
**Tuesday, August 8th, 2023
5:30 p.m.
Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers**

*5:30 p.m. Public Meeting - Zoning By-Law Amendments
Following Committee of the Whole Meeting*

Chair, Councillor Marilyn Thomas

1. CALL TO ORDER

2. INTRODUCTION

- The purpose of this public meeting is to hear an application for a Zoning By-Law Amendment for the following applications:

Roberts

Weeks

Amendments to Section 4.2 and Section 5

- The Planner will provide a brief overview of the details of the file and details of the amendment. The public will then be given an opportunity to make comments and ask questions.
- If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of Tay Valley Township to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Tay Valley Township before the by-law is passed, the person or public body is not entitled to appeal the decision.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to Tay Valley Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

- The Clerk must provide notice of Council’s decision to all those who request a copy within 15 days after the day the by-law is passed. Anyone may appeal the decision to the Ontario Land Tribunal by filing with the Clerk within 20 days of the notice of decision.
- An appeal to the Ontario Land Tribunal may be filed with the Clerk of the Township not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.
- If you are interested in receiving a copy of the decision, please contact the Administrative Assistant at adminassistant@tayvalleytwp.ca.

3. APPLICATION

- i) **FILE #ZA23-02: Deven and Margaret Roberts – *attached, page 5.***
709 Clarchris Road
Concession 4, Part Lots 22 and 23,
Geographic Township of Bathurst
 - a) PLANNER FILE REVIEW & PROPOSED BY-LAW
 - b) APPLICANT COMMENTS
 - c) PUBLIC COMMENTS
 - d) RECOMMENDATION
- ii) **FILE #ZA23-03: Jeff and Laura Weeks – *attached, page 20.***
Bathurst Upper 4th Concession
Concession 3, Part Lot 11,
Geographic Township of Bathurst
 - a) PLANNER FILE REVIEW & PROPOSED BY-LAW
 - b) APPLICANT COMMENTS
 - c) PUBLIC COMMENTS
 - d) RECOMMENDATION
- iii) **FILE #ZA23-06: Amendments to Comprehensive Zoning By-Law No. 02-121, Section 4.2 Zones and Zone Symbols, and Section 5, Residential Zones – *attached, page 34.***
Bathurst upper 4th Concession
Concession 3, Part Lot 11,
Geographic Township of Bathurst

- a) PLANNER FILE REVIEW & PROPOSED BY-LAW
- b) PUBLIC COMMENTS
- c) RECOMMENDATION

4. ADJOURNMENT

APPLICATIONS

PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

August 8, 2023

Noelle Reeve, Planner

APPLICATION ZA22-02 ROBERTS

STAFF RECOMMENDATION

It is recommended:

“THAT, Zoning By-Law No. 02-021 be amended by changing the zoning of a portion of the lands at Part Lots 22 and 23, Concession 4, Geographic Township of Bathurst (Roll #0911-916-015-48204) known locally as 709 Clarchris Road from Rural (RU) to General Industrial (M)” as outlined.”

BACKGROUND

The application applies to a portion of an approximately 24.09-ha (59.5-acre) lot with 655m (2,149ft) frontage on Clarchris Road.

The purpose of this application is to change the zoning of a portion of the lot, from Rural (RU) to Industrial (M).

The effect of the amendment is to permit an approximately 0.81-ha (2-acre) portion of the lot to include a machining and fabrication shop, (with a separate road entrance, well, and septic system).

DISCUSSION

Provincial Policy Statement (PPS)

Section 1.1.1 Building Strong Healthy Communities - states that “Healthy, livable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term...and c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.” This section can be met as the development is proposed on a previously cleared portion of the property which has a treed buffer on either side and to the rear.

Section 1.2.6.1 Land Use Compatibility states that “Major facilities and sensitive land uses shall be planned and developed to avoid or minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities...”. This section can be met as the owner has stated that machine shop will not be noisier than a tractor in a field, there should not be any odour and contaminants will be managed.

Lanark County Sustainable Communities Official Plan

Section 3 Rural Land designation permits a variety of uses including industrial and commercial uses.

Official Plan

The subject property is designated in the Official Plan as Rural, with a portion designated as Significant Woodland. Section 3.6 Rural designation permits industrial and commercial uses. The proposed machine shop is located outside of the Significant Woodlands.

Zoning By-Law

The lot is currently zoned Rural (RU). Setbacks are met. Lot coverage requirements are met as the lot coverage will only be 0.8% following construction of the machine shop.

Planner

The applicant is proposing to rezone a portion of the northwest corner of the lot to Industrial (M) to allow a machine and metal fabrication shop to operate on the property. The use is permitted by the Official Plan and is consistent with Industrial development on a rural road.

Rideau Valley Conservation Authority (RVCA)

The RVCA was not circulated for comments as there are no creeks or waterbodies on the property.

Mississippi Rideau Septic System Office (MRSSO)

The applicant is applying for a new septic system to be installed on the proposed lands to be rezoned.

Tay Valley Township Public Works

The applicant has applied for a separate road entrance for the proposed lands to be rezoned.

Public Comments

Neighbouring property owners asked for clarification on: the location of the proposed shop, the noise level expected, hours of operation and frequency of deliveries using large trucks (noise, dust, narrow road), and containment of chemicals (powder coating) from entering the groundwater or septic system.

The applicant responded that the location would be approximately 24m (80 ft) from the front lot line and the same from the west side lot line, the noise level would be the same as a tractor operating in a field, the hours of operation would be 7:30am -4:30pm, powder coating runs through a cartridge filter and there is an oil catch basin included in the building specifications.

CONCLUSION

The Planner recommends that the proposed amendment be approved to rezone a portion of the lands at Concession 4, Part Lots 22 and 23, 709 Clarchris Road, Geographic Township of Bathurst (Roll number 091191601548204) from Rural (RU) to General Industrial (M).

ATTACHMENTS

- i) Site Sketch
- ii) Draft Zoning By-Law

Prepared and Submitted By:

Approved for Submission By:

Original signed

Original signed

**Noelle Reeve,
Planner**

**Amanda Mabo,
Chief Administrative Officer/Clerk**



THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2023-0XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (ROBERTS – 709 CLARCHRIS ROAD) (PART LOTS 22 and 23, CONCESSION 4, 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 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 hereinafter set out;

AND WHEREAS, this By-Law implements the policies 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 is hereby amended by amending the zoning from Rural (RU) to General Industrial (M) on a 0.8 ha portion of the lands in the northwest corner of the property legally described as Part Lots 22 and 23, Concession 4, geographic Township of Bathurst, now in Tay Valley Township, County of Lanark (Roll #091191601548204), 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.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

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 XX day of XX, 2023.

