



COUNCIL MEETING AGENDA

Tuesday, April 26th, 2022
6:00 p.m.

Municipal Office – Council Chambers – 217 Harper Road

6:00 p.m. Council Meeting

Chair, Reeve Brian Campbell

1. CALL TO ORDER
2. AMENDMENTS/APPROVAL OF AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF
4. APPROVAL OF MINUTES

- i) **“Special” Council Meeting (Closed Session – Identifiable Individual – Staffing Update) – December 13th, 2021 – to be distributed at the meeting.**

Suggested Motion by Councillor RoxAnne Darling:

“THAT, the minutes of the “Special” Council Meeting (Closed Session – Identifiable Individual – Staffing Update) held on December 13th, 2021, be approved as circulated.”

- ii) **Council Meeting – March 22nd, 2022 – attached, page 12.**

Suggested Motion by Councillor Mick Wicklum:

“THAT, the minutes of the Council Meeting held on March 22nd, 2022, be approved as circulated.”

- iii) **Committee of the Whole Meeting – April 12th, 2022 – attached, page 25.**

Suggested Motion by Councillor Fred Dobbie:

“THAT, the minutes of the Committee of the Whole Meeting held on April 12th, 2022, be approved as circulated.”

- iv) **“Special” Committee of the Whole Meeting – April 19th, 2022 – attached, page 36.**

*Suggested Motion by Deputy Reeve Barrie Crampton:
“THAT, the minutes of the “Special” Committee of the Whole Meeting held on April 19th, 2022, be approved as circulated.”*

5. DELEGATIONS & PRESENTATIONS

- i) **Delegation: Town of Perth – Recreation Facilities – attached, page 43.**
Mayor John Fenik and Deputy Mayor Ed McPherson.
- ii) **Delegation: Little Silver and Rainbow Lakes – Integrated Approach to Study the Limits of Development – attached, page 51.**
Frank Johnson, President, Little Silver and Rainbow Lakes Property Owners Association.

6. CORRESPONDENCE

None.

7. MOTIONS

- i) **Report #PD-2022-16 – Severance Application – McParland.**

*Suggested Motion by Councillor Gene Richardson:
“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for McParland B21/ B21/198/199/200/201/202 & B21/203 (Pt Lot 22 Con 8 & 9 geographic Township of North Burgess) for three new lots and a condominium road, 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;

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for each severance, both hard copy and electronically: for the three lots that will be Parcels of Tied Land (POTL), the condominium road and the easements;

That, payment for each lot created by B21/198/199/200 shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the lots proposed in B21/198/199/200 shall be rezoned to Residential Limited Services;

That, the recommendations of the Lake Impact Study be incorporated into Development Agreements for the lots proposed in B21/198/199/200 as well as any requirements due to steep slopes, including identifying developable areas;

That, the applicant shall obtain Civic Address Numbers for the severed lots from the Township;

That an archaeological study be completed as a condition of severance for B21/198/199/200 and any recommendations be incorporated into Development Agreements;

That a condominium declaration for the three severed lots as Parcels of Tied Land (POTL) and the condominium road be provided;

That, confirmation of the legal location and description for Pike Lake Route 10 be confirmed in order for the condominium road to proceed;

That, B21/201 for the proposed condominium road conforms to the Township standards for private roads (20m right of way maintained at a minimum of 6m with a 1m shoulder on either side); and

That the condominium road be named in accordance with the Rural Addressing Project standards.”

ii) **Report #PD-2022-17 – Severance Application –Vaters.**

Suggested Motion by Councillor Beverley Phillips:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for VATERS, B21/205 (Con 10 Part Lot 10, geographic Township of South Sherbrooke) known municipally as 631 Zealand Road (roll number 091191401044400) for 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 pay any outstanding fees to the Township prior to final approval.

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

That, the applicant shall obtain a Civic Address Number for the severed land;

That, the applicant shall submit a full entrance application to the Township Public Works Department and install the entrance as required in the permit;

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands

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."

iii) **Report #PD-2022-18 – Severance Application – ter Haar.**

Suggested Motion by Councillor Rob Rainer:

***“THAT,** the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for ter Haar B21/191 (Pt Lots 14,15 Con 8 geographic Township of South Sherbrooke) municipally known as 823 Cohen Way (roll number 091191101026100) for 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;

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

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the applicant shall obtain an Entrance Permit and a Civic Address Number for the severed lots from the Township; and

That the applicant pay for the fees materials to extend Cohen Way so that the Township can assume the extension of the road to meet the frontage requirement for the retained lot, if required, to be determined by the Township Public Works Manager."

iv) **Report #PD-2022-19 – Severance Application – Collinson and Ferry.**

Suggested Motion by Councillor RoxAnne Darling:

“THAT, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Ferry and Collinson B22/009 (Pt Lot 16 Con 3 geographic Township of North Burgess) for 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;

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

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the lot proposed in B22/009 shall be rezoned to Residential Limited Services;

That, the applicant shall obtain an Entrance Permit and Civic Address Number for the severed lot from the Township;

That an archaeological study be completed as a condition of severance and any recommendations be incorporated into a Development Agreement;

That the 15m setback from top of slope be indicated on a Development Agreement so the developable area is clearly identified;

That the requirement for a native shoreline buffer to be retained or Enhanced on each lot to protect and improve water quality in Big Rideau Lake be included in a Development Agreement;

That the requirement for a Road Access Agreement prior to issuance of a Building Permit be included in the Development Agreement;

Water frontage should be confirmed by a licensed surveyor to determine the minimum 60 m is available for each lot as the shoreline appears to be bifurcated by inlets of water from air photography.”

v) **Report #PD-2022-20 – Input on Floating Container Residences.**

Suggested Motion by Councillor Mick Wicklum:

“THAT, staff send a submission to the Environmental Registry of Ontario calling for the Ministry of Northern Development Mines Natural Resources and Forestry to clarify its regulations regarding watercraft as “camping units”.”

x) **Report #PD-2022-21 – Comment Opportunities on Four Aspects of the More Homes for Everyone Act 2022.**

Suggested Motion by Councillor Fred Dobbie:

“THAT, staff send comments on to the Environmental Registry of Ontario on four housing proposals: Housing Needs in Rural and Northern Municipalities; Community Infrastructure and Housing Accelerator Guideline; Opportunities to Increase Missing Middle Housing and Gentle Density Including Multigenerational Housing; and Proposed Planning Act Changes from the More Homes for Everyone Act, 2022.”

vi) **Report #PD-2022-22 – Maberly Pines Subdivision Update.**

Suggested Motion by Deputy Reeve Barrie Crampton:

“THAT, staff obtain the required information in order for a final assessment of the development capacity of the Maberly Pines Subdivision be made by the Rideau Valley Conservation Authority.”

vii) **Report #PD-2022-23 – Update on Ministry of Environment Conservation and Parks Lake Capacity Handbook Assessment of Little Silver and Rainbow Lake.**

Suggested Motion by Councillor Beverley Phillips:

“THAT, staff work with Little Silver and Rainbow Lakes residents on an amendment to the Official Plan to restrict severances to minimum lot frontages of 91m with minimum lot size of 0.8 ha, to require phosphorous removal septic systems if the septic system cannot meet the 30m setback, and maintain a 15m buffer of vegetation.”

viii) **Report #CBO-2022-04 – Building Department Report – January – March 2022.**

Suggested Motion by Councillor Rob Rainer:

“THAT, Report #CBO-2022-04 – Building Department Report – January - March 2022 be received as information.”

ix) **Report #FIN-2022-05 – 2022 Budget – PSAB Restatement.**

Suggested Motion by Councillor RoxAnne Darling:

“THAT, Report #FIN-2022-05 - 2022 Budget – PSAB Restatement, be received as information.”

- x) **Report #FIN-2022-06 – Asset Management Software & Asset Management Plan.**

Suggested Motion by Councillor Mick Wicklum:

“THAT, Section 7.2 of the Township’s Procurement Policy be waived to single-source Asset Management Software from PSD/CityWide;

***AND THAT,** Section 7.4 of the Township’s Procurement Policy be waived to single-source the completion of an Asset Management Plan to meet the requirements of O.Reg 588/17 to PSD/CityWide.”*

- xi) **Report #PW-2022-10 – Facilities Lawn Maintenance – Tender Award.**

Suggested Motion by Councillor Fred Dobbie:

“THAT, the Facility Lawn Maintenance, #2022-PW-004, be awarded to Bosman’s All Weather Property Maintenance in the amount of \$22,320.00;

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

- xi) **Report #PW-2022-09 - Comprehensive Roads Needs Study – RFP Award.**

Suggested Motion by Deputy Reeve Barrie Crampton:

“THAT, the Roads Needs Study, #2022-PW-006, be awarded to Golder Associates Ltd.

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

- xii) **Report #PW-2022-08 – Second Line Bridge Rehabilitation – Tender Award.**

Suggested Motion by Councillor Gene Richardson:

“THAT, Tender #2022-PW-003 – Second Line Bridge Rehabilitation, be awarded to DW Building Restoration Services Inc. in the amount of \$297,772.00 plus H.S.T.;

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

- xiii) **Report #C-2022-10 – Lanark Library Financial Contribution.**

Suggested Motion by Councillor Beverley Phillips:

“THAT, as of 2023, Tay Valley Township discontinue providing an annual donation to the Lanark Highlands Public Library.”

xiv) **Report #C-2022-011 – Dogs at Swimming Areas.**

Suggested Motion by Councillor Rob Rainer:

“THAT, dogs continue to be permitted at Tay Valley Township swimming areas;

AND THAT, as the swimming areas are upgraded dog running at large signs and waste bag receptacles be installed.”

xv) **22-03-15 and 22-04-06 – Council Communication Packages.**

Suggested Motion by Councillor RoxAnne Darling:

“THAT, the 22-03-15 and 22-06-16 Council Communication Packages be received for information.”

xvi) **AMO – Firefighter Certification.**

Suggested Motion by Councillor Mick Wicklum:

“THAT, the Council of Tay Valley Township supports the Association of Municipalities of Ontario’s letter to the Solicitor General of Ontario outlining their concerns with the draft regulations regarding firefighter certification;

AND THAT, this resolution be forwarded to Association of Municipalities of Ontario, the Premier of Ontario, the Solicitor General, the Association of Fire Chiefs and all municipalities in Ontario.”

