



COMMITTEE OF THE WHOLE MINUTES

Tuesday, November 4th, 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

ATTENDANCE:

Members Present: Chair, Councillor Keith Kerr
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
Sean Ervin, Public Works Manager
Noelle Reeve, Planner (left at 6:18 p.m.)

Regrets: Councillor Korrine Jordan

1. CALL TO ORDER

The meeting was called to order at 5:58 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

- i) Addition under Priority Issues: Lanark County OPP Detachment Board 2026 Budget.

The Agenda was adopted as amended.

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

None.

5. DELEGATIONS & PRESENTATIONS

- i) **Presentation - Fall River Regulatory Flood and Erosion Hazard Mapping.**
Bryan Flood, Water Resources Engineer, Mississippi Valley Conservation Authority.

B. Flood and D. Reid gave an updated presentation – *attached page 7.*

Recommendation to Council:

“THAT, the Fall River Regulatory Flood and Erosion Hazard Mapping presentation on November 4th, 2025 be received for information.”

The Planner left at 6:18 p.m.

6. PRIORITY ISSUES

- i) **Report #PW-2025-23 – Household Hazardous Waste.**

Recommendation to Council:

“THAT, Tay Valley Township pursue entering into an agreement for shared use of an annual household hazardous waste event, with costs being shared equally between Tay Valley Township and the Township of Lanark Highlands.”

AND THAT, the appropriate funds to support the event be included in the 2026 Operating Budget.”

- ii) **Report #PW-2025-24 – Wild Parsnip Spraying Program.**

Members discussed:

- the requirement to contain noxious weeds such as wild parsnip
- the need for targeted spraying to reduce growth along specific Township roads
- how notification is to be sent to affected landowners
- allowing sufficient time for property owners to opt in or opt out of spray treatment as required

Upon completion of the first year of the Wild Parsnip Spraying Program, Council will review the results to determine if changes in the process are required.

Recommendation to Council:

“THAT, Tay Valley Township implement a spraying program to target wild parsnip and other noxious weeds in agricultural areas;

THAT, property owners adjacent to roadways where spraying will occur be notified;

THAT, the Township continue to mow wild parsnip and other noxious weeds, in all non-agricultural areas.”

iii) **Removal of Member from the Green Energy and Climate Change Working Group.**

Recommendation to Council:

“THAT, the late Jennifer Dickson be removed from the Green Energy and Climate Change Working Group effective November 18th, 2025.”

iv) **Lanark County OPP Detachment Board 2026 Budget.**

Recommendation to Council:

“THAT, the 2026 Lanark County OPP Detachment Board Budget of \$107,280, with Tay Valley Township’s share being \$12,387, be approved.”

Recommendation to Council:

“THAT, the 2026 Lanark County OPP Detachment Board Budget be included in the 2026 County Levy, rather than being separately billed to municipalities, and in turn removing the requirement for each municipality to include the Lanark County OPP Detachment Board Budget within local annual budgets.”

Recommendation to Council:

“THAT, a surplus reserve fund, where any annual surplus from the Lanark County OPP Detachment Board Budget would be placed in for the exclusive use and management by the Board, be established.”

7. CORRESPONDENCE

i) **25-10-29 – Council Communication Package.**

Recommendation to Council:

“THAT, the 25-10-29 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 – *deferred to the next meeting.***

iii) **Fire Board.**

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

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.**

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

vii) **Green Energy and Climate Change Working Group – *deferred to the next meeting.***

viii) **Mississippi Valley Conservation Authority Board – *deferred to the next meeting.***

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

The Committee reviewed the summary and 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 Reeve and Deputy Reeve had no update to report.

9. CLOSED SESSION

i) **CONFIDENTIAL: Hydro Infrastructure Update.**
Amanda Mabo, Chief Administrative Officer/Clerk.

The Committee moved “in camera” at 6:49 p.m. to address a matter pertaining to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board regarding a Hydro Infrastructure Update and the Chief Administrative Officer/Clerk, Deputy Clerk, and Public Works Manager remained in the room.

The Committee return to open session at 7:06 p.m.

The Chair rose and reported that staff provided an update regarding Hydro infrastructure.

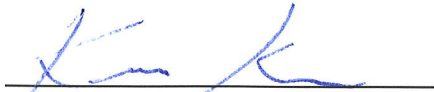
10. DEFERRED ITEMS

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

- *None.*

11. ADJOURNMENT

The Committee adjourned at 7:06 p.m.


