagueness, so it is easy to digest. The Committee was also concerned that there are too many objectives listed and recommended that they be thoroughly reviewed and either combined or even removed. The Committee stressed the importance of having a very clear and up to date Plan. The Committee also discussed whether or not the diagrams should be included. The Planner has received a comment from the public already indicating that previous Plan's are so dry that why could there not be diagrams and photos, so staff will try to find a balance on which ones should remain in the Plan.

A Member asked about the population allocation from the upper tier and what that means for the lower tier, should the Township plan for higher growth? The

Consultant explained that the upper tier is required to allocate population in the lower tier municipalities, in the urban areas it is reflected in the amount of land designated as rural. It gets complicated in a rural municipality. There is no obligation to grow to the allocation.

A Member expressed that rather than plan for more growth, to look at it the other way and determine how much growth Council wants and to plan for that, if the goal is to keep the Township rural.

## 1.7 Resource Management

The Committee felt that the 55 objectives in the plan should be reviewed for duplication and whether or not they speak to programs and services that the Township can provide. If they do not then they should be removed.

The Committee discussed food security, agreed that it is important but need to determine what role the Township can have in that. The Planner explained that for example, the Township can ask for a communal garden in a plan of subdivision.

## **Section 2 – Community Development**

The new paragraph on Telecommunications Infrastructure should mention to seek funding assistance for telecommunications infrastructure.

### 2.2.1.3 Short Term Rental Accommodations

The Committee discussed the context of this new section. The Consultant explained that the by-law would stipulate the specifics and can require that the owner occupy the residence. The Official Plan is identifying it as a planning issue, and it gives Council the tools to regulate it. The Consultant explained that less than thirty consecutive nights is the difference between short term rental and a longer-term rental that would be rented month by month or longer. The Committee agreed to remove the content under item 1 as it should go in the by-law, not the Plan.

#### 2.2.3.1.1 Additional Residential Units (ARUs)

The Committee discussed the statement that ARUs shall not be permitted within waterfront areas, the Consultant explained that they create many issues and become short term rentals and are not created as the affordable housing that they are legislated under, it was suggested that the wording can say that ARUs are generally prohibited rather than are not permitted and the details of the limited circumstances in which they would be permitted will be detailed in the Zoning By-Law.

## 2.2.5 Climate Change and Energy Policies

A Member expressed that the second paragraph wording was very strong and there was not anything gained by it, the Consultant will attempt to soften it up to have a balance.

Under the Energy Policy it was suggested to include retrofitting for greenhouse gasses.

The Committee suggested some educational component, Tay Valley is a leader in Climate Change and will continue to motivate and educate residents.

The Committee recessed at 7:30 p.m.

The Committee returned to session at 7:38 p.m.

## 2.3.3 Rural

A Member asked why development on flat open land is discouraged and the rationale, the Consultant explained that it is to keep the rural character of the landscape, development is visual on open land and is generally farmlands, the Committee would like some wording to explain that. The newly added sections will be re-worded.

## **Section 3 Environmental Stewardship**

### 3.1.4 Endangered and Threatened Species Habitat and Adjacent Lands

Remove Figure 9.

### 3.1.7 Environmental Impact Assessment (EIS)

The Committee discussed when an EIS is required, the policies outline when they are required on a case-by-case basis with consultation with the Conservation Authority.

### 3.2.4 Water Frontage

Item 2 – This paragraph needs to be re-worded to reflect subdivisions not severances.

### 3.2.5 Waterfront Development Criteria

The Committee agreed to stop at Waterfront Development Criteria and to hold another meeting to finish reviewing the draft Official Plan.

The Reeve asked each Member if they had any topics of concern, most Members mentioned the consent policies, growth, waterfront development, short-term rentals and ARU's.

The Consultant wanted to bring some new sections in the Plan to Council's attention for review prior to the next meeting. Sections 4.6.4 Wildland Fire, 4.6.5 Emergency Management and 4.7.1 Contaminated Sites.

The next meeting to continue reviewing the Official Plan will be Tuesday, May 3, 2022 at 5:30 p.m.

The Acting CAO/Clerk asked if Council had any additional wording or questions to provide them to the Planner for implementation for the next meeting.

- ii) **One-Foot (0.3m) Reserve and Cost Sharing Policy** – *deferred to a future meeting.*

#### 4. **ADJOURNMENT**

The Committee adjourned at 8:24 p.m.

  
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Brian Campbell, Reeve

  
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Janie Laidlaw, Deputy Clerk