



## COMMITTEE OF THE WHOLE “SPECIAL” MINUTES

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Tuesday, May 13<sup>th</sup>, 2025

5:30 p.m.

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

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### ATTENDANCE:

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

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

**Regrets:** Councillor Korrine Jordan  
Councillor Keith Kerr

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### 1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.  
A quorum was present.

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

None at this time.

### 3. PRIORITY ISSUES

#### i) **Report #PD-2025-11 – Proposed Update to the Township Zoning By-Law.**

Forbes Symon, Senior Planner Jp2g Consultants Inc., reviewed the presentation that was attached to the agenda.

The Planner provided four (4) documents and summarized each.

- Zoning By-Law Update – *attached, page 4.*
- Additional Definitions – *attached, page 6.*
- Section 10 – Rural Zones – *attached, page 9.*
- Hamlet (H) – *attached, page 11.*

The Planner requested that Members review the materials and provide feedback to the Planner no later than the end of June. The Planner will also be speaking with lake associations throughout the summer to receive their feedback.


Suggested Recommendation to Council:

**“THAT**, Report #PD-2025-11 – Proposed Update to the Township Zoning By-Law be received for information;

**AND THAT**, staff be directed to work with the consultant to prepare a Draft Zoning By-Law update for public outreach through the summer with formal Public Consultation in the Fall of 2025.”

### 4. ADJOURNMENT

The Committee adjourned at 6:55 p.m.



Rob Rainer, Reeve



Aaron Watt, Deputy Clerk

# **PRIORITY ISSUES**

## **Zoning By-Law Update**

- **Provincial changes:**
  - Cannabis Updates
  - On Farm Diversified Use compliant?
  - Co-housing Golden Girls definition?
- **Official Plan Update changes:**
  - Narrow channel restrictions after 3.23 and backlot development restrictions
  - EP Zone for more than PSW, e.g., areas of local environmental significance
  - Bedrock around DeWitts (essentially the OP Ag Designation off Shield)
  - Do we need to say anything about or the new Wildland Fire designations?
- **Using the Zoning By-Law changes:**
  - Minor Variances for Decks – change to 3m between 15-30m water setback; 4m for 30m back
  - ARUs
    - Not tied to primary except for shared driveway
    - As of right in all rural and residential zones, commercial?
    - Not permitted to be Short Term Rental without rezoning to TC
  - Remove minimum dwelling size
  - Agriculture use - update to include farm worker houses, # of ARUs
  - Patio and stone should count as lot coverage unless permeable
  - Exclude non-developable land from FSI calculation
  - Hunting Camp Zone?
  - 3.23 Shoreline Occupancy – reduce width, extend back to 15m like MVCA uses
  - Path to shore 6m wide MVCA, 9m RVCA – use MVCA's distance
  - Small lots for farmers in Agriculture zone?
  - Height of accessory building increase from 5m?
- **Map changes:**
  - OS for Toms Rock – Twp owned water access
- **OLT rulings:**
  - Section 3.4 Private Unassumed Roads
  - Rideau Canal setbacks – no disturbance of vegetation or construction within 15m except for path to shore and shoreline use of 15m (maybe less on the Canal, ask Parks Canada)
- **Council interests:**
  - Boathouses, floating dwellings
  - Group Homes definition/setbacks
  - Natura Hazards mapping: New flood plain, steep slopes
  - Natural Heritage Mapping: ANSI's, Green Gems
  - Site Alteration By-law
  - New definition for school
  - Battery Storage Plant definition, location and renewable energy
  - Food production (like City of Ottawa)
  - Natural Heritage System definition?

- Home based businesses relax dome restrictions
- Equity
- **Forbes'** Leading practices:
  - Lots under 1 acre need to do a Hydro G
  - Hobby Farms definition
  - No ARUs on waterfront
  - Short Term rental definition? Or through licencing?

## **ADDITIONAL DEFINITIONS**

**ADVENTURE GAME** shall mean an outdoor sport or recreation operated commercially in which participants attempt to capture a flag or some other object and return it to their home base, and may carry one or more of the following equipment: paint pellet pistols with a CO2 cartridge, paint pellets, safety goggles to prevent pellets from striking participant's eyes, and armbands to identify team participants.

**ANIMAL CARE ESTABLISHMENT** shall mean an establishment for the caring, grooming and training of household pets, but does not include a kennel or an animal clinic.