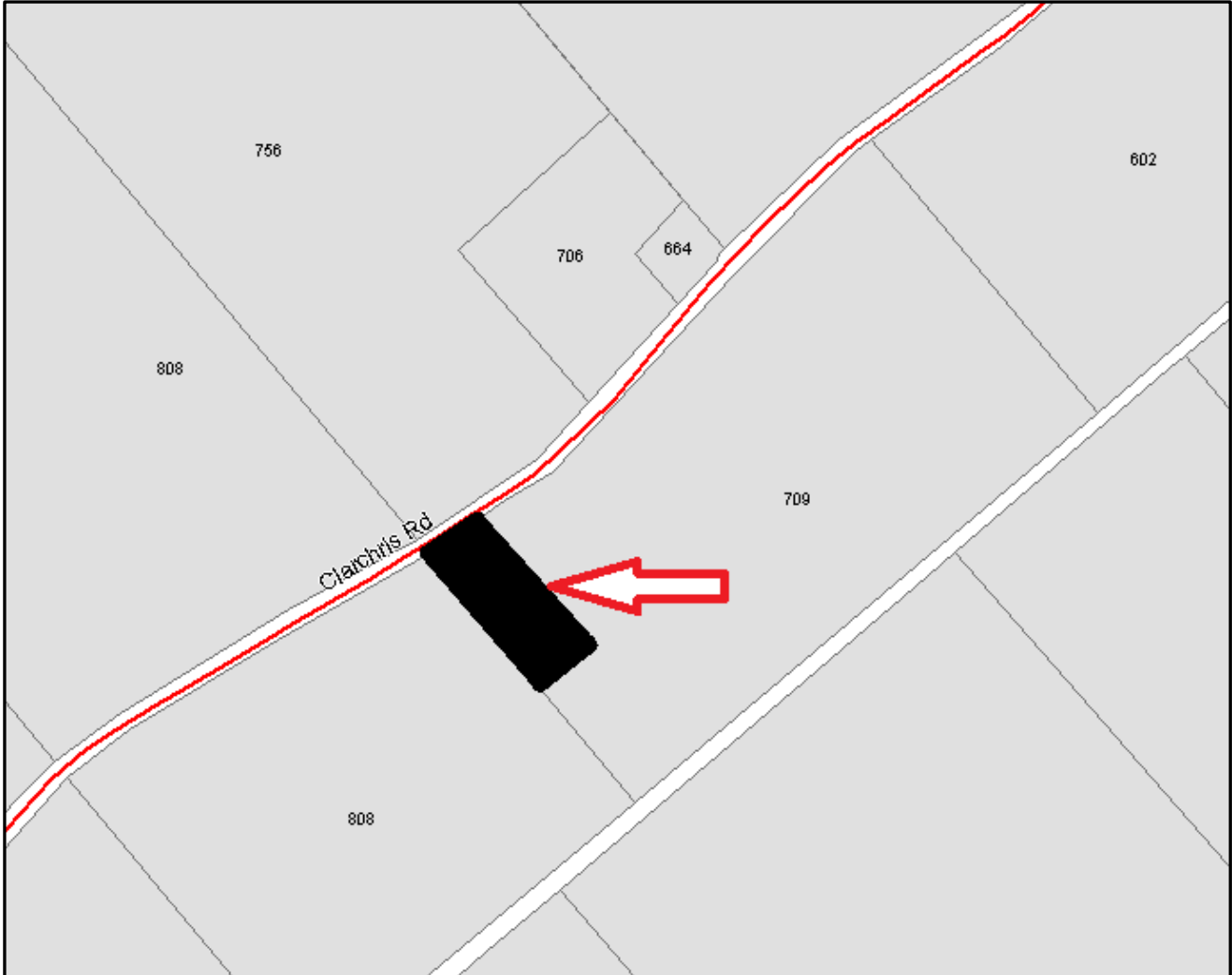
Rob Rainer, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

SCHEDULE "A"

Roberts and Shannan – 709 Clarchris Road
Part Lots 22 and 23, Concession 4
Geographic Township of Bathurst
Tay Valley Township



Area(s) Subject to the By-Law
To amend the Zoning from
Rural (RU) to General Industrial (M)

Certificate of Authentication
This is Schedule "A" to By-Law 2023-0xx
passed this xx day of xx 2023.

Reeve

Clerk

Roberts Zoning By-law Amendment

Public Notice

Pursuant to the Planning Act, Notice of public meeting is to be provided a minimum of 20 days prior for a Zoning By-law Amendment. Notice was duly given by both the posting of the notice in a visible area for the property and by mailing to adjacent property owners within 120 metres of the location. Notice was also given to other public agencies as required.

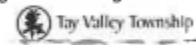
Ontario Land Tribunal

Please be cautioned that if, at a later date, a person or public body choose to appeal Council's decision on this matter to the Ontario Land Tribunal, the Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, the appeal is not made in good faith, or is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the appellant did not make oral submission at the public meeting or did not make written submission before the plan or amendment were adopted.

If you choose to appeal, you must submit written reasons, the prescribed fee and any other background material requested. This notice is not intended to discourage your objection in any way. It is intended only to inform you of your rights and obligations and to encourage early participation.

1



1

Roberts 709 Clarchris Road Part Lots 22 and 23, Concession 4, Geographic Township of Bathurst

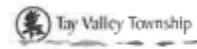
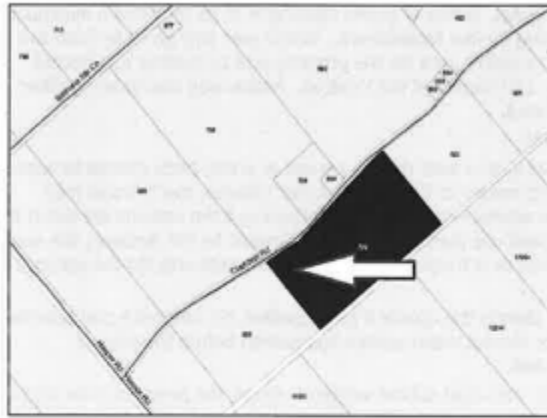
- The application applies to an approximately 24.09-ha (59.5-acre) lot with 636m frontage on Clarchris Road.
- The purpose of this application is to change the zoning of a portion of the property from Rural (RU) to General Industrial (M)
- The effect of the amendment is to allow the construction of a machining and fabrication shop, (with a separate road entrance, well, and septic system).

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Roberts Location



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Roberts Site Sketch



4

Roberts
Photos



5



5

Roberts
Photos



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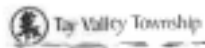


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**Roberts
Planner's Comments
Provincial Policy Statement (PPS)**

- Section 1.1.1 Building Strong Healthy Communities - states that "Healthy, livable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term...and c) avoiding development and land use patterns which may cause environmental or public health and safety concerns."
- This section can be met as the development is proposed on a previously cleared portion of the property which has a treed buffer on either side and to the rear.

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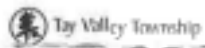


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**Roberts
Planner's Comments
Provincial Policy Statement (PPS)**

- Section 1.2.6.1 Land Use Compatibility states that "Major facilities and sensitive land uses shall be planned and developed to avoid or minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities...". This section can be met as the owner has stated that machine shop will not be noisier than a tractor in a field, there should not be any odour and contaminants will be managed.

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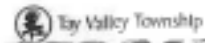


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Roberts County Sustainable Communities Official Plan

- Section 3 Rural Land designation permits a variety of uses including industrial and commercial uses.

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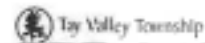


9

Roberts Planner's Comments Official Plan

- The subject property is designated in the Official Plan as Rural, with a portion designated as Significant Woodland. Section 3.6 Rural designation permits industrial and commercial uses. The proposed machine shop is located outside of the Significant Woodlands.

10

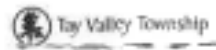


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Roberts Planner's Comments Zoning

- The lot is currently zoned Rural (RU). Setbacks are met. Lot coverage requirements are met as the lot coverage will only be 0.8% following construction of the machine shop.

11

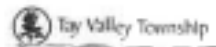


11

Roberts Planner's Comments

- The applicant is proposing to rezone a portion of the northwest corner of the lot to Industrial (M) to allow a machine and metal fabrication shop to operate on the property. The use is permitted by the Official Plan and is consistent with Industrial development on a rural road.

