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**Tuesday, April 9<sup>th</sup>, 2024  
5:30 p.m.  
Municipal Office – 217 Harper Road, Perth, Ontario  
Council Chambers**

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

**Chair, Councillor Wayne Baker**

**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:

**Rennick**

**McIntyre**

- 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](mailto:adminassistant@tayvalleytwp.ca).

### 3. APPLICATION

i) **FILE #ZA24-02: Elizabeth and George Rennick – *attached, page 4.***  
**700 Bathurst 6<sup>th</sup> Concession**  
**Concession 6, Part Lot 22,**  
**Geographic Township of Bathurst**

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

ii) **FILE #ZA24-02: Bruce, Mary and Peter McIntyre – *attached, page 18.***  
**206 Patterson Road and 208 Patterson Road**  
**Concession 3, Part Lot 19,**  
**Geographic Township of South Sherbrooke**

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

### 4. ADJOURNMENT

# APPLICATIONS

**PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

April 9, 2024

Noelle Reeve, Planner

**APPLICATION ZA24-02 – Rennick**

**STAFF RECOMMENDATION**

It is recommended:

“**THAT**, Zoning By-Law No. 02-021 be amended by changing the zoning of the lands at Part Lot 22, Concession 6, Geographic Township of Bathurst (Roll #0911-916-025-06200) known locally as 700 Bathurst 6<sup>th</sup> Concession, from Agriculture (A) to Agriculture Special Exception-3 (A-3).”

**BACKGROUND**

The application applies to an approximately 46.9-ha (115.9-acre) lot with approximately 100m (328.1 ft) frontage on Bathurst 6<sup>th</sup> Concession.

The purpose of the amendment is to change the zoning of the property from Agriculture (A) to Agriculture Special Exception-3 (A-3). The amendment would satisfy a condition of severance that no dwelling be constructed on the retained lot. The agricultural uses are being consolidated with another farm lot at 315 Fallbrook Road. The *Provincial Policy Statement* (PPS) does not require that these two farm properties be situated adjacent to each other and does not require that they merge on title. However, the PPS requires the farms be operated by the same owner.

**DISCUSSION**

**Provincial Policy Statement (PPS)**

Section 1.1.5.8 Rural Lands in Municipalities - states that “Agricultural uses, agriculture related uses and on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards”. The proposed rezoning supports agricultural uses and is therefore in conformity with the Provincial Policy Statement (PPS).

Section 2.3.4.1 Agriculture Lot Creation and Lot Adjustments - states that “Lot creation in prime agricultural areas is discouraged and may only be permitted for: c) a residence surplus to a farming operation as a result of a farm consolidation, provided that: 1) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2) the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.” The proposed rezoning addresses these requirements of the PPS.

## **Lanark County Sustainable Communities Official Plan**

Section 6.1.2 designates the lot as Agricultural Lands which permits agricultural uses and normal farm practices.

Section 6.1.4 imposes restrictive conditions to prohibit the construction of a new dwelling on the parcel rendered vacant as a result of a severance.

### **Official Plan**

The subject property is designated in the Official Plan as Agriculture and agricultural uses are permitted. Section 3.2 Agriculture: Paragraph 5.c allows “New lots for existing dwellings that are surplus to a farming operation as a result of farm consolidation, provided that the remnant parcel of farmland is rezoned to preclude any further new residential dwellings.”

An approximately 1.1 ha (3.8 acre) area in the interior of the lot is also designated as organic soil.

### **Zoning By-Law**

The lot is currently zoned Agriculture (A) and requires rezoning to Agriculture Special Exception-3 (A-3) to satisfy a condition of severance that precludes the construction of a dwelling on the retained lot. The A-3 zone permits zero (0) dwellings per lot.

### **Planner**

The Provincial Policy Statement requires the remnant lot to be consolidated with another agricultural lot. The agricultural land that the dwelling was severed from must be rezoned to prohibit a house being built on it. The remnant land is being consolidated with existing farmland and must be rezoned to Agriculture Special Exception-3 to prevent a house from being constructed on it.

### **Lanark County – Notice of Decision – Consent Application B23/121**

The Lanark County Land Division Committee provided the following advisory notes on their Notice of Decision for Consent Application B23/121, to approve the severance of the residential lot from the farm:

- a. Pursuant to Ontario Regulation 153/06 - “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, written permission is required from MVCA prior to any alterations to the shoreline or channel of the municipal drain.
- b. In order to prevent potential erosion impacts, vegetation along the shoreline of the drain should be maintained to a minimum depth of 15 m. It is recognized that the drain will undergo periodic cleanouts, and this may involve clearing shoreline vegetation on one side of the drain for access. Once the clean-out is complete, the vegetated buffer should be left to regenerate naturally or re-planted.
- c. MVCA advises consultation with Fisheries and Oceans Canada (DFO) Projects near water ([dfompo.gc.ca](http://dfompo.gc.ca)) prior to conducting any work within the drain, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

## **Public Comments**

No comments were received at the time of the report.

