



## COMMITTEE OF THE WHOLE MINUTES

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**Tuesday, April 8<sup>th</sup>, 2025**

**Immediately following the Public Meeting – Zoning By-Law Amendment(s) at 5:30 p.m.**

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

**Council Chambers**

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### **ATTENDANCE:**

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

**Staff Present:** Amanda Mabo, Chief Administrative Officer/Clerk  
Aaron Watt, Deputy Clerk  
Noelle Reeve, Planner (left at 9:15 p.m.)  
Sean Ervin, Public Works Manager (left at 9:19 p.m.)  
Ashley Liznick, Treasurer (left at 9:52 p.m.)  
Maggie McDougall, Community Services Coordinator (left at 9:52 p.m.)

**Regrets:** Councillor Keith Kerr

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### **1. CALL TO ORDER**

The meeting was called to order at 7:35 p.m.  
A quorum was present.

### **2. AMENDMENTS/APPROVAL OF AGENDA**

The agenda was adopted as presented.

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

None at this time.

**4. APPROVAL OF MINUTES OF PUBLIC MEETINGS**

i) **Public Meeting: Zoning By-Law Amendment(s) – March 4<sup>th</sup>, 2025**

The Minutes of the Public Meeting – Zoning By-Law Amendment(s) held on March 4<sup>th</sup>, 2025 were approved.

**5. DELEGATIONS & PRESENTATIONS**

i) **Presentation: 2024 Septic System Re-Inspection Program Annual Report.**

E. Kohlsmith gave the presentation that was attached to the agenda.

Recommendation to Council:

“**THAT**, the 2024 Septic System Re-Inspection Program Annual Report be received for information.”

**6. PRIORITY ISSUES**

i) **Report #PD-2025-06 – Lanark County Official Plan Update – Aggregates.**

The Planner gave a presentation on the Lanark County Aggregate Resources Master Plan – *attached, page 8.*

Recommendation to Council:

“**THAT**, the Council of Tay Valley Township submits the following feedback to Lanark County regarding the Lanark County Official Plan Update – Aggregates:

Q1 – Recommendation:

Alternative 1 - Because extraction is of such significance, decisions on new pits should remain at the level of the County for approval and definitely not simply require a rezoning amendment. However, closing a pit could be delegated to the lower tier for an Official Plan amendment to remove the designation.

Q2 – Recommendation:

No. The County should not identify tertiary resources at this time as this mapping could impede development by requiring individuals to undertake expensive studies for areas that do not appear to have high value if they want to obtain a building permit.

Q3 – Recommendation:

The County should identify additional bedrock areas with less than 8m of drift over them, through local knowledge.

Q4 – Recommendation:

Option 5 (modified) – In addition to the lands identified in Option 4, remove lands a certain distance from major lakes, rivers and from settlement areas.

Q5 – Recommendation:

Options 2 and 3 be permitted.”

ii) **Report #PD-2025-07 – Better Homes Lanark Program - Funding for Energy Audit.**

Low-income status will be determined by a tax return, energy poverty will be determined by an energy bill.

Recommendation to Council:

“**THAT**, a loan of up to \$600 to assist property owners with low income or energy poverty to cover the upfront cost of the energy audit for the Better Homes Lanark Program be provided by the Township;

**AND THAT**, this amount be payable back to the Township once the property owner’s application for the Better Homes Lanark Program is approved.”

iii) **Report #FIN-2025-07 – 10-Year Capital Plan.**

The Treasurer reviewed the spreadsheets and presentation as attached to the agenda. The spreadsheets were also printed and handed out to the Committee.

In response to a Member’s question the Treasurer explained the figures in red at the bottom of the second page of the 10-Year Capital Plan 2025-2035 Roads spreadsheet. Cumulative (Shortfall) in Reserves represents the difference between what is being spent on gravel and what is available in reserve funds.

Recommendation to Council:

“**THAT**, staff launch a survey with respect to levels of service to provide feedback for the Asset Management Plan update to meet the requirements of Ontario Regulation 588/17.”

iv) **Report #FIN-2025-06 – 2025 Tax Rates.**

Recommendation to Council:

“**THAT**, Report #FIN-2025-06 – 2025 Tax Rates, be received for information.”