12



12

Roberts Comments

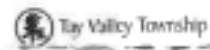
Tay Valley Township Public Works

- The applicant has applied for a separate road entrance for the proposed lands to be rezoned.

Rideau Valley Conservation Authority (RVCA)

- The RVCA was not circulated for comments as there are no creeks or waterbodies on the property.

13



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Roberts Comments Continued

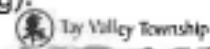
Mississippi-Rideau Septic System Office (MRSSO)

- The applicant is applying for a new septic system to be installed on the proposed lands to be rezoned.

Public Comments

- Neighbouring property owners asked for clarification on the following:
 - location of the proposed shop
 - the noise level expected
 - hours of operation
 - frequency of deliveries using large trucks (noise, dust, narrow road)
 - containment of chemicals (powder coating).

14



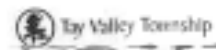
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Roberts Comments Continued

Applicant Responses to Public Comments

- The location would be approximately 24m (80 ft) from the front lot line and the same from the west side lot line.
- The noise level would be the same as a tractor operating in a field.
- The hours of operation would be 7:30am -4:30pm.
- Powder coating runs through runs a cartridge filter and there is an oil catch basin included in the building specifications.

15

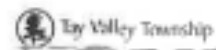


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Roberts Recommendation

"THAT, Zoning By-Law No. 2002-121 be amended to rezone a portion of the lands at Concession 4, Part Lots 22 and 23, 709 Clarchris Road, Geographic Township of Bathurst (Roll #0911-916-015-48204) from Rural (RU) to General Industrial (M).

16



16

PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

August 8, 2023

Noelle Reeve, Planner

APPLICATION ZA22-03 WEEKS

STAFF RECOMMENDATION

It is recommended:

“THAT, Zoning By-Law No. 02-021 be amended by changing the zoning of a portion of the lands at Part Lot 11, Concession 3, in the geographic Township of Bathurst, municipally known as Bathurst Upper 4th Concession, from Rural (RU) to Rural Special Exception-21 (RU-21) as outlined.”

BACKGROUND

The application applies to an approximately 2.26-ha (5.58-acre) lot with 317m (1,040 feet) frontage on Bathurst Upper 4th Concession.

The purpose of this application is to change the zoning of a portion of the lot, from Rural (RU) to Rural Special Exception-21 (RU-21).

The effect of the amendment is to allow the construction of a fourplex (a multi-family home with four side-by-side units), with an entrance on Bathurst Upper 4th Concession.

DISCUSSION

Provincial Policy Statement (PPS)

Section 1.1.1 Building Strong Healthy Communities - states that “Healthy, livable and safe communities are sustained by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.”

This section can be met as the development is being proposed to offer increased residential density, within the well and septic capacity of the subject lands.

Lanark County Sustainable Communities Official Plan

Section 3, Rural Area Policies, permits a variety of uses including residential uses.

Section 8.2.9, Affordable Housing, encourages a full range of housing types and densities to meet the needs of current and future residents.

Official Plan

The subject property is designated in the Official Plan as Rural and Significant Woodland. Section 3.6 Rural designation permits residential uses. The site for development is proposed to the west of the area designated as Significant Woodland.

In addition, the fourplex is proposed to be built to net zero standards to be energy efficient, reduce green house gas emissions, and be more affordable as less money will have to be spent on cooling and heating the dwelling units.

Zoning By-Law

The lot is currently zoned Rural (RU).

This proposed rezoning is the first in the past 20 years that Tay Valley Township's current Zoning By-Law has been adopted, to propose an alternative form of development to the existing option of single-family dwellings – one house per lot.

By providing the option for townhouses, the applicant would increase the affordability of housing options in Tay Valley Township which would support the Township's efforts to encourage a wide range of housing choices to meet the needs of its various residents.

Planner

The applicant is proposing to rezone the lots to Rural Special Exception-21 (RU-21) to allow the construction of a fourplex (a multi-family home with four side-by-side units).

Canadian Pacific Rail (CP Rail)

CP Rail recommends that a condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building, to remove CP Rail from responsibility for complaints or claims arising from the operation of the railway adjacent to the property.

Rideau Valley Conservation Authority (RVCA)

The RVCA was not circulated for comments as there are no creeks or waterbodies on the property.

Mississippi Rideau Septic System Office (MRSSO)

The applicant is applying for a new septic system to be installed in the proposed lands to be rezoned.

Tay Valley Township Public Works

The applicant has applied for a road entrance and civic address for the proposed lands to be rezoned.

Public Comments

None

CONCLUSION

The Planner recommends that the proposed amendment be approved to rezone the lands at Concession 3, Part Lot 11, Bathurst Upper 4th Concession, Geographic Township of Bathurst (Roll number 091191601018000) from Rural (RU) to Rural Special Exception 21 (RU-21).

ATTACHMENTS

- i) Site Sketch
- ii) Draft Zoning By-Law

Prepared and Submitted By:

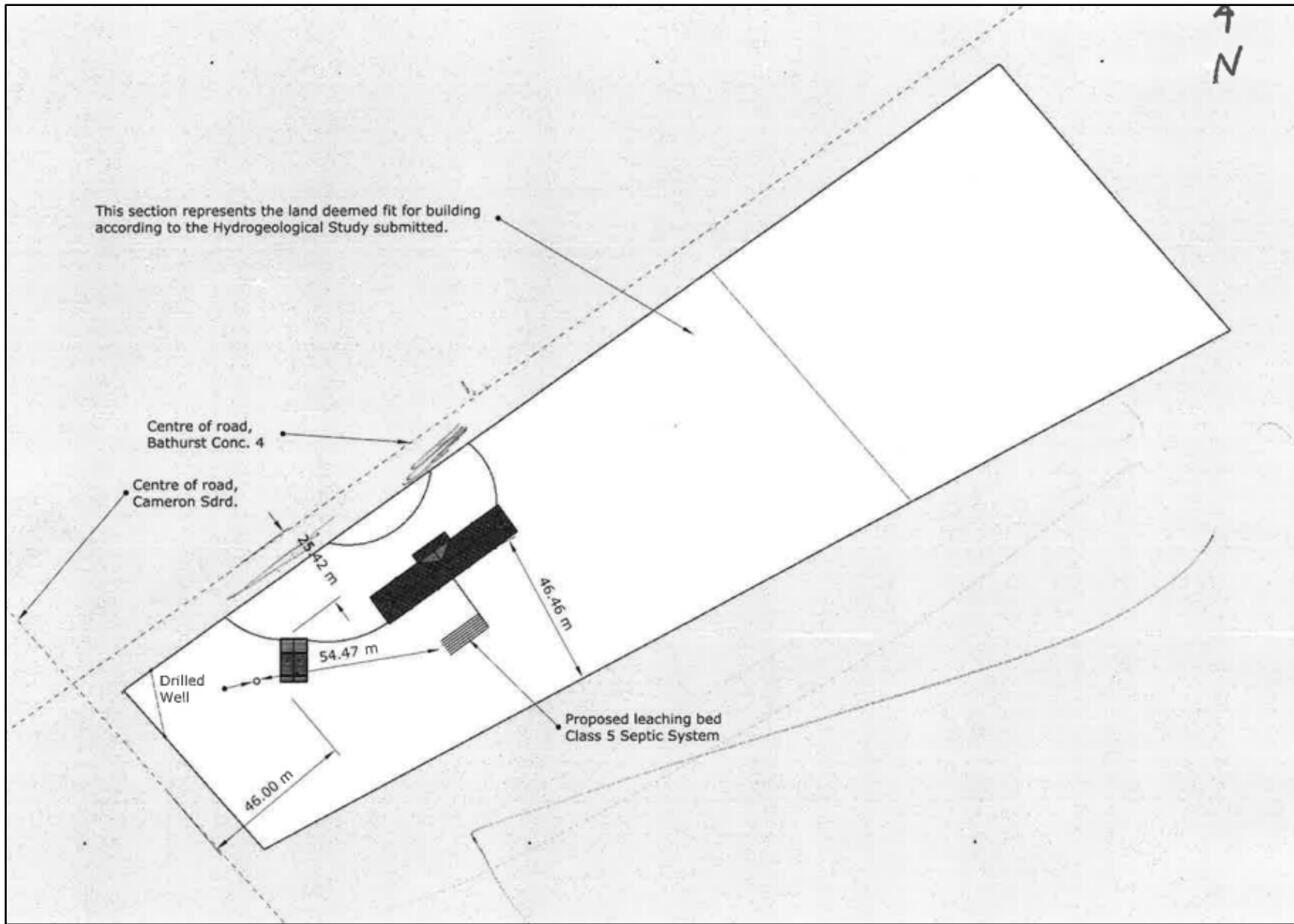
Approved for Submission By:

