



**PUBLIC MEETING  
ZONING BY-LAW AMENDMENT  
MINUTES**

---

**Tuesday, August 8, 2023**

**5:30 p.m.**

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

---

**ATTENDANCE:**

**Members Present:** Chair, Councillor Marilyn Thomas  
Reeve Rob Rainer  
Deputy Reeve Fred Dobbie  
Councillor Wayne Baker  
Councillor Korrine Jordan  
Councillor Angela Pierman  
Councillor Greg Hallam

**Staff Present:** Amanda Mabo, Chief Administrative Officer/Clerk  
Aaron Watt, Deputy Clerk  
Noelle Reeve, Planner

**Public Present:** 7

---

**1. CALL TO ORDER**

The public meeting was called to order at 5:30 p.m.

**2. INTRODUCTION**

The Chair provided an overview of the Zoning By-Law application review process to be followed, including:

- the purpose of the meeting
- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should the application(s) be referred to the Ontario Land Tribunal (OLT)
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding the applications on the agenda was advised to email [planningassistant@tayvalleytwp.ca](mailto:planningassistant@tayvalleytwp.ca)

The Chair asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

### 3. APPLICATIONS

- i) **FILE #ZA23-02: Deven and Margaret Roberts**  
**709 Clarchris Road**  
**Concession 4, Part Lots 22 and 23,**  
**Geographic Township of Bathurst**
  - a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**  
The Planner reviewed the PowerPoint Presentation that was attached to the agenda.
  - b) **APPLICANT COMMENTS**  
Devon Roberts, Applicant was present.
  - c) **PUBLIC COMMENTS**  
None.
  - d) **RECOMMENDATION**  
That the proposed amendments to Zoning By-Law No. 02-121 be approved.
  
- ii) **FILE #ZA23-03: Jeff and Laura Weeks**  
**Bathurst Upper 4<sup>th</sup> Concession**  
**Concession 3, Part Lot 11,**  
**Geographic Township of Bathurst**
  - a) **PLANNER FILE REVIEW & PROPOSED BY-LAW**  
The Planner reviewed the PowerPoint Presentation that was attached to the agenda.  
  
A Member praised the Net zero construction proposal and confirmed that any CP Rail recommendations are not really a recommendation to the Township, but a recommendation to the property owner. That was confirmed by the Planner.  
  
One member expressed surprise that this kind of development can take place next to a railway. A comment was made about studies done on the affect of noise on human health.  
  
Discussion included examples of local and urban houses and apartment buildings recently built in close proximity to railway tracks.

The Planner reiterated that CP Rail, to date, has not made any recommendations for noise mitigative materials, acoustic glass, etc.

b) APPLICANT COMMENTS

Jeff Weeks, Applicant was present.

c) PUBLIC COMMENTS

An additional comment was received this afternoon. The four concerns were regarding maintaining the rural character, a four-plex should locate in town, vibration from the train; concerns that the children will climb the fence to pet her cows and bull, fences are not play structures; the term "Rural Special Exception-21" appears to indicate how out of line this proposal is.

The Planner addressed the concerns indicating that the four-plex is not stacked but side by side, "anyone moving in can see the railway so will be aware of it", the farm is across the road, and the special exception is because the Township Zoning By-Law has never contemplated anything other than single family homes.

The Planner indicated that the new concerns from a member of the public did not warrant a supplemental report and recommended moving forward with the re-zoning.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-121 be approved.

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**

a) PLANNER FILE REVIEW & PROPOSED BY-LAW

The Planner reviewed the PowerPoint Presentation that was attached to the agenda.

General discussion by Members followed regarding the addition of the new R5 and R6 planning zones, and the ability to allow new zoning applications in the future.

A Member raised the question if enough public consultation had been done, but it was confirmed by the Reeve and the Planner that notices have gone in local newspapers, and emails of support have been received. The Reeve indicated that this is a matter that was discussed

by previous terms of Council and there was support for the initiatives then. It was agreed that no further consultations are required.

b) APPLICANT COMMENTS

None.

c) PUBLIC COMMENTS

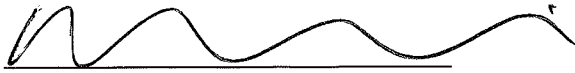
None.

d) RECOMMENDATION

That the proposed amendments to Zoning By-Law No. 02-121 be approved.

**4. ADJOURNMENT**

The public meeting adjourned at 6:15 p.m.



Chairperson



Aaron Watt, Deputy Clerk