## **CONCLUSION**

The Planner recommends that the proposed amendment be approved to rezone the lands at Part Lot 22, Concession 6, Geographic Township of Bathurst (Roll #0911-916-025-06200) known locally as 700 Bathurst 6th Concession, from Agriculture (A) to Agriculture Special Exception-3 (A-3).

## **ATTACHMENTS**

- i) Site Sketch
- ii) Zoning By-law

**Prepared and Submitted By:**

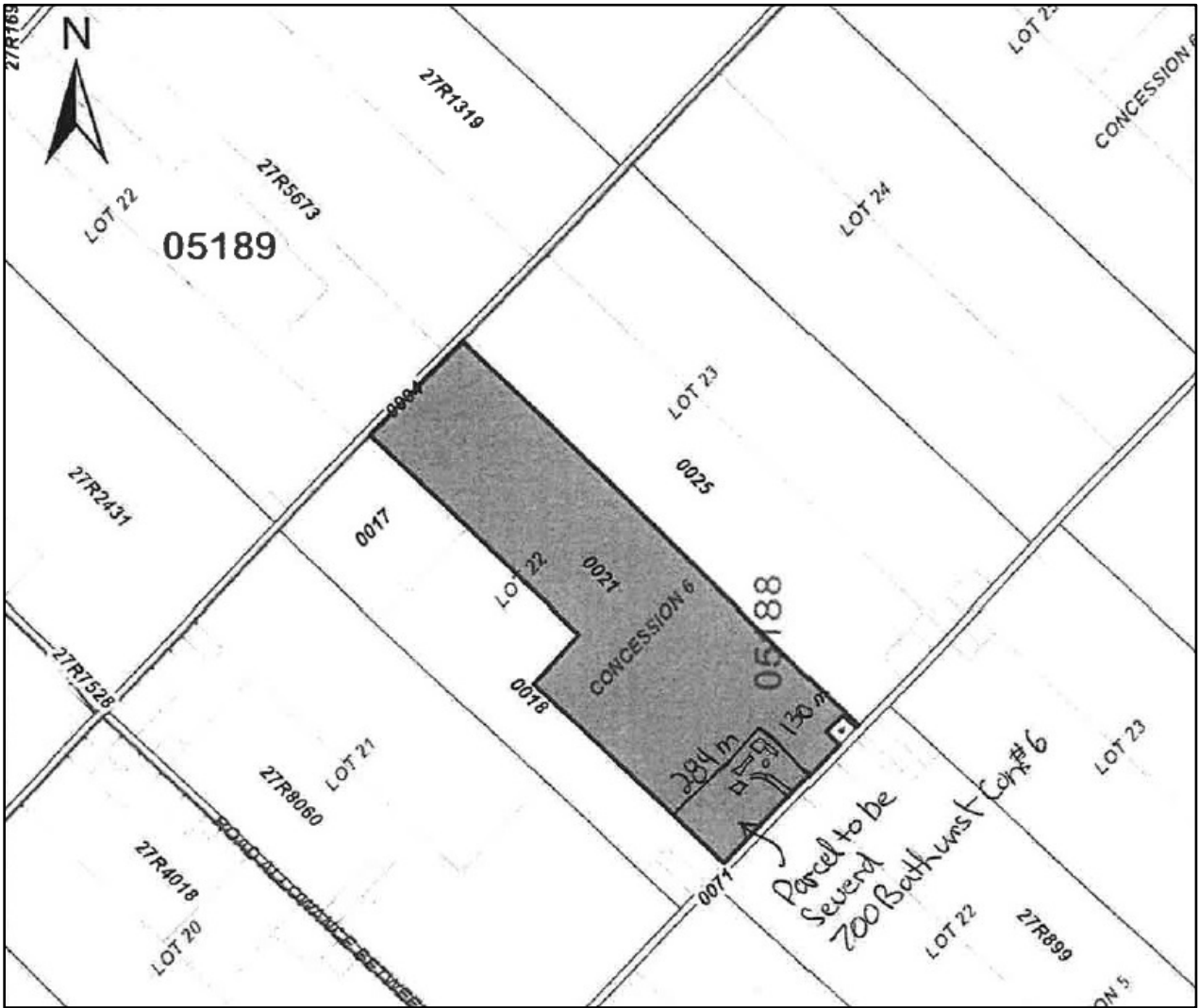
**Approved for Submission By:**

*Original signed*

*Original signed*

**Noelle Reeve,  
Planner**

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



# THE CORPORATION OF TAY VALLEY TOWNSHIP

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## BY-LAW NO. 2024-0XX

### A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (RENNICK) (PART LOT 22, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF BATHURST)