Original signed

Original signed

**Noelle Reeve,
Planner**

**Amanda Mabo,
Chief Administrative Officer/Clerk**



THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2023-0XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (WEEKS – BATHURST UPPER 4TH CONCESSION) (PART LOT 11, 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 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 hereinafter set out;

AND WHEREAS, this By-Law implements the policies 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 is hereby amended by amending the zoning from Rural (RU) to Rural Exception-21 (RU-21) on a portion of the lands legally described as Part Lot 11, Concession 3, geographic Township of Bathurst, now in Tay Valley Township, County of Lanark (Roll # 091191601018000), in accordance with Schedule "A" attached hereto and forming part of this By-Law.

1.2 THAT By-Law No. 2002-121, as amended, is further amended by adding the following new subsection at the end of Section 10.1.4 (Exception Zones):

21. RU-21 (Part Lot 11, Concession 3, Bathurst)

Notwithstanding the provisions of Section 10.2, on the lands zoned RU-21 the following provisions shall prevail:

- Dwellings per Lot (maximum) 1 Fourplex

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

- 1.3** THAT, all other applicable standards and requirements of By-Law No. 2002-121 shall continue to apply to the subject property.
- 1.4** 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.

3. EFFECTIVE DATE

ENACTED AND PASSED this XX day of XX, 2023.

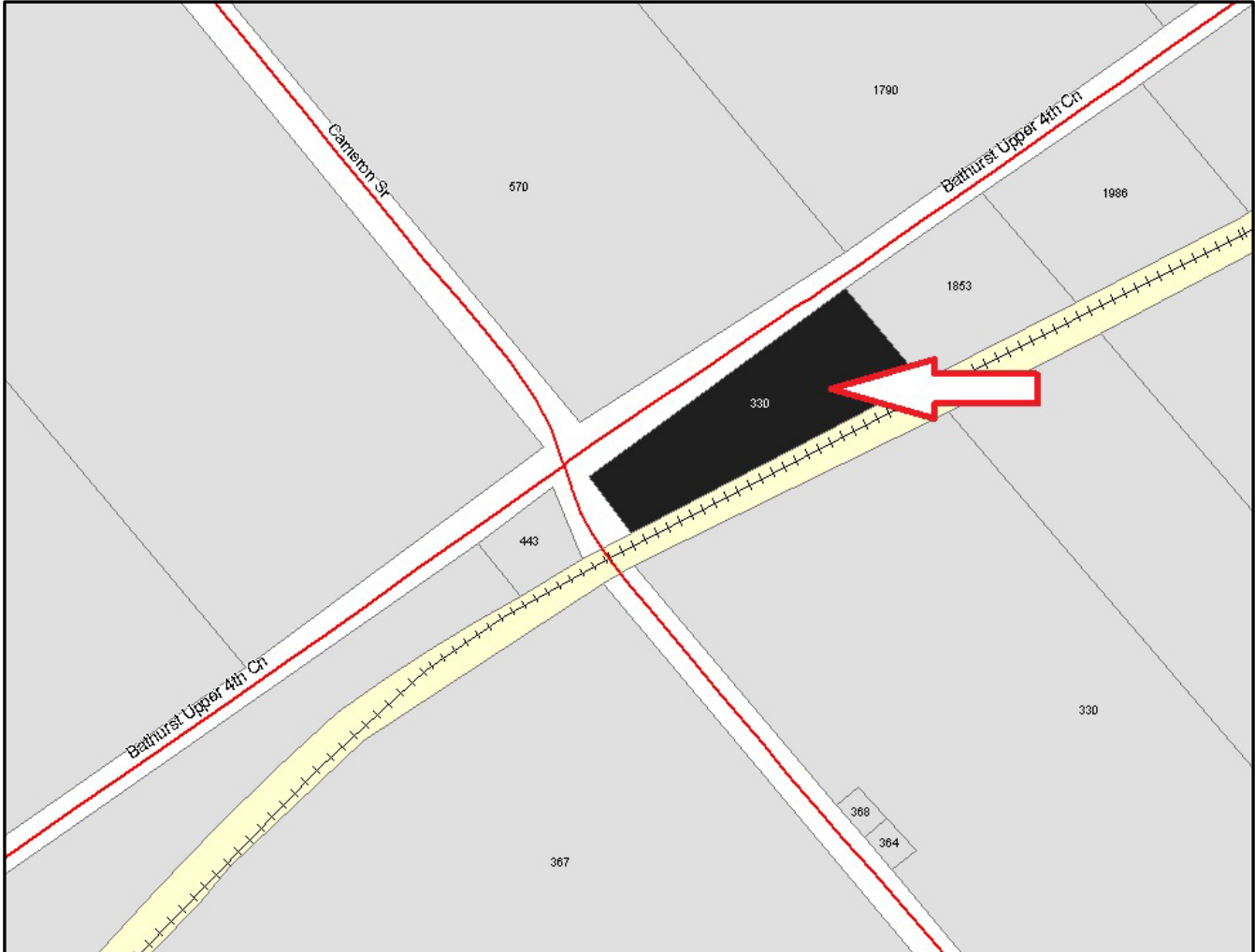
Rob Rainer, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

SCHEDULE "A"

Weeks – Bathurst Upper 4th Concession
Part Lot 11, Concession 3
Geographic Township of Bathurst
Tay Valley Township



Area(s) Subject to the By-Law
To amend the Zoning from Rural (RU)
to Rural Special Exception-21 (RU-21)

Certificate of Authentication
This is Schedule "A" to By-Law 2023-0xx
passed this xx day of xx 2023.

Reeve

Clerk

Weeks Zoning By-law Amendment

Public Notice

Pursuant to the Planning Act, Notice of public meeting is to be provided a minimum of 20 days prior for a Zoning By-law Amendment. Notice was duly given by both the posting of the notice in a visible area for the property and by mailing to adjacent property owners within 120 metres of the location. Notice was also given to other public agencies as required.

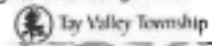
Ontario Land Tribunal

Please be cautioned that if, at a later date, a person or public body choose to appeal Council's decision on this matter to the Ontario Land Tribunal, the Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, the appeal is not made in good faith, or is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the appellant did not make oral submission at the public meeting or did not make written submission before the plan or amendment were adopted.

If you choose to appeal, you must submit written reasons, the prescribed fee and any other background material requested. This notice is not intended to discourage your objection in any way. It is intended only to inform you of your rights and obligations and to encourage early participation.