8. BY-LAWS

i) **By-Law No. 2022-006: Zoning By-Law Amendment – Tay Valley Township – attached, page 62.**

Suggested Motion by Councillor Fred Dobbie:

“THAT, By-Law No. 2022-006, being a by-law to Amend Zoning By-Law No. 2002-121 (217 Harper Road, E Part Lot 20, Concession 3, geographic Township of Bathurst), be read a first, second and third time short and passed and signed by the Reeve and Clerk.”

9. NEW/OTHER BUSINESS

None.

10. CALENDARING

Meeting	Date	Time	Location
Committee of Adjustment Hearing	April 25 th	5:00 p.m.	Municipal Office
Council Meeting	April 26 th	5:30 p.m.	Municipal Office
Fire Board Meeting	April 28 th	6:00 p.m.	BBD&E Fire Hall
Rideau Valley Conservation Authority Board Meeting	April 28 th	6:30 p.m.	Manotick
Farren Lake Property Owners Association (FLPOA) AGM	April 28 th	7:00 p.m.	Virtual
“Special” Committee of the Whole Meeting	May 3 rd	5:30 p.m.	Municipal Office
Private Unassumed Roads Working Group Meeting	May 4 th	5:00 p.m.	Municipal Office
Public Meeting – Zoning By-Law Amendment	May 10 th	5:30 p.m.	Municipal Office
Committee of the Whole Meeting	May 10 th	Following	Municipal Office
Committee of Adjustment Hearing	May 16 th	5:00 p.m.	Municipal Office
Police Services Board Meeting	May 24 th	2:00 p.m.	Municipal Office
Council Meeting	May 24 th	6:00 p.m.	Municipal Office

11. CLOSED SESSIONS

- i) **CONFIDENTIAL: Identifiable Individual – Staffing Update.**
Amanda Mabo, Acting Chief Administrative Officer/Clerk.

Suggested Motion by Deputy Reeve Barrie Crampton:

“THAT, Council move “in camera” at ___ p.m. to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, regarding a staffing update;

AND THAT, the Acting Chief Administrative Officer/Clerk, Deputy Clerk and Shane Kelford, Legal Counsel remain in the room.”

Suggested Motion by Deputy Reeve Barrie Crampton:

“THAT, Council return to open session at ___ p.m.”

- *Chair’s Rise and Report.*

12. CONFIRMATION BY-LAW

- i) **By-Law No. 2022-007 - Confirmation By-Law – April 26th, 2022 – attached, page 65.**

Suggested Motion by Councillor Gene Richardson:

*“**THAT**, By-Law No. 2022-007, being a by-law to confirm the proceedings of the Council meeting held on April 26th, 2022, be read a first, second and third time short and passed and signed by the Reeve and Clerk.”*

13. ADJOURNMENT

MINUTES

COUNCIL MEETING MINUTES

Tuesday, March 22nd, 2022
5:30 p.m.
GotoMeeting

ATTENDANCE:

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

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

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

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

ii) **Council Meeting – February 22nd, 2022.**

RESOLUTION #C-2022-03-01

MOVED BY: Rob Rainer

SECONDED BY: RoxAnne Darling

“**THAT**, the minutes of the Council Meeting held on February 22nd, 2022, be approved as circulated.”

ADOPTED

iii) **Committee of the Whole Meeting – March 8th, 2022.**

RESOLUTION #C-2022-03-02

MOVED BY: RoxAnne Darling

SECONDED BY: Mick Wicklum

“**THAT**, the minutes of the Committee of the Whole Meeting held on March 8th, 2022, be approved as circulated.”

ADOPTED

5. DELEGATIONS & PRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. MOTIONS

i) **Report #PW-2022-007 – Waste Disposal Site Annual Reports.**

RESOLUTION #C-2022-03-03

MOVED BY: Mick Wicklum

SECONDED BY: Fred Dobbie

“**THAT**, Report #PW-2022-07 – 2021 Waste Disposal Site Annual Report be received as information;

AND THAT, staff be directed to submit the 2021 Annual Reports for the Glen Tay, Maberly and Stanleyville sites to the Ministry of the Environment, Conservation and Parks before the March 31st, 2022 deadline, to be in conformity with the Certificates of Approval for each site.”

ADOPTED

- ii) **Report #PD-2022-09 – Severance Application – Cook (B21-120/121/122).**

RESOLUTION #C-2022-03-04

MOVED BY: Fred Dobbie

SECONDED BY: Barrie Crampton

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for Cook B21/120/121/122 (Con 4, Part Lot 12, geographic Township of Bathurst), for 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;

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

That, payment for each lot shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the lot proposed in B21/120 be subject to a development agreement that identifies a development envelope for a dwelling 30m from the wetland; indicates that a permit from the RVCA will be required to cross the stream/wetland with a driveway; and that no development will occur in the wetland. The lot proposed in B21/122 also be subject to a development agreement to delineate a developable envelope south of the marine/leda clays on the property;

That, the applicant shall obtain entrance permits and Civic Address Numbers for the severed lots from the Township; and

That, sufficient lands shall be dedicated to the Township along the frontage of the lots to be severed 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.”

ADOPTED

- iii) **Report #PD-2022-10 – Severance Application – Berga and Hall (B21/168/169).**

RESOLUTION #C-2022-03-05

MOVED BY: Barrie Crampton
SECONDED BY: Gene Richardson

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for Concession 5 Lot, 1 geographical Township of North Burgess known as 445 Winton Lane (Roll Number 91102502400), for two lot additions 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 severances, both hard copy and electronically.

That, undersized lot area be recognized through minor variances or zoning amendments for the lots created by the lot additions from B21/168 and 169.”

ADOPTED

- iv) **Report #PD-2022-11 – Severance Application – Jacob and Lindstrom (B21/194).**

RESOLUTION #C-2022-03-06

MOVED BY: Gene Richardson
SECONDED BY: Beverley Phillips

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Lorna Jacobs and Terry Lindstrom B21/194 (Concession 6, Part Lot 5 and 6 geographic Township of North Burgess) roll number 091191101000120, 102 Lee Trail Lane for an easement for utility purposes in favour of lands at 179 Lee Trail Lane, owned by Griff Jones, 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 severance.

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.”

ADOPTED

v) **Report #PD-2022-12 – Severance Application – Lee (B21/193).**

RESOLUTION #C-2022-03-07

MOVED BY: Beverley Phillips

SECONDED BY: Rob Rainer

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Regan Lee B21/193 (Concession 6, Part Lot 6 geographic Township of North Burgess) roll number 091191101000100, 364 Blair Poole Lane for an easement for utility purposes in favour of lands at 179 Lee Trail Lane, owned by Griff Jones, 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 severance.

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.”

ADOPTED

vi) **Report #PD-2022-13 – Follow-Up to ROMA Delegation with Minister of Energy Community Net Metering to Support Community-Based Energy Systems in Rural Areas.**

RESOLUTION #C-2022-03-08

MOVED BY: Rob Rainer

SECONDED BY: RoxAnne Darling

“**THAT**, the Council of the Corporation of Tay Valley Township request the Province to:

- i) amend the Ontario Regulation for Net Metering to allow demonstration of community net metering projects with multiple account holders so that smaller and remote communities can participate in small scale & distributed generation of electricity;
- ii) provide access through community net metering for residents in Tay Valley Township and other rural communities who cannot sell power

back to the Hydro One electrical grid due to Hydro's infrastructure deficiencies; and

- iii) permit both commercial and non-profit entities to operate generation or storage and play a lead role in forming net metering community groups."

ADOPTED

vii) **Report #PD-2022-14 – One-Foot Reserve Along a Township Road.**

The Planner reviewed Report #PD-2022-15 – Guideline for One-Foot Reserve Along a Township Road – *attached, page 15.*

After discussion, Council was not prepared to adopt the guideline at this time and would like to see it in the form of a policy that will be adopted by By-Law with the addition of a section for communications. The Policy will be reviewed at the next meeting to review the Official Plan update.

RESOLUTION #C-2022-03-09

MOVED BY: RoxAnne Darling
SECONDED BY: Barrie Crampton

"**THAT**, a One-foot Reserve Guideline for previously unopened road allowances that are assumed into the Township Road system be approved."

(SEE RESOLUTION #C-2022-03-10)

RESOLUTION #C-2022-03-10

MOVED BY: Barrie Crampton
SECONDED BY: Rob Rainer

"**THAT**, Resolution #C-2022-03-09 be deferred for further discussion during Councils review of the Red-Line Version of the Official Plan in April 2022."

ADOPTED

viii) **Report #FIN-2022-01 – 2021 Statement of Remuneration and Expenses.**

RESOLUTION #C-2022-03-11

MOVED BY: Mick Wicklum
SECONDED BY: Fred Dobbie

"**THAT**, Report #FIN-2022-01 - 2021 Statement of Remuneration and Expenses be received as information."

ADOPTED

ix) **Report #FIN-2022-02 – 2021 Development Charges Statement.**

RESOLUTION #C-2022-03-12

MOVED BY: Fred Dobbie
SECONDED BY: Barrie Crampton

“THAT, Report #FIN-2022-02 - 2021 - Development Charges Statement be received as information.”

ADOPTED

- x) **Report #FIN-2022-03 – 2021 Investment Report.**

RESOLUTION #C-2022-03-13

MOVED BY: Barrie Crampton

SECONDED BY: Gene Richardson

“THAT, Report #FIN-2022-03 – 2021 Investment Report be received as information.”

ADOPTED

- xi) **Report #FIN-2022-04 – 2021 Planning Act Financial Reporting for Parkland.**

RESOLUTION #C-2022-03-14

MOVED BY: Gene Richardson

SECONDED BY: Beverley Phillips

“THAT, Report #FIN-2022-04 – 2021 Planning Act Financial Reporting for Parkland be received as information.”

ADOPTED

- xii) **Report #PW-2022-02 – Pavement Markings – Tender Award.**

RESOLUTION #C-2022-03-15

MOVED BY: Beverley Phillips

SECONDED BY: Rob Rainer

“THAT, Lanark County Tender #PW-M-32-2022-22-E2 – Supply and Application of Water Based Traffic Paint for Pavement Markings be awarded to Trillium Pavement Marking in the amount of \$26,342.04 plus H.S.T.;

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

ADOPTED

- xiii) **Report #PW-2022-03 – Glen Tay Road and Anglican Church Road – Tender Award.**

RESOLUTION #C-2022-03-16

MOVED BY: Rob Rainer

SECONDED BY: RoxAnne Darling

“THAT, Schedule ‘G’, Glen Tay Road and ‘H’, Anglican Church Road, of Lanark County Tender #PW-C-12-2022-22-E0– Micro-surfacing be awarded to Miller Paving Limited;

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

ADOPTED

- xiv) **Report #PW-2022-04 – Zealand Road Culver Replacement – Tender Award.**

RESOLUTION #C-2022-03-17

MOVED BY: RoxAnne Darling
SECONDED BY: Mick Wicklum

“**THAT**, Tender #2022-PW-002– Zealand Road Culvert Replacement be cancelled;

AND THAT, staff complete the work in-house.”