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**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, as amended, is further amended by amending the zoning from Agriculture (A) to Agriculture Special Exception-3 (A-3) on the lands legally described as Part Lot 22, Concession 6, Geographic Township of Bathurst, now in Tay Valley Township, County of Lanark (Roll #091191602506200), 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. 2024-XX**

**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, 2024.

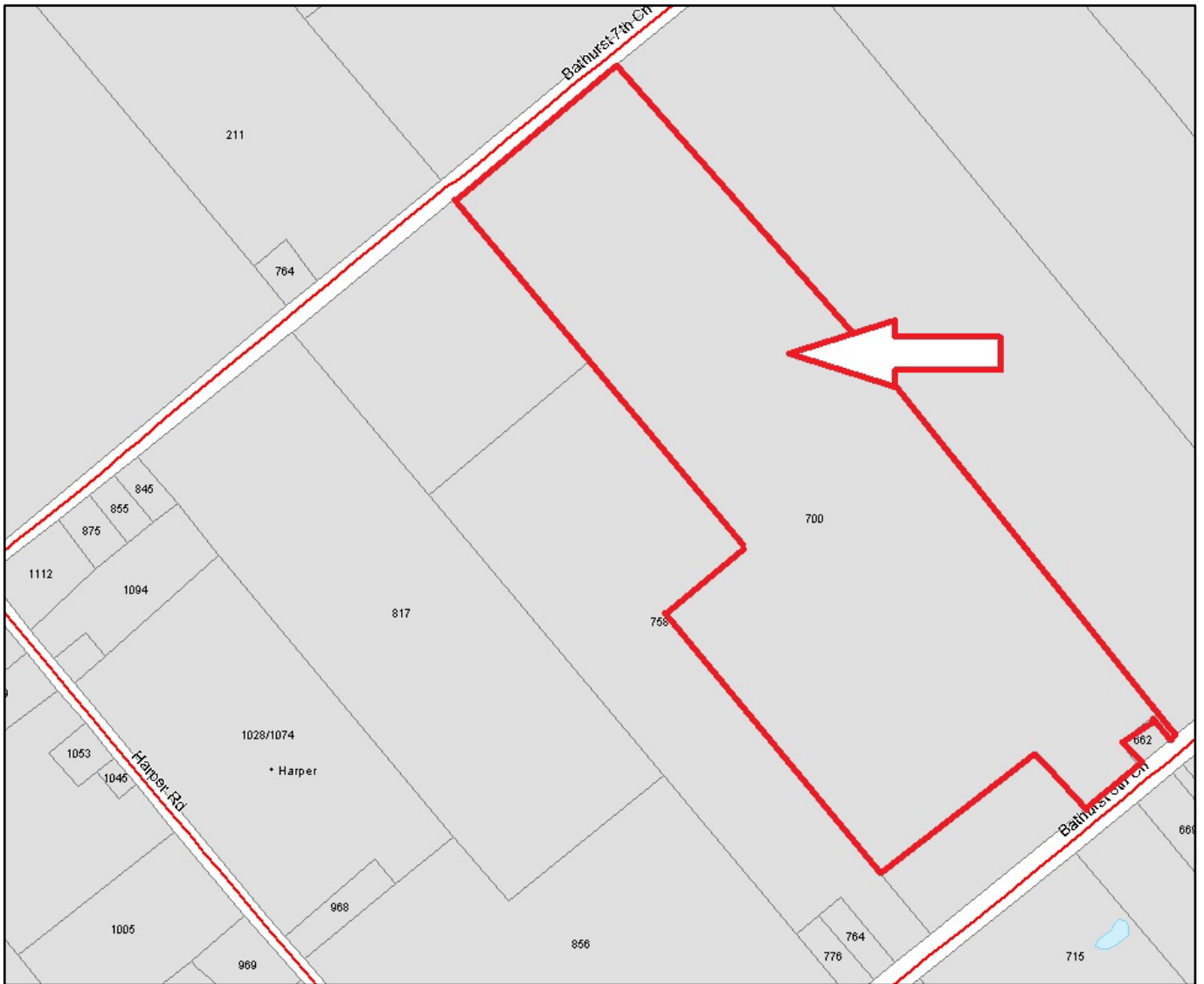
\_\_\_\_\_  
**Robert Rainer, Reeve**

\_\_\_\_\_  
**Amanda Mabo, Clerk**

**THE CORPORATION OF TAY VALLEY TOWNSHIP  
BY-LAW NO. 2024-XX**

**SCHEDULE "A"**

Rennick – 700 Bathurst 6<sup>th</sup> Concession  
Part Lot 22, Concession 6  
Geographic Township of Bathurst  
Tay Valley Township



Area(s) Subject to the By-Law  
To amend the Zoning from  
Agriculture (A) to  
Agriculture Special Exception-3 (A3)

Certificate of Authentication  
This is Schedule "A" to By-Law 2024-XX  
passed this XX day of XX 2024.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Clerk