**ANIMAL CLINIC** shall mean a facility: (a) operated by one or more licensed veterinarians and associated staff; (b) providing medical, surgical, grooming or similar services solely for household pets, but may include livestock where this use is permitted in a rural or industrial zone; and (c) providing shelter in conjunction with the hospital only during the period of recovery.

**ARTIST STUDIO** shall mean the workplace of an artist or craftsman, including a painter, weaver, textile artist, a sculptor, potter, or a photographer, where goods including jewelry or fine art such as portraits or sculptures are produced in small quantity and may be provided for sale or a building or part thereof for the instruction of art, music, languages or similar disciplines.

**BULK SALES ESTABLISHMENT** shall mean the use of land, building or structure for the purposes of buying, storing and selling items including fuels, wood, landscaping material, solar equipment, and nursery stock, but does not include manufacturing, assembling or processing uses.

**BUTCHER SHOP** shall mean a place where animals, poultry and/or fish are processed, packaged and offered for retail sale on the premises, but shall not include an abattoir.

**CAR SHARING SPACE** shall mean a parking space used to park a motor vehicle provided by a car-sharing service.

**CAR SHARING SERVICE** shall mean a service that provides motor vehicles solely for the shared use of members of that service, and does not include an automobile rental establishment or automobile dealership.

**CATERING ESTABLISHMENT** shall mean a place where food is prepared in large quantities and is then delivered and consumed elsewhere.

**CINEMA/THEATRE** shall mean a Building or part of a Building used for the commercial presentation of motion pictures, theatrical and other staged entertainment, but specifically

excluding drive-in Theatres.

**CONSERVATION AREA** means an area of land owned, leased, or having a right of use by a public authority and managed for the purposes of preserving and improving the natural features of the environment.

**CONVENIENCE STORE** shall mean a building or part of a building used primarily for the sale of grocery and confectionery items and incidentally for the sale of such other merchandise as is required to fulfil the day to day needs of a surrounding area.

**DERELICT MOTOR VEHICLE** shall mean a motor vehicle that is inoperable as a means of transportation and does not qualify to be licensed under the Highway Traffic Act.

**FAIRGROUND** shall mean lands where fairs, circuses or exhibitions are held primarily outdoors, and includes any accessory and temporary buildings.

**GAS BAR** shall mean a place that retails automotive fuel along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze, and may include the accessory sale of convenience items or food.

**GENERAL STORE** shall mean a retail establishment which deals primarily in goods required by the residents of the immediate vicinity to meet their day-to-day household and shopping needs.

**GREENHOUSE** shall mean a building used for the growing of flowers, vegetables, shrubs, trees, and similar vegetation for wholesale or retail sale. including any part of a building, structure or area used for the sale of garden supplies and landscaping materials which may include seeds, bulbs, tools, etc. This definition shall not include any premises for the growing of mushrooms.

**HOTEL** – see Tourist Lodging Establishment.

**LIGHT POLLUTION** shall mean brightening of the night sky caused by streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

**LIVESTOCK UNITS** shall mean the equivalent values for various types of animals and poultry based on manure production and production cycles as set out in the minimum distance separation formulae of the Province of Ontario Ministry of Agriculture, Food and Agri-business (OMAFRA).

**LODGE** – see Tourist Lodging Establishment.

**LOT: SHORELINE LOT** – shall mean a lot accessed from an improved street or private road and fronts on a waterbody.

**MIXED USE BUILDING** shall mean a form of development in which a building contains both residential and non-residential uses, and mixed use development has the same corresponding meaning.

**MOTEL** – see Tourist Lodging Establishment

**MOSQUE** – see Place of Worship

**MUSEUM** shall mean a lot, building and/or structure used for the storage and exhibition of objects illustrating antiquities, natural history, arts, etc. and which is publicly or privately owned or managed.

**NOXIOUS USE** shall mean an offensive trade or industrial nuisance, or dangerous manufacturer, within the meaning of the Health Protection and Promotion Act or any regulations issued by the Ministry of Environment and Energy or any use which is offensive or dangerous by means of the emission of odour, smoke, dust, noise, gas fumes, vibration or refuse matter.

**ONE HUNDRED YEAR FLOOD** shall mean that flood, based on analysis of precipitation, snowmelt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**SYNAGOGUE** – see Place of Worship

**TEMPLE** – see Place of Worship

**WETLANDS** are lands submerged or permeated by water -- either permanently or temporarily -- and are characterized by plants adapted to saturated soil conditions. Wetlands include swamps, bogs, fens, marshes.