1



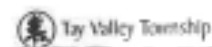
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Weeks Bathurst Upper 4th Concession

Part Lot 11, Concession 3, Geographic Township of Bathurst

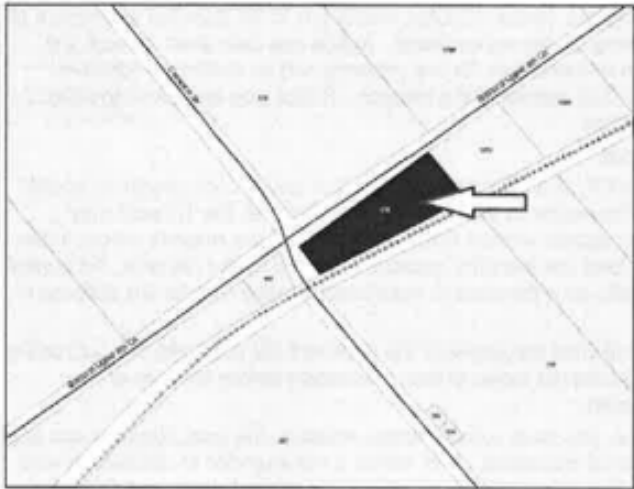
- The application applies to an approximately 2.26-ha (5.58-acre) lot with 317m frontage on Bathurst Upper 4th Concession.
- The purpose of this application is to change the zoning of a portion of the lot, from Rural (RU) to Rural Special Exception-21 (RU-21).
- The effect of the amendment is to allow the construction of a fourplex (a multi-family home with four side-by-side units), with an entrance on Bathurst Upper 4th Concession.

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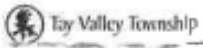


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Weeks Location

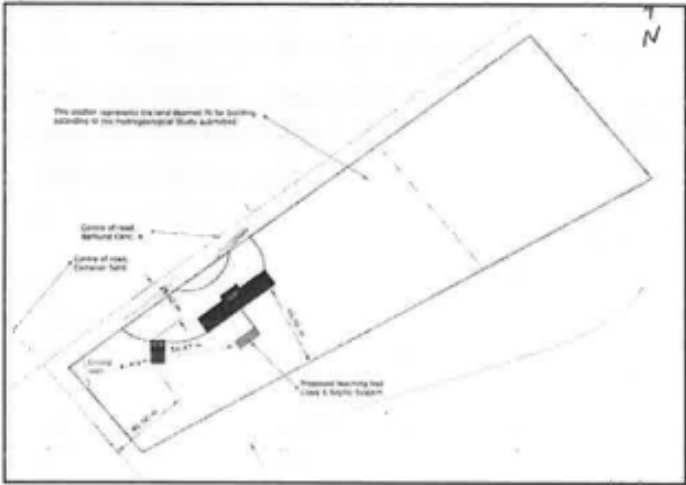


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Weeks Site Sketch



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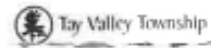


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Weeks
Photos



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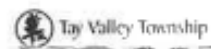
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Weeks
Planner's Comments
Provincial Policy Statement (PPS)

Section 1.1.1 Building Strong Healthy Communities - states that
"Healthy, livable and safe communities are sustained by:

- a) "promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and

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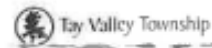
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**Weeks
Planner's Comments
Provincial Policy Statement (PPS)**

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.”

This section can be met as the development is being proposed to offer increased residential density, within the well and septic capacity of the subject lands.

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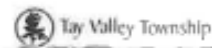


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**Weeks
County Sustainable Communities Official Plan**

- Section 3, Rural Area Policies, permits a variety of uses including residential uses.
- Section 8.2.9, Affordable Housing, encourages a full range of housing types and densities to meet the needs of current and future residents.

8



8

Weeks

Planner's Comments Official Plan

- The subject property is designated in the Official Plan as Rural and Significant Woodland. Section 3.6 Rural designation permits residential uses. The site for development is proposed to the west of the area designated as Significant Woodland.
- In addition, the fourplex is proposed to be built to net zero standards to be energy efficient, reduce greenhouse gas emissions, and be more affordable as less money will have to be spent on cooling and heating the dwelling units.

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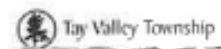
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Weeks

Planner's Comments Zoning

- The lot is currently zoned Rural (RU).
- This proposed rezoning is the first in the past 20 years that Tay Valley Township's current Zoning By-law has been adopted, to propose an alternative form of development to the existing option of single-family dwellings – one house per lot.
- By providing the option for townhouses, the applicant would increase the affordability of housing options in Tay Valley Township which would support the Township's efforts to encourage a wide range of housing choices to meet the needs of its various residents.

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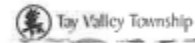


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Weeks Planner's Comments

- The applicant is proposing to rezone the lots to Rural Special Exception-21 (RU-21) to allow the construction of a fourplex (a multi-family home with four side-by-side units).

11



11

Weeks Comments

Canadian Pacific Rail (CP Rail)

- CP Rail recommends that a condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building, to remove CP Rail from responsibility for complaints or claims arising from the operation of the railway adjacent to the property.

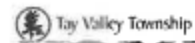
Tay Valley Township Public Works

- *The applicant has applied for a road entrance* for the proposed lands to be rezoned.

Rideau Valley Conservation Authority (RVCA)

- The RVCA was not circulated for comments as there are no creeks or waterbodies on the property.

12



12

Weeks Comments Continued

Mississippi-Rideau Septic System Office (MRSSO)

- The applicant is applying for a new septic system to be installed on the proposed lands to be rezoned.

Public Comments

- No comments were received at the time of the report. Members of the public are welcome to speak to the application at this meeting.

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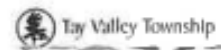


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Weeks Recommendation

"THAT, Zoning By-Law No. 2002-121 be amended to rezone a portion of the lands at Concession 3, Part Lot 11, Bathurst Upper 4th Concession, Geographic Township of Bathurst (Roll #0911-916-010-18000) from Rural (RU) to Rural Special Exception-21 (RU-21).

14



14

PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

August 8th, 2023

Noelle Reeve, Planner

APPLICATION ZA23-06 TAY VALLEY TOWNSHIP

STAFF RECOMMENDATION(S)

It is recommended:

“THAT, Definitions, Section 4.2, Zones and Zone Symbols and Section 5, Residential Zones of Zoning By-Law 02-121, be amended to permit multi-unit residential development and cohousing development.

BACKGROUND

The Township adopted an Age Friendly Community Plan in 2017, funded by the Ontario Seniors’ Secretariat. That Plan identified two priorities – to increase the variety of housing options available to seniors and to work with the County to create public transit.

In 2021 the Township received funding from the Ontario Ministry of Seniors and Accessibility to look at increasing housing options for seniors and specifically to look at cohousing. Council adopted the Cohousing, Communication and Inclusion Report, prepared for the Township by the Rural Development Network, in 2022.

That report identified two main barriers to implementing cohousing in Tay Valley Township:

- 1) The Tay Valley Township Zoning By-Law only has one residential zone. This zone only permits single family dwellings – one house per lot. In other words, the Zoning By-Law does not contain any multi-unit zones (for townhouses, cohousing, etc).
- 2) The Tay Valley Township Zoning By-Law does not allow multiple apartments within one dwelling.

The purpose of the proposed Zoning By-Law amendments is to address these deficiencies in the Zoning By-Law to expand housing options in Tay Valley Township to promote options that are more affordable than a single dwelling on a lot and to permit cohousing arrangements.