# Rennick

## Zoning By-law Amendment

### Public Notice

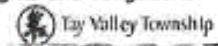
Pursuant to the Planning Act, Notice of public meeting is to be provided a minimum of 20 days prior for a Zoning By-law Amendment. Notice was duly given by both the posting of the notice in a visible area for the property and by mailing to adjacent property owners within 120 metres of the location. Notice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



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# Rennick

## 700 Bathurst 6<sup>th</sup> Concession

Part Lot 22, Concession 6, Geographic Township of Bathurst

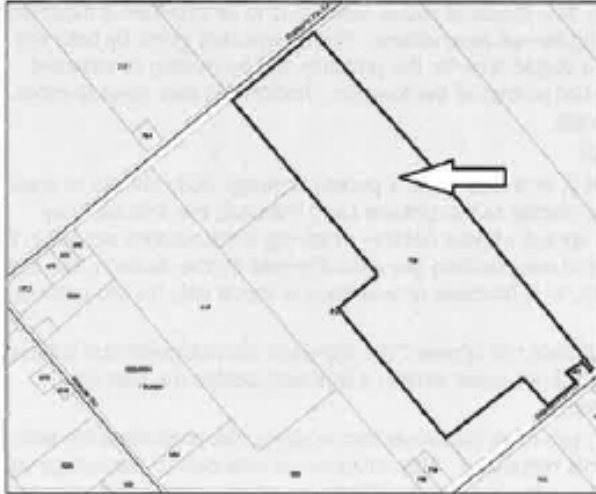
- The application applies to an approximately 46.9-ha (115.9-acre) lot with approximately 100m (328.1 ft) frontage on Bathurst 6<sup>th</sup> Concession.
- The purpose of the amendment is to change the zoning of the property from Agriculture (A) to Agriculture Special Exception-3 (A-3). The amendment would satisfy a condition of severance that no dwelling be constructed on the retained lot.
- The agricultural uses are being consolidated with another farm lot at 315 Fallbrook Road. The Provincial Policy Statement (PPS) does not require that these two farm properties be situated adjacent to each other and does not require that they merge on title. However, the PPS requires the farms be operated by the same owner.



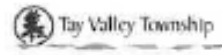
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## Rennick Location

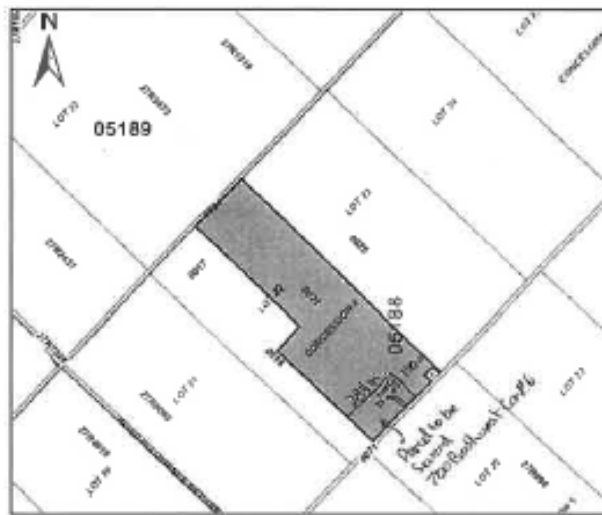


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## Rennick Site Sketch



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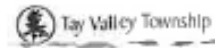


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## Rennick Planner's Comments Provincial Policy Statement (PPS)

- Section 1.1.5.8 Rural Lands in Municipalities - states that "Agricultural uses, agriculture related uses and on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards". The proposed rezoning supports agricultural uses and is therefore in conformity with the Provincial Policy Statement (PPS).

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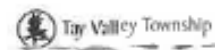


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## Rennick Planner's Comments Provincial Policy Statement (PPS)

- Section 2.3.4.1 Agriculture Lot Creation and Lot Adjustments - states that "Lot creation in prime agricultural areas is discouraged and may only be permitted for: c) a residence surplus to a farming operation as a result of a farm consolidation, provided that: 1) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2) the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance." The proposed rezoning addresses these requirements of the PPS.

6



6

## Rennick County Sustainable Communities Official Plan

- Section 6.1.2 designates the lot as Agricultural Lands which permits agricultural uses and normal farm practices.
- Section 6.1.4 imposes restrictive conditions to prohibit the construction of a new dwelling on the parcel rendered vacant as a result of a severance.

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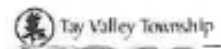


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## Rennick Planner's Comments Official Plan

- The subject property is designated in the Official Plan as Agriculture and agricultural uses are permitted. Section 3.2 Agriculture: Paragraph 5.c allows "New lots for existing dwellings that are surplus to a farming operation as a result of farm consolidation, provided that the remnant parcel of farmland is rezoned to preclude any further new residential dwellings."
- An approximately 1.1 ha (3.8 acre) area in the interior of the lot is also designated as organic soil.