ADOPTED

- xv) **Report #PW-2022-05 – Cameron Side Road Rehabilitation – Tender Award.**

RESOLUTION #C-2022-03-18

MOVED BY: Mick Wicklum
SECONDED BY: Fred Dobbie

“**THAT**, Schedule “B” of Tender #PW-C-01-2022-22-E0 for the Rehabilitation of Cameron Side Road and the replacement of the Bathurst 5th Concession Culvert be awarded to Crains’ Construction Limited in the amount of \$730,926.50 plus H.S.T.;

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

ADOPTED

- xvi) **Report #PW-2022-06 – Shoulder Gravel Harper Road – Tender Award.**

RESOLUTION #C-2022-03-19

MOVED BY: Fred Dobbie
SECONDED BY: Barrie Crampton

“**THAT**, Schedule ‘C’ of Lanark County Tender #PW-C-11-2022-22-E0 – Shoulder Gravel be awarded to Arnott Brothers Construction;

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

ADOPTED

- xvii) **Report #C-2022-07 – Request to Close Portion of Unopened Road Allowance – Pearson.**

RESOLUTION #C-2022-03-20

MOVED BY: Barrie Crampton
SECONDED BY: Gene Richardson

“THAT, Council declares the portion of the unopened road allowance (approximately 800 feet) between Lots 18 & 19, Concession 5, North Burgess, north of Narrows Lock Road, surplus to the Township’s needs;

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

THAT, the purchase price of \$0.12 per square foot be accepted should the sale be finalized.”

ADOPTED

- xviii) **Report #C-2022-06 – Election – Lame Duck.**

RESOLUTION #C-2022-03-21

MOVED BY: Gene Richardson
SECONDED BY: Beverley Phillips

“THAT, Report #C-2022-06 – Election – Lame Duck, be received for information.”

ADOPTED

Council recessed at 6:42 p.m.
Council returned to session at 6:46 p.m.

- xix) **Report #CBO-2022-03– Building Department Report – January – February 2022.**

RESOLUTION #C-2022-03-22

MOVED BY: Beverley Phillips
SECONDED BY: Rob Rainer

“THAT, Report #CBO-2022-03 – Building Department Report – January - February 2022 be received as information.”

ADOPTED

xx) **22-02-23 – Council Communication Package.**

RESOLUTION #C-2022-03-23

MOVED BY: Rob Rainer

SECONDED BY: RoxAnne Darling

“**THAT**, the 22-02-23 Council Communication Package be received for information.”

ADOPTED

xxi) **Funding Support for Infrastructure Projects – Bridge/Culvert Replacements in Rural Municipalities.**

RESOLUTION #C-2022-03-24

MOVED BY: RoxAnne Darling

SECONDED BY: Mick Wicklum

“**THAT**, the Council of the Corporation of Tay Valley Township requests the Federal and Provincial Government to provide more funding to rural municipalities to support infrastructure projects related to major bridge and culvert replacements, as well as major road projects;

AND THAT, this resolution be forwarded to the Premier of Ontario, Provincial Minister of Finance, Federal Minister of Finance and AMO.”

ADOPTED

xxii) **AMO: Call to Re-Examine Hospital Capital Funding.**

RESOLUTION #C-2022-03-25

MOVED BY: Mick Wicklum

SECONDED BY: Fred Dobbie

“**WHEREAS**, healthcare funding is a provincial and federal responsibility;

AND WHEREAS, from 2009 to 2020 a total of \$415.4 million has been transferred from municipal operations to fund and build provincial hospitals:

AND WHEREAS, remaining long-term commitments to hospitals stand at \$117.5 million (as of 2020), which will also be financed from municipal operations;

AND WHEREAS, a hospital is one of many public services that contributes to healthy communities;

AND WHEREAS, municipal contributions to provincial hospitals takes away from the resources available for other municipal services that contribute to the health and well-being of residents;

AND WHEREAS, a community's total contribution to local hospitals also includes the donations made by benevolent individuals, groups, and businesses along with municipal contributions;

AND WHEREAS, a community's required local share is to pay 10% of capital construction costs and 100% of the cost of equipment, furniture, and fixtures, which includes medical equipment with big ticket prices: MRI machines, CT scanners, and x-ray machines;

AND WHEREAS, this translates to a 70% provincial share and 30% local share (individuals, groups, businesses, and municipalities) of the overall cost of provincial hospital operations and capital projects;

AND WHEREAS, the adoption of the "design-build-finance" hospital construction model (also known as alternative financing and procurement or P3 projects), has increased local share amounts because they now include the costs of long-term financing;

AND WHEREAS, equipment replacement needs are increasingly frequent and increasingly expensive with average equipment lifespan of just ten years;

AND WHEREAS, the Association of Municipalities of Ontario has highlighted the "local share" of hospital capital contributions as a major issue in its 2022 Pre-Budget Submission to the Standing Committee on Finance and Economic Affairs;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township does hereby call for a provincial re-examination of the "local share" hospital capital calculation methodology, to better reflect the limited fiscal capacity of municipalities, and the contributions to health care services they already provide to a community;

NOW THEREFORE BE IT FURTHER RESOLVED THAT, a copy of this resolution be hereby circulated to the Minister of Finance, the Minister of Health, the Minister of Municipal Affairs and Housing, and the Association of Municipalities of Ontario."

ADOPTED

8. BY-LAWS

i) **By-Law No. 2022-004 - Speeding Complaint Policy.**

RESOLUTION #C-2022-03-26

MOVED BY: Fred Dobbie
SECONDED BY: Barrie Crampton

“**THAT**, By-Law No. 2022-004, being a by-law to adopt a Speeding Complaint Policy, be read a first, second and third time short and passed and signed by the Reeve and Clerk.”

(SEE RECORDED VOTE)

Councillor Mick Wicklum called a recorded vote on Resolution #C-2022-03-26:

For:	Reeve Brian Campbell	1
	Deputy Reeve Barrie Crampton	1
	Councillor RoxAnne Darling	1
	Councillor Fred Dobbie	1
	Councillor Beverley Philips	1
	Councillor Rob Rainer	1
	Councillor Gene Richardson	$\frac{1}{7}$
Against:		
	Councillor Mick Wicklum	$\frac{1}{1}$
Absent:		0
Total:		8

ADOPTED

10. NEW/OTHER BUSINESS

None.

11. CALENDARING

Meeting	Date	Time	Location
Rideau Valley Conservation Authority Board Meeting	March 24 th	6:30 p.m.	Virtual
Committee of Adjustment Hearing	March 28 th	5:00 p.m.	Virtual
Green Energy and Climate Change Working Group Meeting	April 8 th	10:00 a.m.	Virtual
Public Meeting Zoning By-Law Amendment	April 12 th	5:30 p.m.	Municipal Office

Committee of the Whole Meeting	April 12 th	Following	Municipal Office
Committee of Adjustment Hearing	April 25 th	5:00 p.m.	Municipal Office
Council Meeting	April 26 th	5:30 p.m.	Municipal Office

8. CLOSED SESSIONS

None.

9. CONFIRMATION BY-LAW

ii) **By-Law No. 2022-005 - Confirmation By-Law – March 22nd, 2022.**

RESOLUTION #C-2022-03-27

MOVED BY: Barrie Crampton

SECONDED BY: Gene Richardson

“**THAT**, By-Law No. 2022-005, being a by-law to confirm the proceedings of the Council meeting held on March 22nd, 2022, be read a first, second and third time short and passed and signed by the Reeve and Clerk.”

ADOPTED

10. ADJOURNMENT

Council adjourned at 6:58 p.m.

COMMITTEE OF THE WHOLE MINUTES

Tuesday, April 12th, 2022

Following the Public Meeting – Zoning By-Law Amendment at 5:30 p.m.

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

Council Chambers

ATTENDANCE:

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

Staff Present: Amanda Mabo, Acting CAO/Clerk
Janie Laidlaw, Deputy Clerk
Noelle Reeve, Planner
Ashley Liznick, Treasurer

Regrets: Reeve Brian Campbell

1. CALL TO ORDER

The meeting was called to order at 5:38 p.m.
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

i) **Public Meeting: Zoning By-Law Amendment – March 8th, 2022.**

The minutes of the Public Meeting – Zoning By-Law Amendment held on March 8th, 2022, were approved.

5. DELEGATIONS & PRESENTATIONS

None.

6. PRIORITY ISSUES

i) **Report #PD-2022-16 – Severance Application – McParland.**

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for McParland B21/ B21/198/199/200/201/202 & B21/203 (Pt Lot 22 Con 8 & 9 geographic Township of North Burgess) for three new lots and a condominium road, 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;

That, two (2) copies of an acceptable reference plan (or legal description) and transfer document be submitted to the Township for each severance, both hard copy and electronically: for the three lots that will be Parcels of Tied Land (POTL), the condominium road and the easements;

That, payment for each lot created by B21/198/199/200 shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the lots proposed in B21/198/199/200 shall be rezoned to Residential Limited Services;

That, the recommendations of the Lake Impact Study be incorporated into Development Agreements for the lots proposed in B21/198/199/200 as well as any requirements due to steep slopes, including identifying developable areas;

That, the applicant shall obtain Civic Address Numbers for the severed lots from the Township;

That an archaeological study be completed as a condition of severance for B21/198/199/200 and any recommendations be incorporated into Development Agreements;

That a condominium declaration for the three severed lots as Parcels of Tied Land (POTL) and the condominium road be provided;

That, confirmation of the legal location and description for Pike Lake Route 10 be confirmed in order for the condominium road to proceed;

That, B21/201 for the proposed condominium road conforms to the Township standards for private roads (20m right of way maintained at a minimum of 6m with a 1m shoulder on either side); and

That the condominium road be named in accordance with the Rural Addressing Project standards.”

ii) **Report #PD-2022-17 – Severance Application –Vaters.**

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Applications for VATERS, B21/205 (Con 10 Part Lot 10, geographic Township of South Sherbrooke) known municipally as 631 Zealand Road (roll number 091191401044400) for 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 pay any outstanding fees to the Township prior to final approval.