The first amendment is to add two new names and symbols to Section 4.2 Zones and Zone Symbols of the Zoning By-Law for a Residential Five Zone (R5) and a Residential Six Zone (R6). The purpose of the second amendment is to create two new zones under Section 5 Residential Zones of the Zoning By-Law.

The Residential Five Zone (R5) would permit 5 dwelling units or less on a lot (including a cohousing configuration of separate bedrooms and bathrooms and a shared kitchen/communal space).

The Residential Six Zone (R6) would permit 6 dwelling units or more on a lot (including a cohousing configuration of separate bedrooms and bathrooms and a shared kitchen/communal space).

The effect of the Zoning By-Law amendments would be to permit multi-unit residential development in the Township for co-housing or other purposes.

DISCUSSION

Zoning by-laws determine the rules and regulations that must be followed for the use and development of land within a community. Zoning can be used to promote affordable housing and cohousing by permitting a variety of housing types to be built.

Much has been written about the need to create “missing middle housing”. Missing middle housing was first described by Daniel Parolek as, “a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—preferably located in a walkable neighborhood”. In other words, missing middle multi-units are a housing form located between the vast majority of land in Ontario zoned for a single dwelling unit per lot and land zoned for high rise apartments.

Missing middle housing has also been described as, “A recipe for achieving real housing affordability” because multi-unit housing (duplexes, triplexes, fourplexes) are cheaper to rent or own than single dwellings. The Township and Lanark County need to make housing more affordable to the area’s workforce (hospital workers, service industry workers, construction workers, etc.).

Missing middle housing also appeals to seniors. By allowing for the construction of smaller and more age-friendly homes, the Township can respond to its changing demographics and better serve its growing population of residents over 55.

The first step in encouraging this type of affordable housing as well as cohousing is to create zones that allow these types of dwellings. This is the objective of the proposed Zoning By-Law Amendment.

The next step will be to change the Zoning Schedule (map) to identify where these zones could be permitted as of right, so that residents would not have to seek variances, rezonings, or other potentially time-consuming and costly measures. That work would follow the creation of the zones and would focus on Hamlets and their surrounding areas as well as other appropriate existing density locations. They would not be permitted on bodies of water or on private roads because the density would be inappropriate.

PLANNING ANALYSIS

When proposing an amendment to the Zoning By-Law 02-121, Council must ensure that the proposal complies with the applicable provincial, County and Township planning documents.

Provincial Policy Statement

Section 1.1.1 Building Strong Healthy Communities states that, “Healthy, livable and safe communities are sustained by:

- c) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- d) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.”

Section 1.4.3b Housing states that, “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3”.

Section 1.4.3d) states planning authorities shall, “promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

By creating the two new zones and the definition of cohousing dwelling units the Township is in conformity with the 2020 Provincial Policy Statement.

Lanark County Sustainable Communities Official Plan

Section 1.2.3 Objectives states, “A broad range of housing types will be permitted in local municipal planning documents in order to meet the requirements of a growing population”.

Section 1.2.4 Objectives states, “4. Local Official Plans shall promote intensification in existing built-up areas based on the type of servicing infrastructure”.

Section 2.6.2.4.1 Local Planning Framework states, “The implementation of this Official Plan through local Official Plans, zoning regulations, subdivision and condominium control and site plan control shall consider the following criteria: permit and zone a range of residential housing types and sizes”.

Section 3.3.2.2 states, “Local Official Plans shall include policies which will ensure that rural development will occur on appropriate water and waste-water services”.

By creating the two new zones and the definition of cohousing dwelling units the Township is in conformity with the Lanark County Sustainable Communities Official Plan.

Tay Valley Township Official Plan

Section 2.3.1 Housing Policies states:

1. "Policies have been included in this Plan to ensure that:
 - b. A variety of housing options are accommodated to meet the needs of present and future residents, subject to the limitations imposed by servicing and environmental considerations;
 - c. The provision of new housing is encouraged to take place in the more built-up areas of the Township, such as hamlets and other traditional areas of settlement.
2. The Township intends to review the comprehensive Zoning By-Law to implement the housing policies referred to above.
3. Access to affordable housing is recognized as a human right and provision of affordable housing in the market is an investment that benefits the greater community. Discrimination against proponents or occupants of affordable housing units is an expression of intolerance that is not acceptable to Tay Valley Township."

By creating the two new zones and the definition of cohousing dwelling units the Township is implementing the direction of its Official Plan.

Zoning By-Law

The Zoning By-Law requires three amendments to permit multi-unit dwellings and cohousing dwelling units.

First, a definition of cohousing dwelling units is required to incorporate the shared communal space requested by residents during the public consultations held for the Cohousing, Communication, Inclusion Report. The following definition is proposed.

COHOUSING DWELLING UNIT shall mean one or more habitable rooms designed and occupied by persons as an independent dwelling in which living, kitchen, and bathroom facilities are provided. Living and kitchen facilities may be a mix of unrestricted exclusive or shared use based upon resident agreements with other Cohousing Dwelling Units on the same lot. Each dwelling unit shall contain a bathroom unit for exclusive use. Each dwelling unit shall have an independent entrance from outside the building or a common hallway or stairway inside the building.

Second, new zone names and symbols must be added to Section 4.2 Zones and Zone Symbols so that the symbols can be used on the Zoning schedule (map).

Residential Five (R5) and Residential Six (R6) are proposed to be added following General Residential (R).

Finally, the uses and performance standards for the two new residential zones that are proposed are described below.

5.5 Residential Five (R5)

1. Permitted Uses

Cohousing units
Duplex dwelling
Multiple dwelling
Semi-detached dwelling
Townhouse dwelling

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 4,050m²
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in **Hamlet** designation in Official Plan 45 m
 - All other lots 60 m
- Yards (minimum)
 - Front 10 m if screened from road by topography or vegetation otherwise 20m
 - Exterior Side 10 m
 - Interior Side 6 m
 - Rear 7.5 m
- Dwelling Unit Area (minimum) 231m²
- Dwelling Height (maximum) 11 m (three storeys)
- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 5

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.
Must not be located on waterfront.

5.6 Residential Six (R6)

1. Permitted Uses

Cohousing units
Duplex dwelling
Multiple dwelling
Semi-detached dwelling
Townhouse dwelling

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 1 ha
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in **Hamlet** designation in Official Plan 45 m
 - All other lots 60 m
- Yards (minimum)
 - Front 10 m if screened from road by topography or vegetation otherwise 20m
 - Exterior Side 10 m
 - Interior Side 6 m
 - Rear 7.5 m
- Dwelling Unit Area (minimum) 231m²
- Dwelling Height (maximum) 11 m (three storeys)
- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 20

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.
Must not be located on waterfront.

Development in these zones would be subject to Mississippi Rideau Septic System Office (MRSSO) septic approval for the R5 zone and Ministry of Environment Parks and Conservation septic approval for the R6 zone.

The proposed updates to the zoning by-law will be reviewed by the Township lawyer prior to the amending by-law coming forward to Council for approval.

Public Comments

Some lake associations have stated they do not want multi-unit and co-housing zones to be permitted on private roads.

Residents have expressed support for the co-housing and multi-unit zones for a variety of reasons: to permit aging together in the Township; to provide housing choices that are more affordable; and for environmental reasons (reduces sprawl and its impacts on biodiversity).

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – Approve the proposed amendments to Zoning By-law 02-121, Definitions, Section 4.2, Zones and Zone Symbols, and Section 5, Residential Zones.

Option #2 – Defer for further public consultation.

