



“SPECIAL” COMMITTEE OF THE WHOLE MINUTES

Thursday, August 11th, 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 Rob Rainer
Councillor Mick Wicklum
Councillor Beverley Phillips
Councillor Fred Dobbie

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

Regrets: Councillor Gene Richardson

1. CALL TO ORDER

The meeting was called to order at 5:32 p.m.
A quorum was present.

The Reeve explained that tonight's meeting was to be the Council's last review of the Official Plan before Council adopting it, but if needed Council can schedule another meeting.

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

None at this time.

3. PRIORITY ISSUES

i) Official Plan Review and Update.

a) Council Working Session to Review Public and New Agency Comments.

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

The Planner explained the summary table and that she would go through each comment to explain the agency or public comment and her suggestion for that comment.

Short Term Rentals

The Planner explained that the first section of comments presents concerns about possible regulations being imposed on short term rentals. The Planner explained that short term rentals are not regulated in the Official Plan (OP). The proposed language in the OP will enable regulations in the Zoning By-Law or another By-Law if regulations are required in the future.

The Committee discussed why or if Council must give permission in the OP to deal with short term rentals. The Consultant explained that the OP is intended to assist with land uses. Short term rentals are a new and unique land use. Council asked that it be addressed through the OP and it is appropriate to have language in the OP to allow Council to deal with land uses. The enabling language in the OP would be for transparency and to acknowledge Council is aware of the issue.

The Committee discussed the pros and cons of having language in the OP. Some Members felt the wording does not mean anything; it says the Township may or may not pass a by-law, it does not provide direction. Others thought it would let the community know that Council is aware. The Planner expressed concern with an increase in short-term rentals and that there may be less rentals for locals.

The Planner asked if Council wanted language in the OP about short term rentals.

The Committee discussed that Council should let the community know they are aware of the difference between renting to family and friends as different than running a rental business.

The Committee suggested that the wording in the draft OP change to say that, "The Township is aware that historically families have rented out cottages and that the Township is also aware that short-term rentals are an emerging trend in our community that is changing land use. The

Township may pass a by-law under the *Municipal Act* or *Planning Act* to regulate and/or licence short term rentals.”

Section 3.1.4 - Endangered and Threatened Species Habitat and Adjacent Land

The suggestion was to update this section, the Planner explained that the language in the OP would indicate that the Township would stay current as issues evolve including Species of Concern.

3.2.8 - Restrictions on waterfront development, objecting to potable water system requirements for new residential development

The Committee discussed that that requirement would not allow residents to use lake water. The Consultant explained that for water to be potable it must be clean or treated water. The Committee discussed that many people use lake water for other uses and bring drinking water in. It was clarified that the statement was only for new development. The Planner and Consultant will refer to the CBO to clarify what the Ontario Building Code says.

Objection to allowing parks in all land use designations

The Committee asked about the objection. The Planner explained that parks should generally be permitted in all land use designations. In the Zoning By-Law it is specific as to where parks can go. The OP is a general guide for the whole Township and land uses for specific sites are determined in the Zoning By-Law.

Section 3.2.4 Waterfront Lot Area and Frontage

The Committee discussed the 91m of frontage for a new waterfront lot. Can the Township be more restrictive than the province? If the province is not recommending it, should the Township say “may” rather than “shall”? The Planer explained that the Township often implements more than what the province asks (eg. Farren and Adam Lake phosphorus septic systems. It depends on what level of protection Council wants for the lakes.

The Committee discussed that it is important to protect the lakes before water quality become a concern, considering the increased population and the warmer climate. It was discussed that the OP is policy and should not have “shall” but should say “may”. If the OP says “shall”, landowners cannot apply for a minor variance or Zoning By-Law amendment if needed.

The wording in the OP will now read as follows: “As a general rule, all new waterfront lots ideally will have a minimum lot frontage of 91m...”

Fish Habitat

The OP indicates a 120m setback, according to the Consultant this is the regulation. So there will be no change to the OP.

Growth Management Options

The Planner and the Consultant will discuss strengthening wording on Economic Development.