8

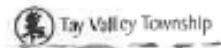


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## Rennick Planner's Comments Zoning

- The lot is currently zoned Agriculture (A) and requires rezoning to Agriculture Special Exception-3 (A-3) to satisfy a condition of severance that precludes the construction of a dwelling on the retained lot.
- The A-3 zone permits zero (0) dwellings per lot.

9

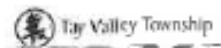


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## Rennick Planner's Comments

- The Provincial Policy Statement requires the remnant lot to be consolidated with another agricultural lot. The agricultural land that the dwelling was severed from must be rezoned to prohibit a house being built on it. The remnant land is being consolidated with existing farmland and must be rezoned to Agriculture Special Exception-3 (A-3) to prevent a house from being constructed on it.

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## Rennick

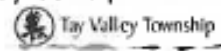
### Comments

#### Lanark County – Notice of Decision

##### Consent Application B23/121

- Pursuant to Ontario Regulation 153/06 - "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses", written permission is required from MVCA prior to any alterations to the shoreline or channel of the municipal drain.
- To prevent potential erosion impacts, vegetation along the shore of the drain should be maintained to a minimum depth of 15 m. It is recognized that the drain will undergo periodic cleanouts, and this may involve clearing shoreline vegetation on one side of the drain for access. Once the clean-out is complete, the vegetated buffer should be left to regenerate naturally or re-planted.
- MVCA advises consultation with Fisheries and Oceans Canada (DFO) Projects near water ([dfompo.gc.ca](http://dfompo.gc.ca)) prior to conducting any work within the drain. Authorization from DFO may be required for such work.

11



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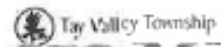
## Rennick

### Comments Continued

#### 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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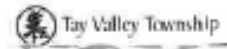
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## Rennick Recommendation

"THAT, Zoning By-Law No. 2002-121 be amended to rezone the lands at Concession 6, Part Lot 22, 700 Bathurst 6<sup>th</sup> Concession, Geographic Township of Bathurst (Roll #0911-916-025-06200) from Agriculture (A) to Agriculture Special Exception-3 (A-3)."

13



**PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

April 9, 2024

**Noelle Reeve, Planner**

**APPLICATION ZA24-03 – McIntyre**

**STAFF RECOMMENDATION**

It is recommended:

**“THAT**, Zoning By-Law No. 02-021 be amended by changing the zoning of the lands at Part Lot 19, Concession 3, Geographic Township of South Sherbrooke (Roll #0911-914-020-49000 and 0911-914-020-47800) known locally as 206 Patterson Road and 208 Patterson Road, from Seasonal Residential (RS) to Residential Limited Services (RLS).”

**BACKGROUND**

The application applies to an approximately 0.825-ha (2.04-acre) parcel, located at Part Lot 19, Concession 3, in the geographic Township of South Sherbrooke, municipally known as 206 Patterson Road and 208 Patterson Road.

The purpose of the amendment is to change the zoning of the property from Seasonal Residential (RS) to Residential Limited Services (RLS). The amendment would satisfy a condition of severance to permit a year-round residential use.

**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 proposed lot addition will increase the lot size for the existing dwelling providing additional area to relocate the septic or the house farther from the shore if needed.

Section 2.1 1 Wise Use and Management of Resources - Natural Heritage states that, “Natural features and areas shall be protected for the long term”. Section 2.2.2 Water states, “Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their hydrologic function will be protected, improved or restored”. These sections are satisfied as no new development is being proposed on the subject property or the proposed lot addition.

The aquifers throughout Tay Valley Township are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Where these conditions exist, it may be possible for contaminants to enter drinking ground water supplies. For this reason,

care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

**Lanark County Sustainable Communities Official Plan**

Section 3 Rural Land designation permits a variety of uses including residential uses. Section 5.4.4 of the County of Lanark’s Sustainable Communities Official Plan indicates that municipalities have an obligation to consider the impact of development and land use on waterbodies in order to ensure their long-term viability. This section is met as no new construction is being proposed.

**Official Plan**

The subject property is designated in the Official Plan as Rural. Section 3.6 Rural designation permits residential uses.

**Zoning By-Law**

The lot is currently zoned Seasonal Residential (RS) and requires rezoning to Residential Limited Services (RLS) to satisfy a condition of severance that will allow the existing dwelling to be used as a year-round residence.

**Planner**

The proposal meets the requirements of the Provincial Policy Statement, County and Township Official Plans, and the intent of the Zoning By-law.

**Public Comments**

No comments were received at the time of the report.

**CONCLUSION**

The Planner recommends that the proposed amendment be approved to rezone the lands at Part Lot 19, Concession 3, Geographic Township of South Sherbrooke (Roll #0911-914-020-49000 and 0911-914-020-47800) known locally as 206 Patterson Road and 208 Patterson Road, from Seasonal Residential (RS) to Residential Limited Services (RLS).