## SECTION 10 - RURAL ZONES

### 10.1 Rural (RU) Zone

#### 1. Permitted Uses

##### Residential Uses

additional residential unit (see also x.x)

detached ~~single~~ dwelling

detached ~~single~~ dwelling accessory to an agricultural use

accessory dwelling unit

garden suite (see also x.x)

group home type A within a single dwelling (see also x.x)

triplex dwelling

##### Non-residential uses

agricultural use

bed and breakfast

boarding house

cohousing dwelling

commercial greenhouse

conservation use

existing cemetery

home based business (see also x.x)

kennel

marine facility

office

on-farm diversified uses

park

place of worship

portable asphalt plant

wayside pit

wayside quarry

#### 2. Zone Provisions

- Lot Area (minimum)
  - Lot in **Hamlet** designation in Official Plan 4050 m<sup>2</sup>
  - All other lots
    - Single dwelling 1 ha
    - ~~Other permitted Rural uses~~ 2 10ha
    - Agricultural Uses 40 ha
    - Market Garden 4,050m<sup>2</sup>
    - Kennel 8 ha
- Lot Frontage (minimum)
  - Lot in **Hamlet** designation in Official Plan 45 m
  - All other lots 60-100m
- Yards (minimum)

• Front	10 m
• Exterior Side	10 m
• Interior Side	6 m
• Rear	7.5 m
• Dwelling Unit Area (minimum)	75m <sup>2</sup> Ontario Building Code
• Dwelling Height (maximum)	
Main Dwelling	9 11m
Accessory Dwelling	6m
• Lot Coverage (maximum)	20%
Rural or Agricultural Use	5%
Non-farm Residential	15%
• Dwellings per Lot (maximum)	1
Triplex	3
Duplex	2
All other residential uses	1

### Additional Provisions

#### 1. General Provisions

In accordance with Section 3 hereof.

#### 2. Minimum Separation Distance of a New or Expanding Livestock Facility from a Dwelling

Notwithstanding any other provisions of this By-law, new or expanding livestock facilities shall comply with the Minimum Distance Separation II (MDS II), as issued by the Ministry of Agriculture and Food.

#### 3. Minimum Separation Distance for a Kennel

- From a residential use on another lot 150 m

### Exception Zones

#### 1. RU-1 (Part Lot 4, Concession 5, North Burgess)

Notwithstanding the provisions of Section 10.1.1 to the contrary, on the lands zoned RU-1, permitted uses shall be restricted to the following:

- A marine facility
- A garage for boat storage

#### 2. RU-2 (Rural Co-operative) By-Law 2015-018

Notwithstanding the provisions of Section 10.1 to the contrary, on the lands zoned RU-2, the following provisions shall prevail:

1. Part Lot 2, Concession 4, Bathurst (Roll No. 916-010-20400)

## 5.7 HAMLET (H)

### PURPOSE OF THE ZONE

- (1) allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the Hamlet designation of the Community Official Plan;
- (2) provide an opportunity to accommodate residential or mixed-use development; and
- (3) impose development standards that will ensure that the size and scale of the development are consistent with that of the surrounding area.

### 1. Permitted Uses

#### Residential Uses

- home-based business – day care (domestic & household arts)
- home-based business – professional
- uses permitted under the R1 zone
- a dwelling unit or units in the upper storeys of a non-residential building or to the rear of a non-residential store front use.
- bed and breakfast
- converted dwelling

#### Non-Residential Uses

- animal care establishment
- animal clinic
- artist studio
- assembly hall
- automobile gas bar
- automobile service station
- bakery
- bank
- bank machine
- bar
- catering establishment
- cinema
- community centre
- convenience store
- day nursery
- drive-through facility
- dry cleaner's distribution station
- funeral establishment
- group home A
- institution
- laundromat
- library
- marine facility
- medical facility
- museum
- office
- parking lot
- personal service business
- place of assembly

- post office
- public park
- recreational and athletic facility
- residential care facility
- restaurant
- retail food store
- retail store
- taxi station
- tourist commercial

## 2. Zone Provisions

Provisions	Permitted
Lot Area, minimum	Nil
Lot Frontage, minimum	20m
Front Yard, minimum	5m
Exterior Side Yard, minimum	5m
Side Yard, minimum	3m
Rear Yard, minimum	3m
Building Height, maximum	11m (3 storeys)
Minimum width of Landscaped Area:	
abutting a street	3m
other cases	3m