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

That, the applicant shall obtain a Civic Address Number for the severed land;

That, the applicant shall submit a full entrance application to the Township Public Works Department and install the entrance as required in the permit;

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands

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.”

iii) **Report #PD-2022-18 – Severance Application – ter Haar.**

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for ter Haar B21/191 (Pt Lots 14,15 Con 8 geographic Township of South Sherbrooke) municipally known as 823 Cohen Way (roll number 091191101026100) for 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;

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

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the applicant shall obtain an Entrance Permit and a Civic Address Number for the severed lots from the Township; and

That the applicant pay for the fees materials to extend Cohen Way so that the Township can assume the extension of the road to meet the frontage requirement for the retained lot, if required, to be determined by the Township Public Works Manager.”

iv) **Report #PD-2022-19 – Severance Application – Collinson and Ferry.**

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township recommend to the Land Division Committee of Lanark County that the Severance Application for Ferry and Collinson B22/009 (Pt Lot 16 Con 3 geographic Township of North Burgess) for 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;

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

That, payment shall be made to Tay Valley Township representing Cash-in-Lieu of Parklands;

That, the lot proposed in B22/009 shall be rezoned to Residential Limited Services;

That, the applicant shall obtain an Entrance Permit and Civic Address Number for the severed lot from the Township;

That an archaeological study be completed as a condition of severance and any recommendations be incorporated into a Development Agreement;

That the 15m setback from top of slope be indicated on a Development Agreement so the developable area is clearly identified;

That the requirement for a native shoreline buffer to be retained or Enhanced on each lot to protect and improve water quality in Big Rideau Lake be included in a Development Agreement;

That the requirement for a Road Access Agreement prior to issuance of a Building Permit be included in the Development Agreement;

Water frontage should be confirmed by a licensed surveyor to determine the minimum 60 m is available for each lot as the shoreline appears to be bifurcated by inlets of water from air photography.”

v) **Report #PD-2022-20 – Input on Floating Container Residences.**

The Committee discussed the difference between house boats and floating containers, there are currently no regulations regarding the size of house boats or a minimum lake size to allow them.

The Planner clarified that the submission to the Ministry would be the discussion section from the report.

Recommendation to Council:

“**THAT**, staff send a submission to the Environmental Registry of Ontario calling for the Ministry of Northern Development Mines Natural Resources and Forestry to clarify its regulations regarding watercraft as “camping units”.”

vi) **Report #PD-2022-21 – Comment Opportunities on Four Aspects of the More Homes for Everyone Act 2022.**

The Acting CAO/Clerk will circulate a report from Lanark County on affordable housing that contains recommendations and in the future those recommendations will be taken into consideration by the Township, some of the recommendations Tay Valley Township has already implemented.

The Deputy Reeve will contact Lanark County to obtain a printed copy for Council members and would like the document available at the Official Plan discussion at the “Special” Committee of the Whole meeting on April 19.

Recommendation to Council:

“**THAT**, staff send comments on to the Environmental Registry of Ontario on four housing proposals: Housing Needs in Rural and Northern Municipalities; Community Infrastructure and Housing Accelerator Guideline; Opportunities to Increase Missing Middle Housing and Gentle Density Including Multigenerational Housing; and Proposed Planning Act Changes from the More Homes for Everyone Act, 2022.”

vii) **Report #PD-2022-22 – Maberly Pines Subdivision Update.**

The Committee asked if the final assessment will give all the answers needed for the Rideau Valley Conservation Authority (RVCA) to sign off. The Planner believed so.

Recommendation to Council:

“**THAT**, staff obtain the required information in order for a final assessment of the development capacity of the Maberly Pines Subdivision be made by the Rideau Valley Conservation Authority.”

viii) **Report #PD-2022-23 – Update on Ministry of Environment Conservation and Parks Lake Capacity Handbook Assessment of Little Silver and Rainbow Lake.**

F. Johnson, President of the Little Silver and Rainbow Lakes Property Owners Association had requested to speak at tonight’s meeting and the Acting CAO/Clerk had explained that to speak at a meeting, the process is to request to be a delegation prior to the agenda being distributed. His questions and comments were submitted to staff and answered and circulated to all Councillors prior to tonight’s meeting.

The Planner reviewed the questions and comments submitted by F. Johnson, President of the Little Silver and Rainbow Lakes Property Owners Association – *attached, page 13.*

The Committee discussed how many lots would be affected by the new restrictions on development. The Committee asked if the new information from

the assessment would change any of the recommendations in the original Blue Metric report, the Planner did not believe so as that information should not impact what the water quantity or quality is.

Recommendation to Council:

“**THAT**, staff work with Little Silver and Rainbow Lakes residents on an amendment to the Official Plan to restrict severances to minimum lot frontages of 91m with minimum lot size of 0.8 ha, to require phosphorous removal septic systems if the septic system cannot meet the 30m setback, and maintain a 15m buffer of vegetation.”

The Committee recessed at 7:12 p.m.

The Committee returned to session at 7:22 p.m.

A member explained that F. Johnson, President of the Little Silver and Rainbow Lakes Property Owners Association is looking for a proper, fair and just outcome and wondered if he was approved to be a delegation at the Council meeting on April 26th.

The Acting CAO/Clerk explained that as of now, there is no request for a delegation from anyone for that meeting. Council also does not accept delegations at Council meetings. The Acting CAO/Clerk reminded the Committee that once all of the information has been gathered there will be public outreach. If Council wished to have F. Johnson speak at the Council meeting than Council would have to give direction to allow him as a delegation at a Council meeting.

The Committee discussed the process and when the public would be involved. Staff explained that after working with the residents and the lake association and through the Official Plan process, a separate meeting regarding this Official Plan change would be scheduled to receive public feedback.

The Committee agreed to allow F. Johnson, President of the Little Silver and Rainbow Lakes Property Owners Association to be a delegation at the April 26th Council meeting and clarified that no other delegation on this subject would be permitted at that meeting.

ix) **Report #CBO-2022-04 – Building Department Report – January – March 2022.**

Recommendation to Council:

“**THAT**, Report #CBO-2022-04 – Building Department Report – January - March 2022 be received as information.”

x) **Report #FIN-2022-05 – 2022 Budget – PSAB Restatement.**

Recommendation to Council:

“**THAT**, Report #FIN-2022-05 - 2022 Budget – PSAB Restatement, be received as information.”

xi) **Report #FIN-2022-06 – Asset Management Software & Asset Management Plan.**

Recommendation to Council:

“**THAT**, Section 7.2 of the Township’s Procurement Policy be waived to single-source Asset Management Software from PSD/CityWide;

AND THAT, Section 7.4 of the Township’s Procurement Policy be waived to single-source the completion of an Asset Management Plan to meet the requirements of O.Reg 588/17 to PSD/CityWide.”

xii) **Report #PW-2022-10 – Facilities Lawn Maintenance – Tender Award.**

A Member asked about the Climate Considerations in the report where it says there is no direct link, the use of gas-powered equipment is a climate consideration, and the contractors should be encouraged to use electric equipment. The Acting CAO/Clerk explained that the lack of wording in the report was an oversight, staff does consider it and the tender document does speak to it, there were no bidders that use electric equipment on this tender.

Recommendation to Council:

“**THAT**, the Facility Lawn Maintenance, #2022-PW-004, be awarded to Bosman’s All Weather Property Maintenance in the amount of \$22,320.00;

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

xiii) **Report #PW-2022-09 - Comprehensive Roads Needs Study – RFP Award.**

Recommendation to Council:

“**THAT**, the Roads Needs Study, #2022-PW-006, be awarded to Golder Associates Ltd.

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

xiv) **Report #PW-2022-08 – Second Line Bridge Rehabilitation – Tender Award.**

Recommendation to Council:

“**THAT**, Tender #2022-PW-003 – Second Line Bridge Rehabilitation, be awarded to DW Building Restoration Services Inc. in the amount of \$297,772.00 plus H.S.T.;

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

xv) **Report #C-2022-10 – Lanark Library Financial Contribution.**

After a lengthy discussion on the options in the report, the Committee agreed to bring option 3 forward to Council.

Recommendation to Council:

“**THAT**, as of 2023, Tay Valley Township discontinue providing an annual donation to the Lanark Highlands Public Library.”

xvi) **Report #C-2022-011 – Dogs at Swimming Areas.**

After a lengthy discussion, the Committee agreed to continue to allow dogs to be permitted at the Township swimming areas with the installation of waste bag receptacles and signage to be installed as the areas are upgraded, the Glen Tay Swimming Area is being upgraded this year. The Committee agreed to continue to monitor this matter.

Recommendation to Council:

“**THAT**, dogs continue to be permitted at Tay Valley Township swimming areas;

AND THAT, as the swimming areas are upgraded dog running at large signs and waste bag receptacles be installed.”

xvii) **22-03-15 and 22-04-06 – Council Communication Packages.**

Recommendation to Council:

“**THAT**, the 22-03-15 and 22-06-16 Council Communication Packages be received for information.”

xviii) **AMO – Firefighter Certification.**

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township supports Association of Municipalities of Ontario’s letter to the Solicitor General of Ontario outlining their concerns with the draft regulations regarding firefighter certification;

AND THAT, this resolution be forwarded to Association of Municipalities of Ontario, the Premier of Ontario, the Solicitor General, the Association of Fire Chiefs and all municipalities in Ontario.”

7. CORRESPONDENCE

None.

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** – *deferred to the next meeting.*
Councillor RoxAnne Darling, Councillor Fred Dobbie, Councillor Mick Wicklum.
- iv) **Library Board** – *deferred to the next meeting.*
Councillor Rob Rainer.
- v) **Police Services Board** – *deferred to the next meeting.*
Reeve Brian Campbell.
- vi) **County of Lanark.**
Reeve Brian Campbell and Deputy Reeve Barrie Crampton.

Deputy Reeve Crampton reported at the last Green Energy and Climate Change Working Group meeting a member had brought to their attention an advertisement in the Perth Courier for a Request for Proposal (RFP) to retrofit electric heated homes that are owned by Lanark County to natural gas. The Deputy Reeve had contacted the Warden and the Lanark County Chief Administrative Officer (CAO), the CAO will be discussing this with staff and will be rewriting the RFP to seek an alternative to natural gas such as heat pumps.

- vii) **Mississippi Valley Conservation Authority Board.**
Councillor RoxAnne Darling.

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

- xix) **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.

xx) **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 8:45 p.m.

“SPECIAL” COMMITTEE OF THE WHOLE MINUTES

Tuesday, April 19th, 2022

5:30 p.m.

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

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

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.