**ATTACHMENTS**

- i) Site Sketch
- ii) Zoning By-law

**Prepared and Submitted By:**

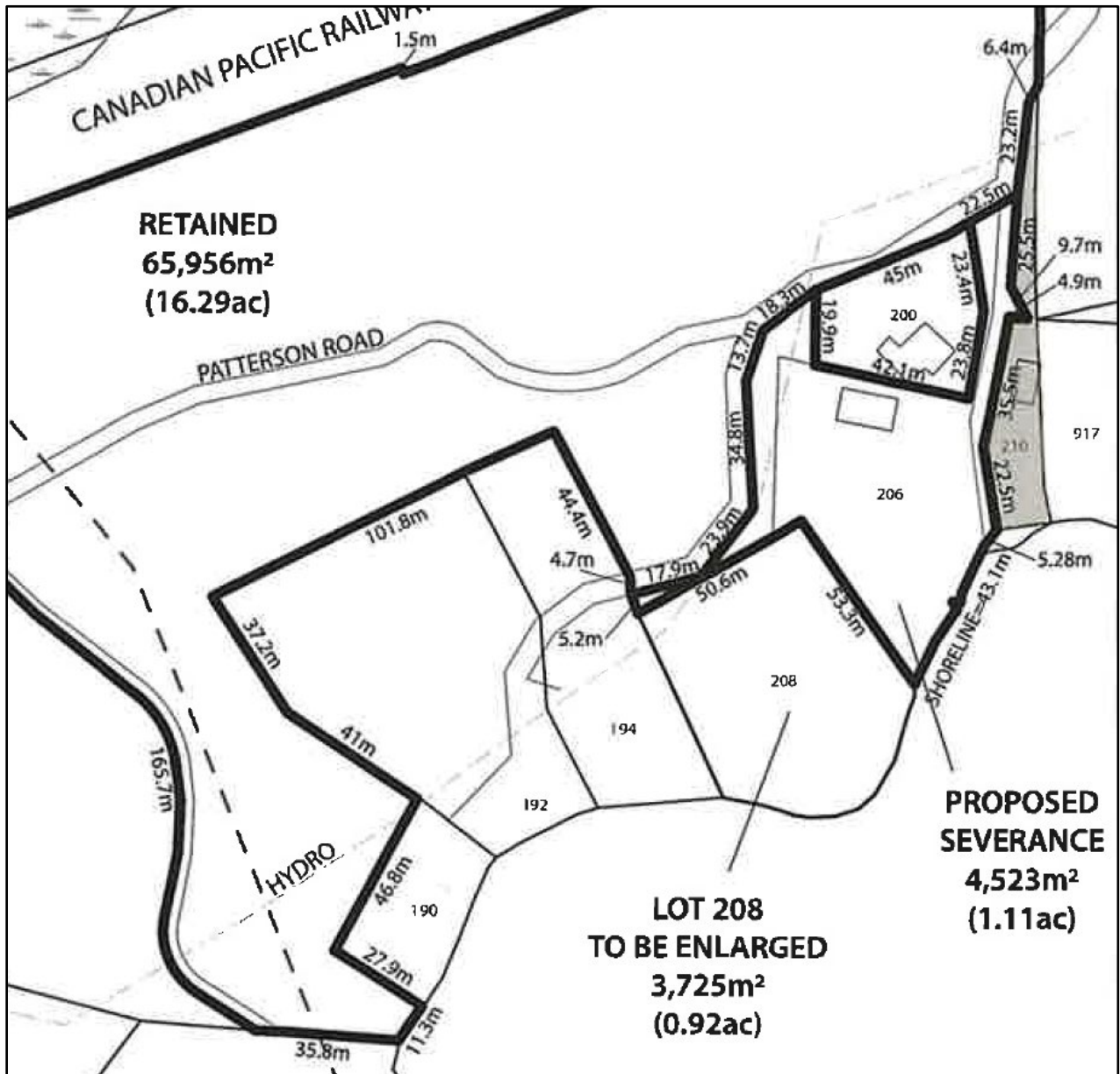
**Approved for Submission By:**

*Original signed*

*Original signed*

**Noelle Reeve,  
Planner**

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



# THE CORPORATION OF TAY VALLEY TOWNSHIP

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## BY-LAW NO. 2024-0XX

### A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (McINTYRE) (PART LOT 19, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF SOUTH SHERBROOKE)

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**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, as amended, is further amended by amending the zoning from Seasonal Residential (RS) to Residential Limited Services (RLS) on the lands legally described as Part Lot 19, Concession 3, geographic Township of South Sherbrooke, now in Tay Valley Township, County of Lanark (Roll # 091191402049000 and 091191402047800), 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. 2024-XX**