FINANCIAL CONSIDERATIONS

Studies by Watson, Hemson, etc., have shown that multi-unit development is less costly for municipalities to provide services for (roads, fire, etc.) than single family dwelling lots.

STRATEGIC PLAN LINK

Economic Development: Housing Alternatives: Increase the range of housing options available to current and future residents.

CLIMATE CONSIDERATIONS

The enabling of multi-unit residential development, including co-housing, promotes energy savings on heating and cooling and greenhouse gas reductions through construction of shared walls. This form of development also assists with shared transportation by facilitating car-pooling.

CONCLUSIONS

Council has identified affordable housing as a priority through the update to the Official Plan. Changing Tay Valley Township's Zoning By-Law to permit multi-unit housing is one action to support the creation of affordable housing.

Council has also identified creating an Age-Friendly Community as a priority through adoption of the Township's Age-Friendly Community Plan. Co-housing was a primary recommendation of that Plan that this zoning amendment will facilitate.

ATTACHMENTS

- i) Implementing Tay Valley Township's Age-Friendly Community Plan Through Co-housing, Communication and Inclusion. A copy of the report can be found at <https://events.tayvalleytwp.ca/meetings/Detail/2023-01-17-1800-Committee-of-the-Whole-Meeting>.
- ii) Draft By-Law to amend Zoning By-Law 02-121, Definitions, Section 4.2, Zones and Zone Symbols, and Section 5, Residential Zones.

Prepared and Submitted By:

Approved for Submission By:

**Noelle Reeve,
Planner**

**Amanda Mabo,
Chief Administrative Officer/Clerk**

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2023-0XX

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED

Section 4.2, Zones and Zone Symbols, and Section 5, Residential Zones Amendment to Comprehensive Zoning Bylaw No. 02-121

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**, Section 2 (Definitions) is hereby amended by adding the following definition between Carport and Cellar:

COHOUSING DWELLING UNIT shall mean one or more habitable rooms designed and occupied by persons as an independent dwelling in which living, kitchen, and bathroom facilities are provided. Living and kitchen facilities may be a mix of unrestricted exclusive or shared use based upon resident agreements with other Cohousing Dwelling Units on the same lot. Each dwelling unit shall contain a bathroom unit for exclusive use. Each dwelling unit shall have an independent entrance from outside the building or a common hallway or stairway inside the building.

1.2 **THAT**, Section 4.2 (Zones and Zone Symbols) is hereby amended by adding two new zone names and symbols after the General Residential Zone as follows:

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

4.2 Zones and Zone Symbols

- Residential Two (R5)
- Residential Three (R6)

1.3 THAT, Section 5 (Residential Zones) is hereby amended by adding two new zones after 5.4 Mobile Home Park Residential as follows:

5.5 Residential 5 (R5)

1. Permitted Uses

Cohousing dwelling units
Duplex dwelling
Multiple dwelling
Semi-detached dwelling
Townhouse dwelling

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 4,050m²
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in **Hamlet** designation in Official Plan 45 m
 - All other lots 60 m
- Yards (minimum)
 - Front 10 m if screened from road by topography or vegetation otherwise 20m
 - Exterior Side 10 m
 - Interior Side 6 m
 - Rear 7.5 m
- Dwelling Unit Area (minimum) 231m²
- Dwelling Height (maximum) 11 m (three storeys)
- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 5

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.

Must not be located on waterfront.

5.6 Residential Six (R6)

1. Permitted Uses

Cohousing dwelling units
Duplex dwelling
Multiple dwelling
Semi-detached dwelling
Townhouse dwelling

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 1 ha
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in **Hamlet** designation in Official Plan 45 m
 - All other lots 60 m
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- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 20

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2023-0xx**

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.
Must not be located on waterfront.

1.4 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.

3. EFFECTIVE DATE

ENACTED AND PASSED this XX day of XX 2023.

Rob Rainer, Reeve

Amanda Mabo, Clerk

Zoning By-Law Amendment Section 4.2 and Section 5

Public Notice

Pursuant to the Planning Act, Notice of public meeting is to be provided a minimum of 20 days prior for a Zoning By-law Amendment. Notice was duly given by publication in the local newspaper. Notice was also given to other public agencies as required.

Ontario Land Tribunal

Please be cautioned that if, at a later date, a person or public body choose to appeal Council's decision on this matter to the Ontario Land Tribunal, the Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, the appeal is not made in good faith, or is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the appellant did not make oral submission at the public meeting or did not make written submission before the plan or amendment were adopted.

If you choose to appeal, you must submit written reasons, the prescribed fee and any other background material requested. This notice is not intended to discourage your objection in any way. It is intended only to inform you of your rights and obligations and to encourage early participation.

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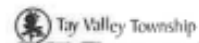
Zoning By-Law Amendment Section 4.2 and Section 5

- 1) The Tay Valley Township Zoning By-law only has one residential zone. This zone only permits single family dwellings – one house per lot. In other words, the Zoning By-law does not contain any multi-unit zones (for townhouses, cohousing, etc).
- 2) The Tay Valley Township Zoning By-law does not allow multiple apartments within one dwelling.

Zoning By-Law amendments are being proposed to address these deficiencies;

- to expand housing options in Tay Valley Township
- to promote options that are more affordable than a single dwelling on a lot
- to permit cohousing arrangements.

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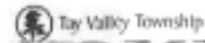


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Zoning By-Law Amendment Section 4.2 and Section 5

- An amendment is needed to add a definition of cohousing.
- Another amendment needed is to add two new names and symbols to Section 4.2 Zones and Zone Symbols of the Zoning By-Law for a Residential Five Zone (R5) and a Residential Six Zone (R6).
- The purpose of the final amendment is to create two new zones under Section 5 Residential Zones of the Zoning By-Law.

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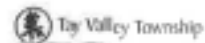


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Zoning By-Law Amendment Section 4.2 and Section 5

- The Residential Five Zone (R5) would permit 5 dwelling units or less on a lot (including a cohousing configuration of separate bedrooms and bathrooms and a shared kitchen/communal space).
- The Residential Six Zone (R6) would permit 6 dwelling units or more on a lot (including a cohousing configuration of separate bedrooms and bathrooms and a shared kitchen/communal space).
- The effect of the Zoning By-law amendments would be to permit multi-unit residential development in the Township for co-housing or other purposes.

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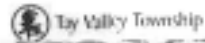
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Zoning By-Law Amendment Section 4.2 and Section 5

Discussion

- Zoning can be used to promote affordable housing and cohousing by permitting a variety of housing types to be built.
- The Township needs more "Missing middle housing" – a range of house-scale buildings with multiple units (duplexes, triplexes, fourplexes), to achieve real housing affordability and meeting age-friendly community needs.
- The first step is to create zones that allow these types of dwellings.
- The next step will be to identify these zones on the Zoning Schedule (map) to encourage multiple units in appropriate existing density locations such as Hamlets and lands surrounding them.

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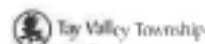
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Missing Middle Housing

Choice and Variety of Housing Types



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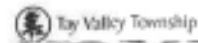
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Zoning By-Law Amendment Section 4.2 and Section 5

Provincial Policy Statement (PPS)

- Section 1.1.1 Building Strong Healthy Communities states that, "Healthy, livable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) accommodating an appropriate affordable and market-based range and mix of residential types.

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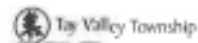
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Zoning By-Law Amendment Section 4.2 and Section 5

Provincial Policy Statement (PPS)

- Section 1.4.3b Housing states that, "Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents.
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3".