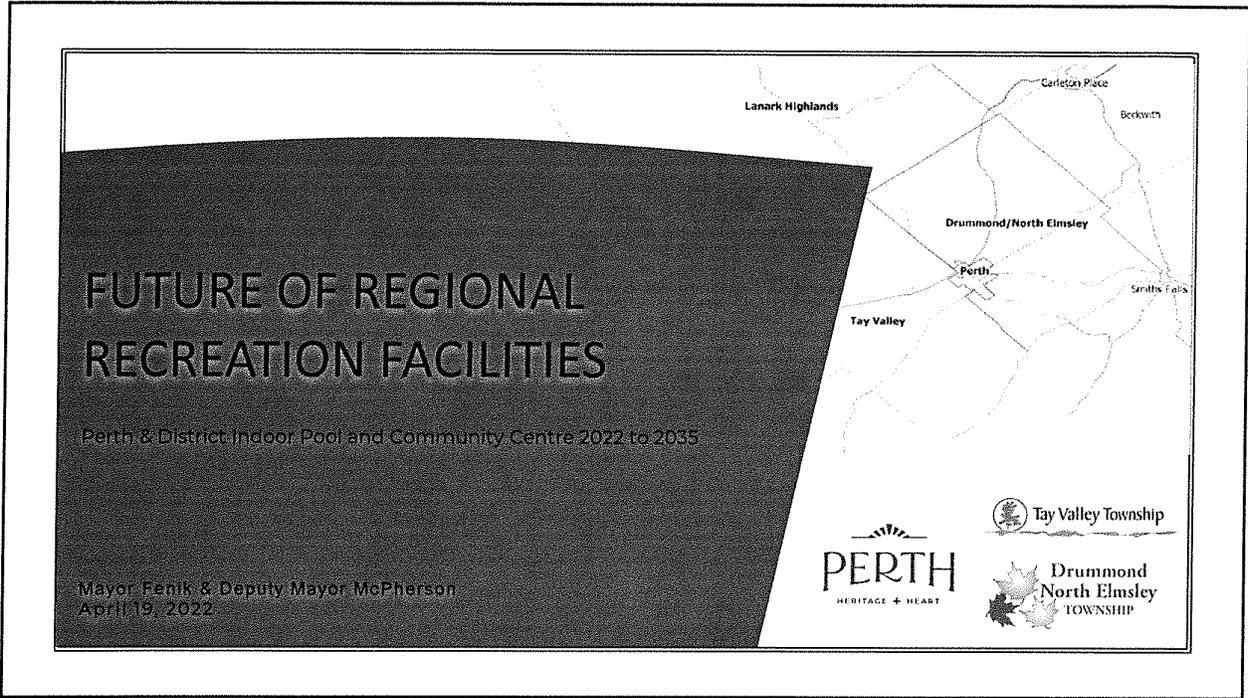
The Acting CAO/Clerk asked if Council had any additional wording or questions to provide them to the Planner for implementation for the next meeting.

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

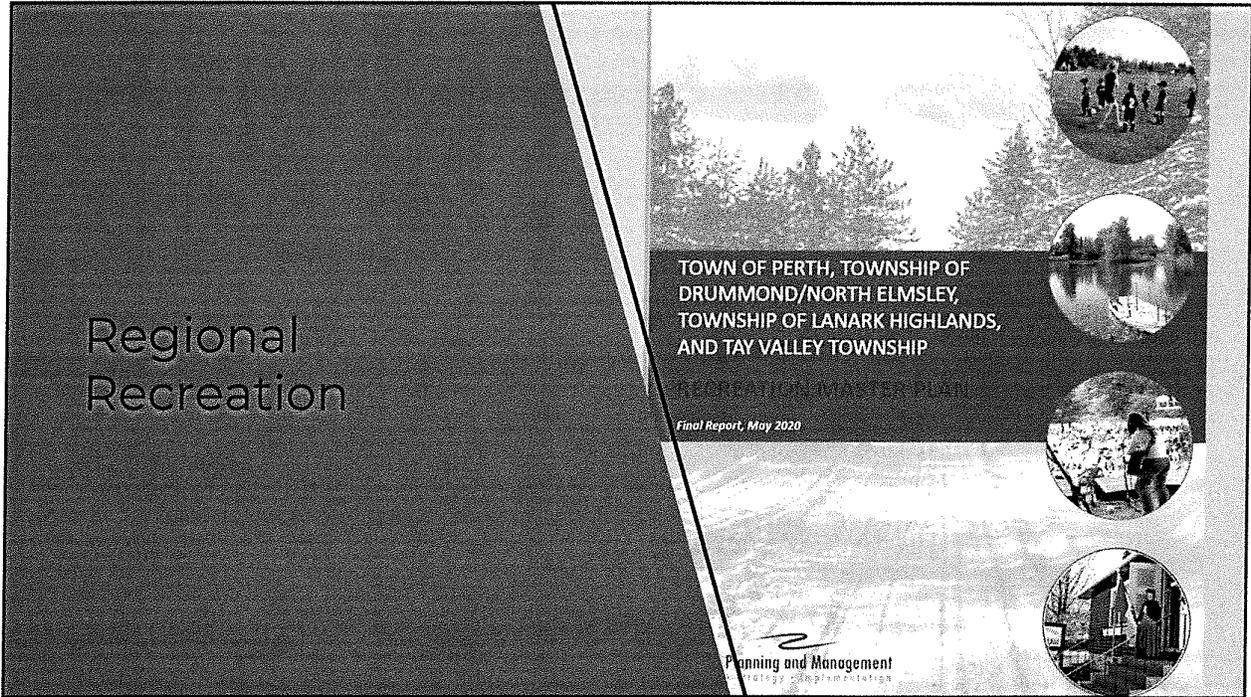
4. ADJOURNMENT

The Committee adjourned at 8:24 p.m.

DELEGATIONS & PRESENTATIONS



1



2

Why Do We Need Recreation Facilities

- They support the Wellness and Quality of Life for residents
- Provide our Region with a competitive advantage compared to other similar Regions
- People move here, and stay here because we have them

3

2020 Regional Recreation Master Plan

- One key Principle from the Recreation Master Plan is “Enhancing Regional Cooperation”
 - Search for opportunities for partnership development for the delivery of facilities, programs, and activities
 - Recognizing the important role of cost sharing partnerships between the municipalities and the principle of collaboration.

4

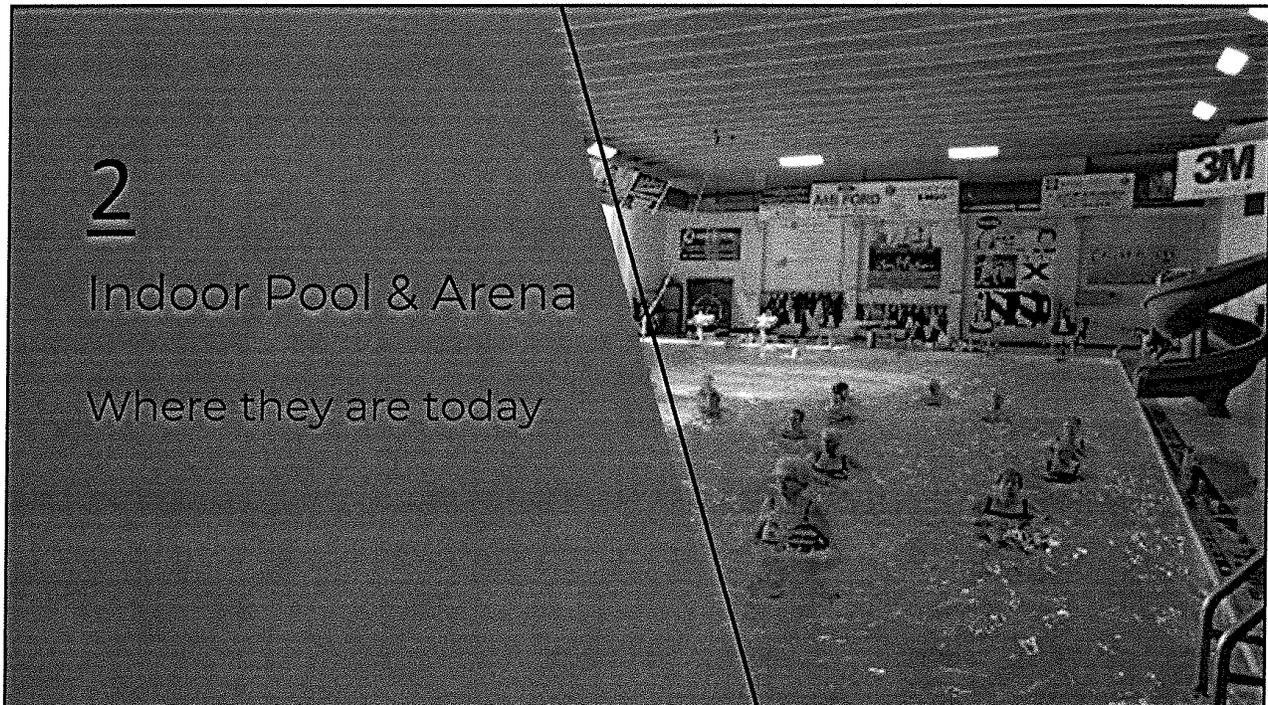
2020 Regional Recreation Master Plan

- Another key Principle is “Smart investments in infrastructure”
 - We should renew our aging assets based on effective asset management strategy – diligent maintenance until no longer financially feasible, plan for replacement in parallel
 - Multi-use facilities are desirable for
 - » operation efficiency, co-generation
 - » provide the broadest range of access to recreation
 - Accessibility and inclusiveness should always be provided

Future of Regional Recreation Facilities | April 19, 2022

5

5



6

Indoor Pool

Physical

- built in 1976 by local School Board, operation taken over by Town in 1992
- property owned by UCDSB, all capital & maintenance are Town responsibility
- 2019 Engineering Report identifies deficiencies due to age & operating conditions
- Estimated end of useful life is 2034

Financial

- UCDSB provides \$35K per year for operational expenses
- Several grants recently for capital projects – Exterior Walls and Roof

Usage

- Before COVID, usage numbers steadily increased
- Programing for Lessons and Aquafit extremely popular
- Lessons through schools also very popular – 914 kids in 2019

Future of Regional Recreation Facilities | April 19, 2022

7

7

Community Centre - Arena

Physical

- Built in 1964 by the Town, no ability to expand due to location
- Major refrigeration plant components replaced in the past 6 years
- Refrigeration plant components require replacement again starting in 2028 (approx. \$600K over 3 yrs)
- 2019 Building Report identifies many deficiencies due to age of building
- unexpected deficiencies will increase as the building ages
- Estimated end of useful life to be at least 2034