**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, 2024.

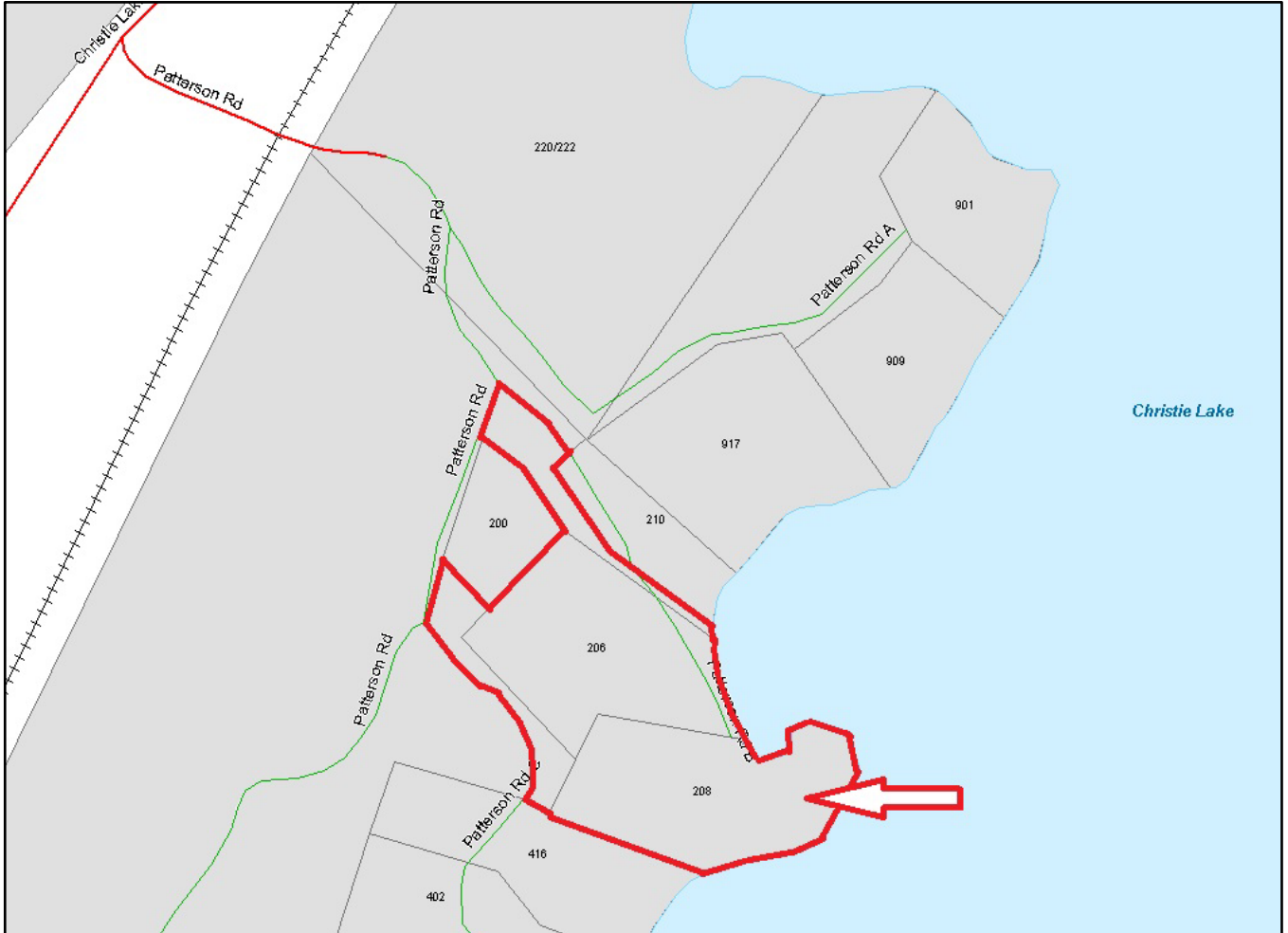
\_\_\_\_\_  
**Robert Rainer, Reeve**

\_\_\_\_\_  
**Amanda Mabo, Clerk**

**THE CORPORATION OF TAY VALLEY TOWNSHIP  
BY-LAW NO. 2024-XX**

**SCHEDULE "A"**

Rennick – 206 Patterson Road and 208 Patterson Road  
Part Lot 19, Concession 3  
Geographic Township of South Sherbrooke  
Tay Valley Township



Area(s) Subject to the By-Law  
To amend the Zoning from  
Agriculture (A) to  
Agriculture Special Exception-3 (A3)

Certificate of Authentication  
This is Schedule "A" to By-Law 2024-XX  
passed this XX day of XX 2024.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Clerk

# McIntyre 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.

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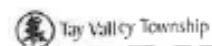
# McIntyre

## 206 Patterson Road and 208 Patterson Road

Part Lot 19, Concession 3, Geographic Township of South Sherbrooke

- The application applies to an approximately 0.825-ha (2.04-acre) parcel, located at Part Lot 19, Concession 3, in the geographic Township of South Sherbrooke, municipally known as 206 Patterson Road and 208 Patterson Road.
- The purpose of the amendment is to change the zoning of the property from Seasonal Residential (RS) to Residential Limited Services (RLS). The amendment would satisfy a condition of severance to permit a year-round residential use.