The Planner left at 9:15 p.m.

v) **Report #PW-2025-07 – Drainage Superintendent.**

Recommendation to Council:

**“THAT**, Request for Proposal (RFP) #2025-PW-003 - Engineering Services for Municipal Drainage & Drainage Superintendent be awarded to Robinson Consultants;

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

Recommendation to Council:

**“THAT**, Eldon Hutchins be appointed as Tay Valley Townships Drainage Superintendent,

**AND THAT**, the necessary by-law be brought forward for approval.”

vi) **Report #PW-2025-08 – Maintenance Gravel - Tender Award.**

Recommendation to Council:

**“THAT**, Tender #2025-PW-005 for Maintenance Gravel be awarded to Thomas Cavanagh Construction Limited for the amount of \$760,690.43 for 2025 and 2026;

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

The Public Works Manager left at 9:19 p.m.

vii) **Report #CAO-2025-12 - Recreation Activities, Programs and Services Overview.**

Recommendation to Council:

**“THAT**, Report #CAO-2025-12 – Recreation Activities, Programs and Services Overview, be received as information.”

The Treasurer and Community Services Coordinator left at 9:52 p.m.

viii) **Report #CAO-2024-10 – 2024 Municipal Report Card.**

Recommendation to Council:

**“THAT**, Report #CAO-2025-10 – 2024 Municipal Report Card, be received for information.”

ix) **Report #CAO-2025-11 – Mid-Term Strategic Plan Update.**

Recommendation to Council:

**“THAT**, Report #CAO-2025-11 – Mid-Term Strategic Plan Update, be received for information.”

- x) **Report #CAO-2025-13 – Lanark County OPP Detachment Police Services Board – Council Appointee.**

Recommendation to Council:

“**THAT**, Greg Hallam for Tay Valley Township be appointed as the Council representative to the Lanark County OPP Detachment Police Services Board for the remainder of the term of Council.”

## 7. **CORRESPONDENCE**

- i) **25-04-02 – Council Communication Package.**

Recommendation to Council:

“**THAT**, the 25-04-02 Council Communication Package be received for information.”

## 8. **COMMITTEE, BOARD & EXTERNAL ORGANIZATION UPDATES**

- i) **Bolingbroke Cemetery Board – *deferred to the next meeting.***

- ii) **Committee of Adjustment.**

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

- iii) **Fire Board – *deferred to the next meeting.***

- iv) **Library Board.**

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

- v) **Pinehurst Cemetery Board – *deferred to the next meeting.***

- vi) **Lanark County OPP Detachment Board – *deferred to the next meeting.***

- vii) **Green Energy and Climate Change Working Group.**

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

- viii) **Mississippi Valley Conservation Authority Board.**

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

- ix) **Rideau Valley Conservation Authority Board.**

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

x) **Lanark County Traffic Advisory Working Group.**

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

xi) **County of Lanark.**

The Deputy Reeve reported that:

- G. Tackaberry and Sons Construction Company Ltd. will begin working on County Road 10 in April 2025, work includes adding a turn lane, adding granular materials, and completing paving with an estimated cost of \$752,133

**9. CLOSED SESSION**

None.

**10. DEFERRED ITEMS**

*\*The following items will be discussed at the next and/or future meeting:*

- None.

**11. ADJOURNMENT**

The Committee adjourned at 10:00 p.m.

  
Chairperson

  
Aaron Watt, Deputy Clerk

# **PRIORITY ISSUES**

## Lanark County Aggregate Resources Master Plan

- The County held an Open House March 20, 2025.
- Currently the County only shows licensed pits and quarries on its Schedules (maps).
- The Provincial Planning Policy (PPS) also requires sand, gravel, and bedrock resources to be mapped (granite, sandstone, graphite, etc.).
- Sand, gravel and bedrock resources are currently mapped in TVT's new Official Plan.
- Tay Valley Council and residents have the opportunity to comment on what level of mapping they prefer the County use.

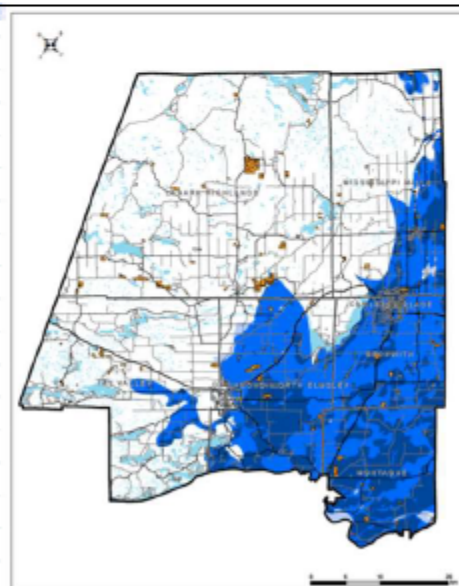
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## Location of County Bedrock Resources

Darker blue areas are easier to quarry because they have less drift thickness over them.