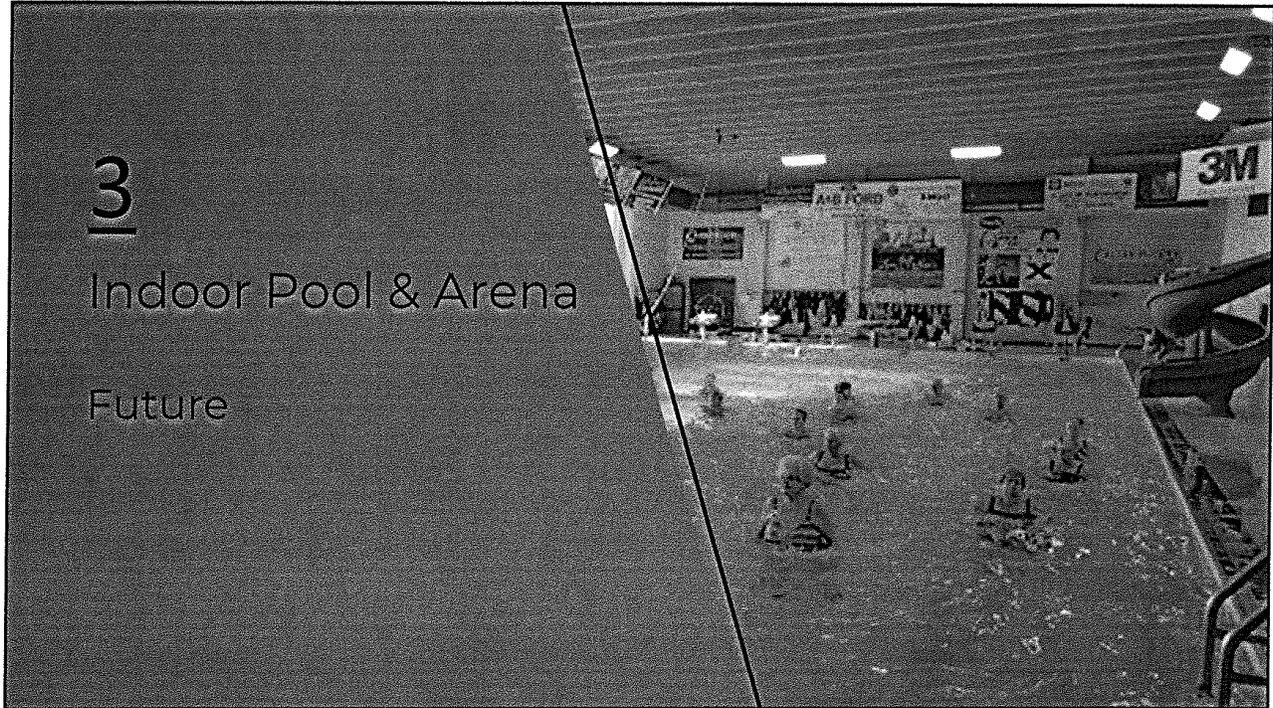
Usage

- Usage has slightly increased from 2015 to 2019
- New recreational kids hockey program increasing in popularity
- Number of adult groups has increased over time

Future of Regional Recreation Facilities | April 19, 2022

8

8



3

Indoor Pool & Arena

Future

9

Current Challenges

Older facilities

- Will never be completely accessible
- Energy efficiency will remain poor
- Neither facility can be expanded in their existing locations
- High cost to maintain
- High cost to replace

Future of Regional Recreation Facilities | April 19, 2022

10

10

Future Options for Arena and Pool

Option	Approx. Cost	Dependencies
Continue to repair Pool and Arena until failure, then close.	Major maintenance \$2M until 2030. Substantial increase in maintenance expected until failure	Assume buildings can continue to be maintained to suitable service level
Replace Pool first with the ability to replace Arena later	\$10M then another \$15M for Arena	Substantial Grant/ Partner/Donor funding
Replace both Pool and Arena at same time	\$25M plus additional costs for more features if desired eg. Walking track, meeting rooms, gym	Substantial Grant/ Partner/Donor funding

Future of Regional Recreation Facilities | April 19, 2022

11

11

Planning for Replacement

Takes many years to become truly "shovel ready" for replacement

- Location analysis
- Environmental Assessment likely
- Other Civil analyses possible
- Detailed Design
- Financial Plan
- Grant Applications

Need to start working on these items now unless decision is to close them

Future of Regional Recreation Facilities | April 19, 2022

12

12

Potential Funding Sources

- Yearly Capital Levy
- Grants
- Private Partnerships
- Financing through long term debt
- Township partners

13

Next Steps

- Update cost sharing agreements
- Present updated agreements to Councils
- Location Analysis in 2022 for new facility(ies)
- Continue to apply for Capital Grants
- Work through the other steps for planning replacements

14

Summary - Regional Recreation Partnership

- Recreation partnership between Perth, TVT and DNE since 2007
- Methodology from Allan & Associates, indicates facility sharing of 40% Perth, 30% TVT, 30% DNE
- Our Region has benefitted from the cost sharing agreements
- Have ensured recreational opportunities for the Region at reasonable costs
- Need the partnership to continue through aging facilities and eventual replacement

Future of Regional Recreation Facilities | April 19, 2022

15

15

THANK YOU



16

An integrated approach to study the limits of development for the watershed of Little Silver and Rainbow Lakes.

The Issues

This proposal aims to preserve and protect the quality of these two lakes for future generations. It also considers the impact of development of 48 further properties in Maberly Pines, which adds about 50% to the total in the watershed that may be stressed. An integrated approach is proposed which may assist resolution of the issues.

Background

1. What is the watershed of Little Silver and Rainbow Lakes?

The watershed includes all the lakeshore properties plus about 30 of the properties in Maberly Pines (MP). This may be seen on the attached map. Figure 1.

2. The lakes have been determined to be “at capacity” for development. Should the MP properties be included in the estimate of lakeshore capacity?

This was asked of the Ministry of Environment, Conservation and Parks, and the answer was “yes”. The watershed map (Figure 2, produced by Ontario Flow Assessment Tool – OFAT) shows that the majority of MP properties that drain into the lakes.

3. What is used to determine “Lakeshore Capacity”?

The phosphate levels in the lake are used to assess this. See paper on “A natural History of Phosphates” attached as Appendix A.

The “Lakeshore Capacity Model” combines the geography, meteorology, and human occupancy of the watershed to obtain predictions for background, current and future Total Phosphate (TP) levels. The levels are compared with the background+50% to determine whether a lake is at capacity. Here are the figures for LSL (Plotted in Figure 3):

LCM Results for Little Silver Lake µg/L	
TP Background	7.34
TP Background +50%	11.01
TP Lake, Estimate from LCM	13.64
TP Measured	11.79
TP Future (if all vacant lots developed)	18.07

The current measured TP level is 7% over the TPbkgn+50 figure. This is considered marginal. The future level would be 64% over capacity.

Phosphates are considered to flow from source to lake unless physically removed. In the lake TP will be taken up by flora and enter the sediment. The remainder will be removed by flow. The principal inputs

are soap & detergents and human excreta. The rate of flow of phosphates may be reduced by vegetative buffers but only sophisticated septic systems can remove phosphate. Traditional septic systems do not remove phosphates since most phosphate is water soluble and will eventually leach out.

The amount of phosphate is directly proportional to the number of dwellings and their type. The lakes are already at capacity, hence efforts to encourage development by “assuming” the roads and Special Development Charges may exacerbate an already “fair” situation.

Recommendations.

A. This background suggests that the following four issues are strongly linked together: development around Little Silver and Rainbow Lakes; development at Maberly Pines (MP); proposed changes to unassumed roads; and finally, the suggested Special Development Charges for MP.

Recommendation 1. The issues are considered together, not separately. A combined solution for the entire watershed should be developed, discussed, and decided upon.

B. There are numerous parties in the discussions. This includes property owners, both individual, road committees and property owners Associations; the RVCA and MVCA; Blumetric Consulting; the PURWG and Jp2g consulting; TVT staff; and Council.

Recommendation 2. A workshop/discussion forum is held with all stakeholders to permit cohesive strategy and transparent consultation. This would permit a swifter resolution to all issues.

Recommendation 3. Action should not be taken which unilaterally encourages development of one part of the watershed without considering overall impacts. The entire watershed should be considered as one unit, respecting the right to develop with planning guidelines.

C. Phosphates may be removed at source, removed by sophisticated septic systems, mitigated by vegetation barriers, removed from the lakes by maintenance of flow

Recommendation 4. The suggestions in the draft Official Plan should be followed. TVT and local Associations should encourage mitigation methods, including zero phosphate soaps and detergents; phosphate precipitation septic systems in new developments or replacements; continued monitoring of lake phosphate levels and continued efforts to understand how lake outflow helps.

Recommendation 5. No new severances should be considered. Properties of record may proceed with recommendations from Blumetric/RVCA to be included in the final criteria for planning approval. Modest development may be appropriate. The impact of seasonal versus permanent residences needs to be considered.

D. Properties in MP that lie within the Fall River catchment may not require such stringent controls. Lots 1-8; 41-47, 49, 50, 54 and 55 are wholly or partly within Fall River catchment rather than the watershed of the LSARLs.

Recommendation 6. Properties wholly or partially within the Fall River catchment area of MP may merit separate consideration.