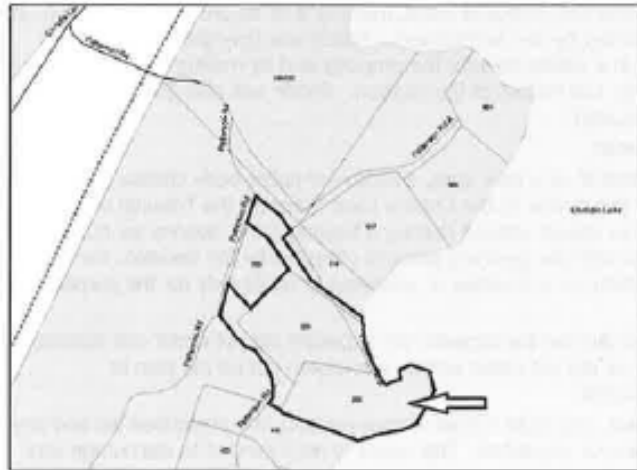
2



2



# McIntyre Location

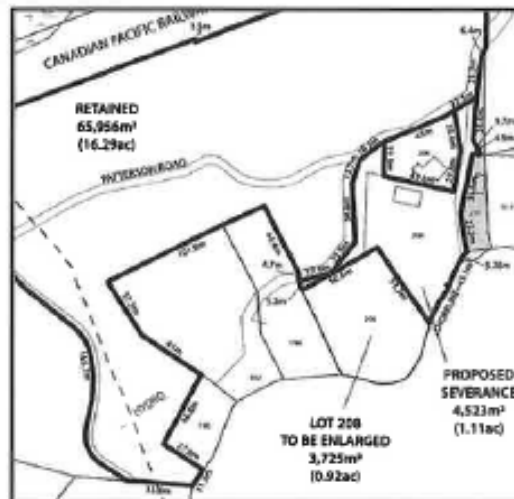


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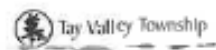


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# McIntyre Site Sketch



4

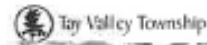


4

## McIntyre 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 proposed lot addition will increase the lot size for the existing dwelling and allow the owners to retain their current civic address.

5

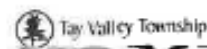


5

## McIntyre Planner's Comments Provincial Policy Statement (PPS)

- Section 2.1 1 Wise Use and Management of Resources - Natural Heritage states that, "Natural features and areas shall be protected for the long term". Section 2.2.2 Water states, "Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their hydrologic function will be protected, improved or restored". These sections are satisfied as no new development is being proposed on the subject property or the proposed lot addition.
- The aquifers throughout Tay Valley Township are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

6

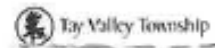


6

## McIntyre County Sustainable Communities Official Plan

- Section 3 Rural Land designation permits a variety of uses including residential uses.
- Section 5.4.4 of the County of Lanark's Sustainable Communities Official Plan indicates that municipalities have an obligation to consider the impact of development and land use on waterbodies in order to ensure their long-term viability. This section is met as no new construction is being proposed.

7

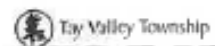


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## McIntyre Planner's Comments Official Plan

- The subject property is designated in the Official Plan as Rural, Section 3.6 Rural designation permits residential uses.

8

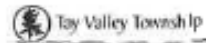


8

## McIntyre Planner's Comments Zoning

- The lot is currently zoned Seasonal Residential (RS) and requires rezoning to Residential Limited Services (RLS) to satisfy a condition of severance that will allow the existing dwelling to be used as a year-round residence.

9



9

## McIntyre Planner's Comments

- The Provincial Policy Statement requires the remnant lot to be consolidated with another agricultural lot. The agricultural land that the dwelling was severed from must be rezoned to prohibit a house being built on it. The remnant land is being consolidated with existing farmland and must be rezoned to Agriculture Special Exception-3 to prevent a house from being constructed on it.

10



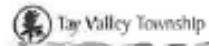
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## McIntyre Comments Continued

### 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.

11



11

## McIntyre Recommendation

"THAT, Zoning By-Law No. 2002-121 be amended to rezone the lands at Concession 3, Part Lot 19, 206 Patterson Road and 208 Patterson Road, Geographic Township of South Sherbrooke (Roll #0911-914-020-49000 and 0911-914-020-47800) from Seasonal Residential (RS) to Residential Limited Services (RLS)."

12



12