Waterfront Development and Mandatory Septic Inspections when the septic system is less than 100m from the watercourse

The Committee suspected that the comment was intended to say “less than 100ft from the watercourse”. Currently mandatory septic inspections are only done for lakes where the lake association asked for them to be mandatory.

The Committee was not in favour of making all lakes have mandatory septic inspections for septic systems less than 100ft from a watercourse. The Committee discussed having more education about septic maintenance and lake quality. Staff will look at including information in the next Tay Valley Guide and on the Township website. The Committee also requested that mandatory septic inspections be added for discussion for the next term of Council.

Waterfront development and Climate Change impact on surface water quality

The Planner will look at adding some wording on this.

That the Water and Sewage policies refer to the D Series guidelines from the Ministry of the Environment, Conservation and Parks

The Planner will look at adding wording for the next version.

The Committee recessed at 7:13 p.m.

The Committee reconvened at 7:19 p.m.

The Lake Stewardship Plan on behalf of the Little Silver and Rainbow Lakes Property Association will be included in the Appendix for Lake Management Plans.

Phosphorus mitigation measures throughout the watershed

The Committee discussed the recommendation regarding phosphorus mitigation measures throughout the watershed as opposed to on a waterbody basis. The Planner indicated that it would be addressed through Site Plan Control Agreements and other restrictions.

Minimum Lot area for residential conversions on waterfront lots

The Committee discussed the recommendation to include a minimum lot area for residential conversions on waterfront lots. The Consultant felt that the lot coverage was more important than the minimum size of the lot.

Section 3.2.10.1 – Net Environmental Gain

The Committee agreed to add “new and improved septic system” to the Net Environmental Gain section instead of “state of the art”.

Clarification of Typology of Roads and definition of Private Unassumed Road

Although the definition of Private Unassumed Road was already agreed to by the Private Unassumed Roads Working Group, the Committee decided to have a further discussion of the definition as part of the OP review process following the August 22, 2022 Private Unassumed Roads Working Group meeting.

Climate Change

The Planner reviewed the comments regarding Climate Change and the comments were accepted.

A Member asked about the riparian strip or ribbon of life on waterfront properties and why all properties are not treated the same? Should it be required for all properties to leave an area from the ditch natural or kept for wildflowers and not to be mowed? The Planner indicated that the OP does speak about pollinator habitat. The Committee did not agree to including a ribbon of life for all properties as there is the issue of invasive species and property standards related to unmaintained properties.

Boathouses on Crown land, lakes and rivers

The Committee discussed the comment asking the OP address boathouses on Crown land, lakes and rivers. The Consultant explained that boathouses on Crown Land are not for the Township to regulate, they require a permit from the Conservation Authority or Parks Canada. The Committee discussed boat houses on private property. They are regulated in the Zoning By-Law since they must be at least partially on land. The Committee agreed to have wording included in the OP to explain what boathouses are.

Pathway to Canada Target 1 of the 2020 Biodiversity Goals and Targets for Canada and the Truth and Reconciliation Commission's Calls to Action

The Planner explained the comment suggested the OP include Pathway to Canada Target 1 of the 2020 Biodiversity Goals and Targets for Canada of conservation of 17% of land and water in the Township. The Township does not tell people that they have to conserve land but could encourage them. The Committee was informed by a Councillor that the national biodiversity conservation target is now 30%. This comment requires further outreach to the Indigenous community prior to the next meeting.

The Committee agreed to end the review of agency and public comments at 8:30 p.m. and scheduled another "Special" Committee of the Whole meeting for Thursday, September 22nd, 2022 at 5:30 p.m. the review will begin at Jake Ennis' comment on the summary table of comments on the draft Official Plan that was attached to the agenda.

The Planner drew Council's attention to a comment for Council's consideration at the next meeting on systemic discrimination and inequity. The Planner will put together wording on this topic for Council to discuss.

4. ADJOURNMENT

The Committee adjourned at 8:30 p.m.



Brian Campbell, Reeve



Janie Laidlaw, Deputy Clerk