Figures

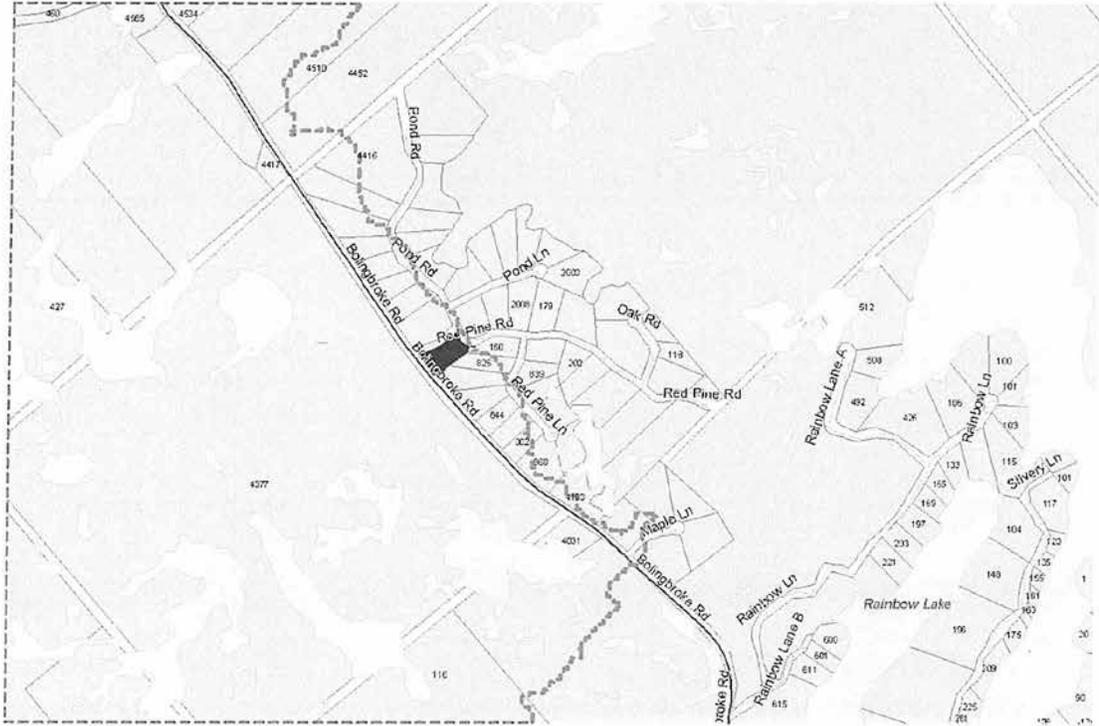


Figure 1. Map of Maberly Pines and Little Silver and Rainbow lakes to show the boundary of the watershed for the lake, with the adjacent Fall River watershed. About 30 undeveloped properties in Maberly Pines are within of the LSARL watershed. [Source Planner@TVT]

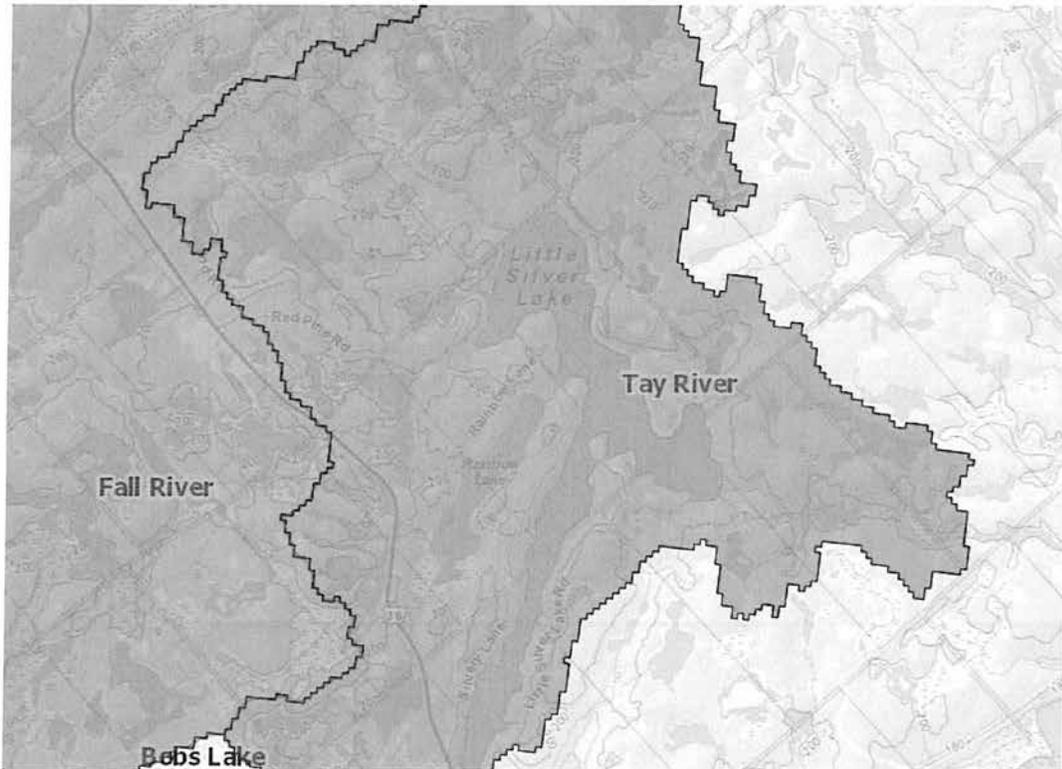


Figure 2. Map of watershed of Fall River and Little Silver and Rainbow Lakes using the Ontario Flow Assessment Tool.

The “Tay River” section is the watershed of Little Silver and Rainbow lakes and is under the jurisdiction of the RVCA. The “Fall River” section includes about 18 properties in MP on Red Pine and Bolingbroke Roads and is under the jurisdiction of the MVCA.

LCM Results for Little Silver Lake $\mu\text{g/L}$	
TP Background from LCM	7.34
TP Background +50%	11.01
TP Lake, Estimate from LCM	13.64
TP Lake, Measured RVCA (average)	11.79
TP Future (if all vacant lots developed)	18.07

Results of Lakeshore Capacity Model for LSARL

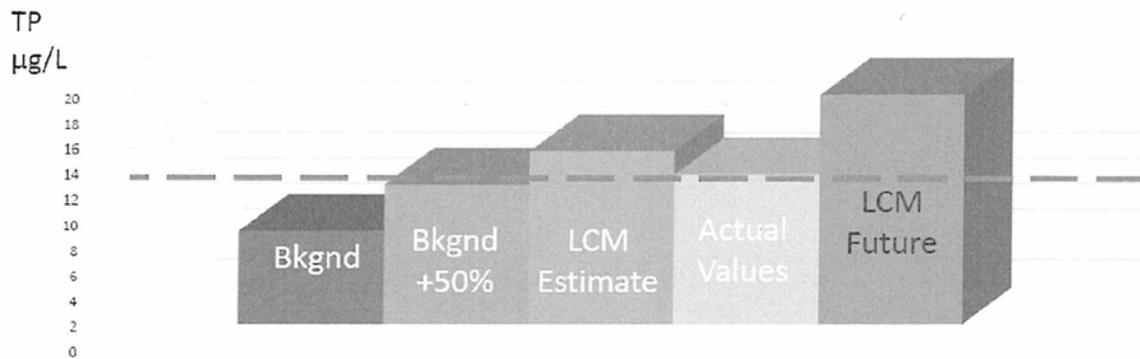


Figure 3. Estimates from the Lakeshore Capacity Model as verified by the Ministry of Environment, Parks and Conservation.

The **Background +50%** is the threshold for concern. 11.01 in this case.

The **Estimate** is the model's estimate of lake TP

The **Measured (Actual) value** is the value from the RVCA samples, averaged over many years.

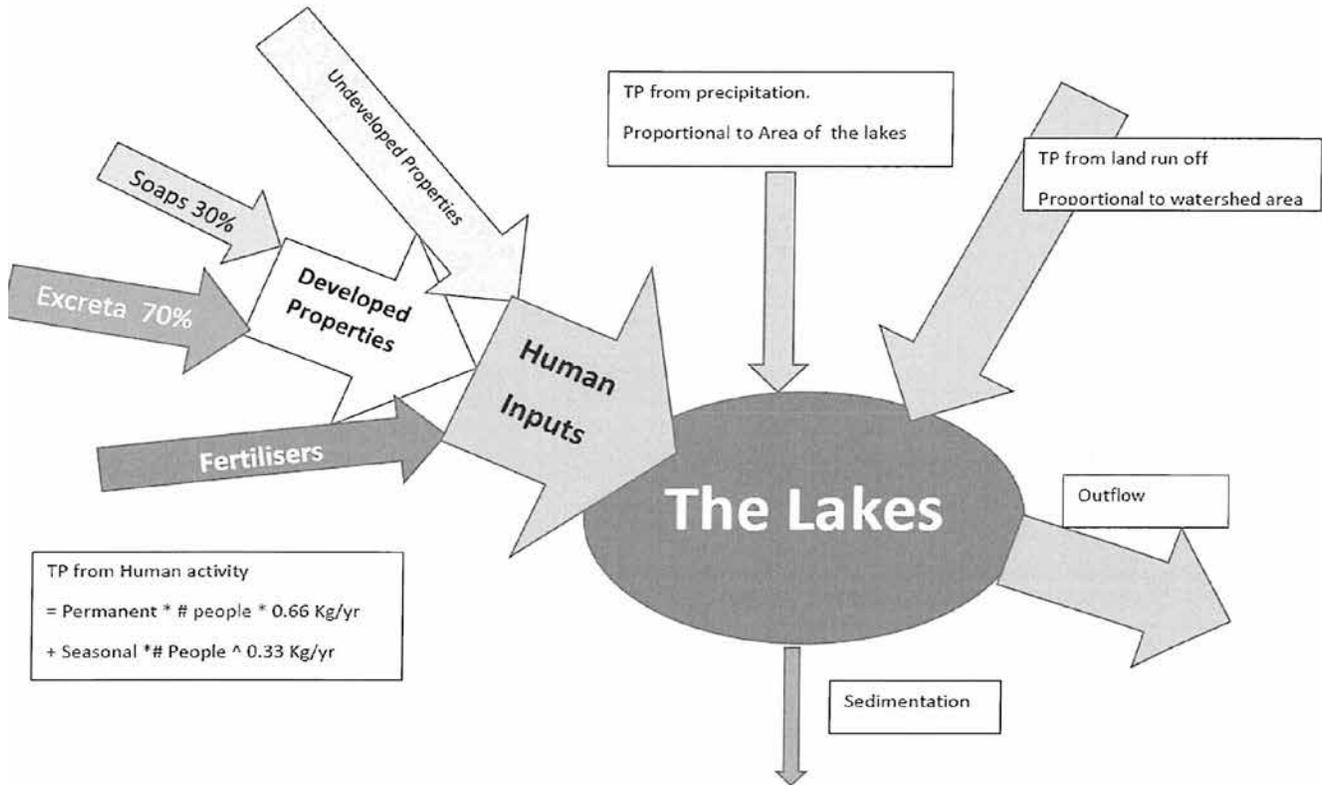
This suggests that the lake, at the moment, is just 7% above threshold, and efforts to mitigate TP have been working thus far. $\pm 10\%$ is within bounds of acceptance.

The **Future value is 64% above threshold.** Every new seasonal use property adds about $0.09\mu\text{g/L}$ TP, permanent properties would add $0.18\mu\text{g/L}$, which would take the TP to about $22.56\mu\text{g/L}$

It is this future prediction (even assuming only Seasonal properties) that causes concern.