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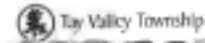
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Provincial Policy Statement (PPS)

- Section 1.4.3d) states planning authorities shall, "promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed".

By creating the two new zones and the definition of cohousing dwelling units the Township is in conformity with the 2020 Provincial Policy Statement.

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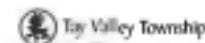
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Zoning By-Law Amendment Section 4.2 and Section 5

County Sustainable Communities Official Plan

- Section 1.2.3 Objectives states, "A broad range of housing types will be permitted in local municipal planning documents in order to meet the requirements of a growing population".
- Section 1.2.4 Objectives states, "4. Local Official Plans shall promote intensification in existing built-up areas based on the type of servicing infrastructure".
- Section 2.6.2.4.1 Local Planning Framework states, "The implementation of this Official Plan through local Official Plans, zoning regulations, subdivision and condominium control and site plan control shall consider the following criteria: permit and zone a range of residential housing types and sizes".

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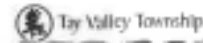
Zoning By-Law Amendment Section 4.2 and Section 5

County Sustainable Communities Official Plan

- Section 3.3.2.2 states, "Local Official Plans shall include policies which will ensure that rural development will occur on appropriate water and waste-water services".

By creating the two new zones and the definition of cohousing dwelling units the Township is in conformity with the Lanark County Sustainable Communities Official Plan.

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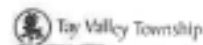
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Zoning By-Law Amendment Section 4.2 and Section 5

Tay Valley Township Official Plan

- 1. "Policies have been included in this Plan to ensure that:
 - b. A variety of housing options are accommodated to meet the needs of present and future residents, subject to the limitations imposed by servicing and environmental considerations;
 - c. The provision of new housing is encouraged to take place in the more built-up areas of the Township, such as hamlets and other traditional areas of settlement.

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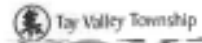
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Zoning By-Law Amendment Section 4.2 and Section 5

Tay Valley Township Official Plan

- 2. The Township intends to review the comprehensive Zoning By-Law to implement the housing policies referred to above.
- 3. Access to affordable housing is recognized as a human right and provision of affordable housing in the market is an investment that benefits the greater community. Discrimination against proponents or occupants of affordable housing units is an expression of intolerance that is not acceptable to Tay Valley Township.”

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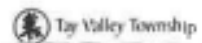
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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

- The Zoning By-law requires three amendments to permit multi-unit dwellings and cohousing dwelling units.
- First, a definition of cohousing dwelling units is required to incorporate the shared communal space requested by residents during the public consultations held for the Cohousing, Communication, Inclusion Report. The following definition is proposed.

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Zoning By-Law Amendment Section 4.2 and Section 5

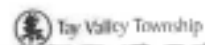
Zoning By-law

COHOUSING DWELLING UNIT shall mean one or more habitable rooms designed and occupied by persons as an independent dwelling in which living, kitchen, and bathroom facilities are provided.

Living and kitchen facilities may be a mix of unrestricted exclusive or shared use based upon resident agreements with other Cohousing Dwelling Units on the same lot.

Each dwelling unit shall contain a bathroom unit for exclusive use. Each dwelling unit shall have an independent entrance from outside the building or a common hallway or stairway inside the building.

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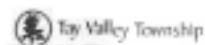
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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

- Second, new zone names and symbols must be added to Section 4.2 Zones and Zone Symbols so that the symbols can be used on the Zoning schedule (map).
- Residential Five (R5) and Residential Six (R6) are proposed to be added following Mobile Home Park Residential (RMH).
- Finally, the uses and performance standards for the two new residential zones that are proposed are described on the following slides.

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Zoning By-Law Amendment Section 4.2 and Section 5

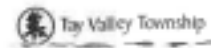
Zoning By-law

5.5 Residential Five (R5)

1. Permitted Uses

Cohousing units
Duplex dwelling
Multiple dwelling
Semi-detached dwelling
Townhouse dwelling

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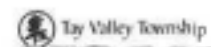
Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 4,050m²
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in Hamlet designation in Official Plan 45 m
 - All other lots 60 m
- Yards (minimum)
 - Front 10 m if screened from road by topography or vegetation otherwise 20m
 - Exterior Side 10 m
 - Interior Side 6 m
 - Rear 7.5 m
- Dwelling Unit Area (minimum) 231m²
- Dwelling Height (maximum) 11 m (three storeys)
- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 5

18



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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.

Must not be located on waterfront.

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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

5.6 Residential Five (R6)

1. Permitted Uses

Cohousing units

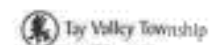
Duplex dwelling

Multiple dwelling

Semi-detached dwelling

Townhouse dwelling

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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

2. Zone Provisions

- Lot Area (minimum)
 - Multiple dwelling 1 ha
 - All other 2 ha
- Lot Frontage (minimum)
 - Lots in Hamlet designation in Official Plan 45 m
 - All other lots 60 m
- Yards (minimum)
 - Front 10 m if screened from road by topography or vegetation otherwise 20m
 - Exterior Side 10 m
 - Interior Side 6 m
 - Rear 7.5 m
- Dwelling Unit Area (minimum) 231m²
- Dwelling Height (maximum) 11 m (three storeys)
- Lot Coverage (maximum) 20%
- Dwelling Units per Lot (maximum) 20

21



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Zoning By-Law Amendment Section 4.2 and Section 5

Zoning By-law

3. Additional Provisions

1. General Provisions

Must have frontage on an Improved Street and share the entrance.

Must not be located on waterfront.

- Development in these zones would be subject to MRSSO septic approval for the R5 zone and Ministry of Environment Parks and Conservation septic approval for the R6 zone.
- The proposed zones have been reviewed by the Township lawyer.

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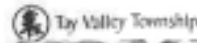
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Zoning By-Law Amendment Section 4.2 and Section 5

Public Comments

- Some Lake Associations have stated they do not want multi-unit and co-housing zones to be permitted on private roads or waterfront lots.
- Residents have expressed support for the co-housing and multi-unit zones for a variety of reasons: to permit aging together in the Township; to provide housing choices that are more affordable; and for environmental reasons (reduces sprawl and its impacts on biodiversity).

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Zoning By-Law Amendment Section 4.2 and Section 5

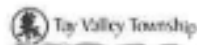
Options to be Considered

- Option #1 (Recommended) – Approve the proposed amendments to Zoning By-law 02-121, Definitions, Section 4.2, Zones and Zone Symbols, and Section 5, Residential Zones.
- Option #2 – Defer for further public consultation.

Financial Considerations

- Studies by Watson, Hemson, etc., have shown that multi-unit development is less costly for municipalities to provide services for (roads, fire, etc.) than single family dwelling lots.

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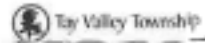
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Zoning By-Law Amendment Section 4.2 and Section 5

Climate Considerations

- The enabling of multi-unit residential development, including co-housing, promotes energy savings on heating and cooling and greenhouse gas reductions through construction of shared walls. This form of development also assists with shared transportation by facilitating car-pooling.

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Zoning By-Law Amendment Section 4.2 and Section 5

Conclusions

- Council has identified affordable housing as a priority through the update to the Official Plan. Changing Tay Valley Township's Zoning By-law to permit multi-unit housing is one action to support the creation of affordable housing.
- Council has also identified creating an Age-Friendly Community as a priority through adoption of the Township's Age-Friendly Community Plan. Co-housing was a primary recommendation of that Plan. This Zoning Amendment will permit cohousing in the Township.

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