Bedrock Resource Areas  
Lanark County

Drift Thickness  
Less than 1m  
1m to 15m  
Licensed Area  
County Boundary  
Municipal Boundary

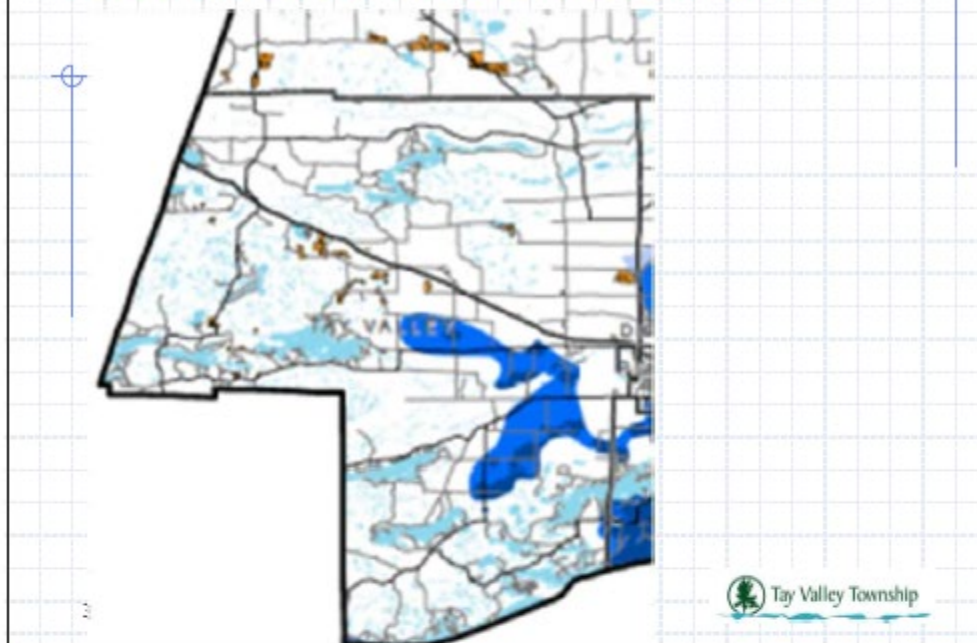
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LANARK  
COUNTY

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## Location of Bedrock Resources in TVT



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## Lanark County Aggregate Resources Master Plan

- Mapping Options:
- Should the County continue to map licensed areas?
- Or only Townships map them in their Official Plans?
- Or Townships just map them in their Zoning By-laws?
- Recommendation: County should continue to include mapping in their Official Plan because approval of extraction is of such significance. However, closing a pit could be delegated to the lower tier for an Official Plan amendment to remove the designation.

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## Lanark County Aggregate Resources Master Plan

- Mapping Options:
- Should the County map tertiary sand and gravel resources as well as primary and secondary?
- Primary – 1,266 ha
- Secondary – 1,266 ha
- Tertiary – 48,497 ha
- Recommendation: No. Could impede development by requiring individuals to undertake expensive studies for areas that do not appear to have high value.

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## Lanark County Aggregate Resources Master Plan

- Mapping Options:
- Should the County map bedrock areas that have a drift depth of more than 8m?
- Drift less than 8m – 59,614 ha
- Drift more than 8m – 297,900 ha
- Recommendation: Yes. Only if local knowledge exists of other unmapped areas with drift thickness of 8m or less.

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## Lanark County Aggregate Resources Master Plan

- Mapping Options
  - Should all the resource areas be mapped?
  - Option 1 - Apply the mapping as-is
  - Option 2 - Remove lands within settlement areas (SA)
  - Option 3 – Remove SAs and Provincially Significant Wetlands (PSW)
  - Option 4 - Remove developed shoreline residential areas, existing rural residential clusters, SAs and PSWs
  - Option 5 – In addition to Option 4, remove lands a certain distance from an existing haul route and/or lands a certain distance from major lakes, rivers and from settlement areas.
  - Recommendation: Option 5. (Only Options 1-3 are within the current scope of work but lower tier planners could help with the other data.

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## Lanark County Aggregate Resources Master Plan

- The County will also be developing Official Plan policies for extraction of the resources vs protection of other uses.
- These will affect the Township's existing policies about where extraction may or may not be appropriate with respect to sensitive land uses such as residences, schools, health care buildings, daycares, etc.

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## Lanark County Aggregate Resources Master Plan

- Policy Options
  - When should the PPS 'preclude or hinder' test be applied to applications to develop on or near aggregates?
  - Option 1 – Require for all development applications
  - Option 2 – Exempt: additional residential units, agricultural uses, surplus lot for farm dwellings, rezoning for commercial, industrial or recreational uses, expansion of legal non-confirming uses, settlement area development and site plan or minor variance applications
  - Option 3 – Establish a set of factors that would be assessed at the time of an application
  - Recommendation: Option 2 or 3. Not every application should have to prove it won't preclude or hinder aggregate development when other factors make it clear mineral development won't occur (e.g., other dwellings nearby)

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## Lanark County Aggregate Resources Master Plan

- Next steps for the County:
  - Review and refine policy options for the Official Plan Amendment (OPA) (May 2025)
  - Meet with County Economic Development Committee (EDC)/Council to present initial recommendations (June/July 2025)
  - Prepare OPA based on EDC/Council direction (July 2025) and
  - Public Meeting (September/October 2025)

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