Figure 4. Phosphorous loading – a simplified Lakeshore Capacity Model

Note that “undeveloped properties” are assumed to be “seasonal”. “Permanent” would double the phosphate loading per property.



Summary of Recommendations

An Integrated Approach

Recommendation 1. The issues are considered together, not separately. A combined solution for the entire watershed should be developed, discussed, and decided upon.

An Inclusive Solution

Recommendation 2. A workshop/discussion forum is held with all stakeholders to permit cohesive strategy and transparent consultation. This would permit a swifter resolution to all issues.

Recommendation 3. Action should not be taken which unilaterally encourages development of one part of the watershed without considering overall impacts. The entire watershed should be considered as one unit, respecting the right to develop within planning guidelines.

Action to reduce Phosphate loading

Recommendation 4. The suggestions in the draft Official Plan should be followed. TVT and local Associations should encourage mitigation methods, including zero phosphate soaps and detergents; phosphate precipitation septic systems in new developments or replacements; continued monitoring of lake phosphate levels and continued efforts to understand how lake outflow helps.

Recommendation 5. No new severances should be considered. Properties of record may proceed with recommendations from Blumetric/RVCA to be included in the final criteria for planning approval. Modest development may be appropriate. The impact of seasonal versus permanent residences needs to be considered.

Development outside the LSARL Watershed

Recommendation 6. Properties wholly within the Fall River catchment area of MP may merit separate consideration.

Appendix A

A Natural History of Phosphates. From Sink to the Lake

Phosphorous is a key element of life, an essential component of bones, teeth, shells and cell walls. Typically combined with oxygen as a phosphate ion, the chemistry of phosphates is almost as complex and diverse as life itself. This article gives an engineer's overview of the journey of phosphates from kitchen sink and toilet to the lake, with a glance at the efforts of beavers to help flush it out.

Origins

Mirroring the origins of life, phosphorous in nature is both omnipresent and complex. Rain and snow contain measurable amounts of phosphorous in one form or another. The result of precipitation on the land is to wash out phosphates that lurk in the soil from minerals, rotting vegetation, animal waste and fertiliser. Because of the variety of forms and chemistries, phosphates are lumped together as "Total Phosphates, or TP. In Little Silver Lake about 15% TP comes direct from rain and snow, the rest is runoff from the land.

Man-made contributions from detergents, soaps and excreta.

For about 100 cottages around Little Silver Lake in Tay Valley Township the contribution equals that from the natural sources. All of this TP descends monotonically from soap to septic, from septic to groundwater and then seeps inevitably downhill to the lakes.

Phosphates in the lake.

A little phosphate feeds the algae, which feed the daphnia, which feed the fish. Too much phosphate and there are too many algae, which blooms and dies, sinks to the bottom, decomposes, uses up the oxygen and the fish die. As with all nature there needs to be a balance.

So, what can be done?

There is little we can do about rainfall except change the climate. That is topic for another day.

There are simple ways to reduce the direct runoff caused by rainfall: Drain roofs away from the lake; do not make hard surfaces near the lake; have a good vegetation buffer zone; etc. And do not use lawn fertilisers. insecticides or pesticides since they too will get into the lake and cause havoc.

There are two human activities that we can do something about. About 30% of anthropogenic phosphates come from soaps and detergents. Use phosphate-free products, of which there are many.

The remaining 70%, or 0.5kg/person/year, come from excreta. Phosphates are present in both urine and faeces. A typical "traditional" septic does not do a great job of removing the phosphates from excreta, and so the inevitable result is that the phosphate leaches into the groundwater, and then, eventually, into the lake. It may take a year or more, but it will surely arrive. The official position is "all of the P deposited in septic systems will eventually migrate to lake ecosystems." Not much help there. Even more guidance may be found in the Lakeshore Capacity Assessment Handbook, section 5.2 on shoreline setbacks. Typically, 30m is required, but 300m is suggested if the lake is at capacity.

Most phosphates are water soluble, but it is possible to convince the phosphate ion to combine with elements such as iron which are insoluble and will then precipitate out. There are septic systems that attempt to do this – the “Waterloo” system is one example. Common to all is the need for annual maintenance, removal of the precipitate and replenishing the chemical for precipitation.

And If all else fails

Downstream of the septic where the groundwater finally emerges, we still have one more chance to mitigate the phosphorous load on the lake. Plants at the lakeshore will be delighted by the ready supply of fertiliser. Use as many as you can in rampant abundance. Do not install a lawn that goes to the edge of the lake. The [Lake Protection Handbook](#) is an invaluable resource.

Finally we arrive at Phosphates in the Lake.

Just as the terrestrial plants welcome the life-giving phosphates, so do those in the water. Especially the algae at the bottom of the food chain. Too little P and the lake is dead. Too much P and fecundity takes over, overpopulation strikes, the population crashes and dead algae rot consuming the oxygen in the water and the lake dies. Just right and Goldilocks is happy. So are the fish.

What is “Just right”?

This all depends. In the last two decades understanding of lakes on the Pre-Cambrian Shield of eastern and northern Ontario has been refined. What is now considered ideal is a level which is not more than 50% above the background level before development. Where the background value is determined by the area, precipitation, the mix of land use, (wetlands, forest, and agriculture). All these data can be input to the [model](#) to predict the natural background Total Phosphate (TPbk) level.

Then add 50% to that and that gives the limit for anthropogenic input of TP.

Phosphates and the Lakeshore Capacity Model

The figure for acceptable development is derived this way. In studies of lakes in our Township it has been found that many are already at the limit of capacity. Little Silver and Rainbow Lakes were recently evaluated by the Ministry of Environment, Conservation and Parks and it was found that the following phosphate levels were predicted by the Lakeshore Capacity Model for Little Silver Lake:

LCM Results for Little Silver Lake	
TP Background	7.34 µg/L
TP Background +50%	11.01 µg/L
TP Measured	11.79 µ/L
TP Future (if all vacant lots developed)	18.07 µg/L

In this table, the TP measured in the lake is already over the TPbk+50% figure, so the lake is considered to be over capacity. The expected future TP level if all the lots in the watershed were developed would be well over the limit. In this case strict mitigation measures are needed possibly with 300m setback of septic

One last hope

The only natural recourse once TP are in the lake is to flush it out. Beaver have been managing water quality for aeons. A beaver dam at the end of the lake can appreciably improve TP levels by maintaining flow year-round, flushing out the lake. But that is broad tail for another day.

Dr Frank Johnson PEng is an engineer with a professional interest in environmental water quality. He was president of RBR Ltd, a world leading manufacturer of water quality monitoring equipment and has worked on projects around the world from the Yangtze River to Lake Baikal. He has an off-grid property on Little Silver Lake and is currently President of the Little Silver and Rainbow Lakes Property Owners' Association.



Lake Dianchi, Hunnan Province, China in the watershed of the Yangtze. 50-years ago wetlands were removed to be replaced with rice paddies. The lake is now in a parlous state. The runoff from fertilisers will take a century to remediate. This is what happens when phosphates get out of control! (web image)

We wish to avoid this degeneration at Little Silver and Rainbow Lakes.

This document was prepared with comments and input from the Executive of Little Silver and Rainbow Lakes Property Owners Association, and several members of the Association on all the roads adjacent to the lakes. It has not been considered by the membership at large, for which a General Meeting would be needed, and does not include input from property owners in Maberly Pines.

BY-LAWS

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2022-006

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED TAY VALLEY TOWNSHIP – 217 HARPER ROAD GLEN TAY WASTE SITE (E PT LOT 20, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF BATHURST)

WHEREAS, the *Planning Act, R.S.O. 1990, Chapter P.13 Section 34 as amended*, provides that the Councils of local municipalities may enact by-laws regulating the use of land and the erection, location and use of buildings and structures within the municipality;

AND WHEREAS, By-Law No. 2002-121, as amended, regulates the use of land and the erection, location and use of buildings and structures within Tay Valley Township;

AND WHEREAS, the Council of the Corporation of Tay Valley Township deems it advisable to amend By-Law No. 2002-121, as amended, as hereinafter set out;

AND WHEREAS, this By-Law implements the polices and intentions of the Official Plan for Tay Valley Township;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

- 1.1 **THAT**, By-Law No. 2002-121, as amended, is further amended by amending the zoning from Rural (Ru) to Disposal Industrial (MD) on part of the lands legally described as East Part Lot 20, Concession 3, Geographic Township of Bathurst, now in Tay Valley Township, County of Lanark (Roll #091191601523001), in accordance with Schedule "A" attached hereto and forming part of this By-Law.
- 1.2 **THAT**, all other applicable standards and requirements of By-Law No. 2002-121 shall continue to apply to the subject property.
- 1.3 **THAT**, this By-Law shall come into force and effect with the passing thereof, in accordance with *the Planning Act*, as amended.

2. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2022-006**

3. EFFECTIVE DATE

ENACTED AND PASSED this 26th day of April 2022.

Brian Campbell, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2022-006**

SCHEDULE "A"

Tay Valley Township – 217 Harper Road
Glen Tay Waste Site
East Part Lot 20, Concession 3
Geographic Township of Bathurst
Tay Valley Township



Area(s) Subject to the By-Law

To amend the Zoning provisions
Rural (RU) to Disposal Industrial (MD)

Certificate of Authentication

This is Schedule "A" to By-Law 2022-006
passed this 26th day of April 2022.

Reeve

Clerk

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2022-007

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF TAY VALLEY TOWNSHIP AT ITS MEETING HELD ON APRIL 26th, 2022

WHEREAS, Section 5 of *the Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that the powers of a municipality shall be exercised by its council;

AND WHEREAS, Section 9 of *the Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

AND WHEREAS, Section 5(3), provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS, it is deemed expedient that the proceedings of the Council of the Corporation of Tay Valley Township at its meeting be confirmed and adopted by By-Law;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

- 1.1 **THAT**, the actions of the Council of the Corporation of Tay Valley Township at its meeting held on the 26th day of April, 2022 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of Tay Valley Township at its meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law.
- 1.2 **THAT**, the Reeve and Proper Signing Official of the Corporation of Tay Valley Township are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of Tay Valley Township referred to in the preceding section hereof.
- 1.3 **THAT**, the Reeve and/or Deputy Reeve and Clerk and/or Deputy Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of Tay Valley Township.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2022-007**

2. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

3. EFFECTIVE DATE

ENACTED AND PASSED this 26th day of April 2022.

Brian Campbell, Reeve

Amanda Mabo, Clerk