Chairperson


Aaron Watt, Deputy Clerk

DELEGATIONS & PRESENTATIONS



Fall River Regulatory Flood and Erosion Hazard Mapping

Municipal Partners – Tay Valley Township

November 4, 2025

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Background

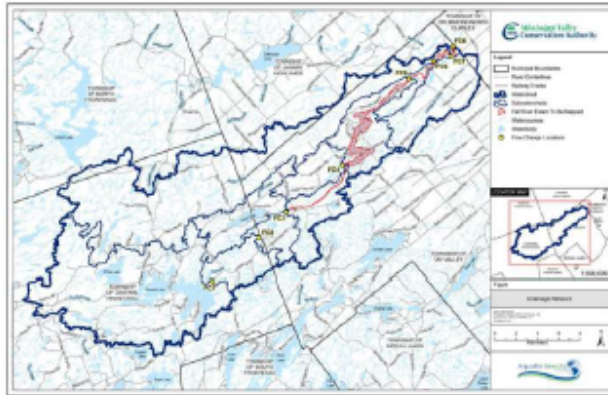
- ☐ MVCA has a mandate to map flood and erosion hazards
- ☐ No previous regulatory hazard mapping
- ☐ Flood Risk Assessment Study (2022) confirmed Fall River as priority hazard mapping area
- ☐ NRCan's FHIMP funding received for the study
- ☐ Collaboration with Lanark County and Tay Valley Township



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Study Area

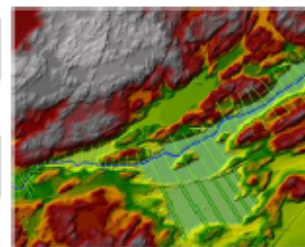
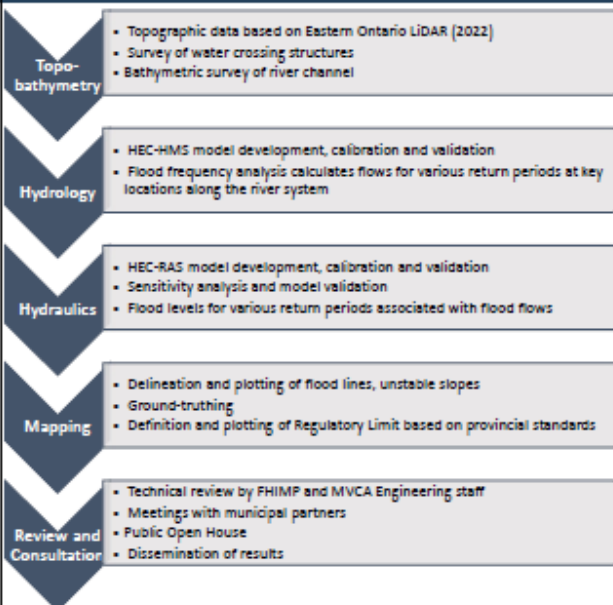
- ❑ Large tributary of the Mississippi River
- ❑ Many properties and structures susceptible to flooding
- ❑ Urban communities in Maberly, Fallbrook
- ❑ 32 km of floodplain mapped (Maberly to Mississippi River)
- ❑ Flood and erosion hazards mapped



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Methodology



Digital Elevation Model and hydraulic model cross sections



Bathymetry surveying

Best data and technology used in the study.

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Ground Truthing



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Floodplain Maps



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Regulatory Considerations

Feature	Current Role	NEW Role
1:100-year flood plain		
<i>Regulatory:</i>	No Mapping	MVCA Permit - in & within 15 m
<i>Advisory:</i>	No Comment (not identifiable without mapping)	Identified in Comment Letters
Erosion Hazards		
<i>Regulatory:</i>	No Mapping	MVCA Permit - in & within 15 m
<i>Advisory:</i>	Identified in Comment letters	Identified in Comment Letters

Status Quo

Feature	Role
Wetlands	
<i>Regulatory:</i>	MVCA Permit - in & within 30 m
<i>Advisory:</i>	Identified in Comment Letters
Shorelines	
<i>Regulatory:</i>	MVCA Permit
<i>Advisory:</i>	N/A



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Regulatory Considerations cont'd

Development includes:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere

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Affected Properties and Infrastructure

Description	Count
Properties in new Regulation Limit (total)	391
Properties with buildings in Regulation Limit	205
Newly regulated properties*	8
Newly regulated properties with dwelling in Regulation Limit	1
Dwellings in Regulatory Floodplain (permanent and seasonal)*	34
Public roads overtopped by Regulatory Flood	5
Bridges overtopped by Regulatory Flood	0



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Notification and Public Consultation



Publish notice in: Lanark Era, Frontenac News, Bennet & Fagan Lakes' Association, MVCA website, Social Media
Letters mailed to all affected landowners



Meeting with Tay Valley Township
Respond to public inquiries



Public Open House to be held on November 27, 2025
After adoption maps will be forwarded to Municipality

FALL RIVER FLOODPLAIN MAPPING PUBLIC OPEN HOUSE

The Mississippi Valley Conservation Authority (MVCA) recently completed regulatory floodplain mapping for the Fall River watershed from the Village of Maberly to the Mississippi River. The project was carried out in cooperation with Lanark County and Tay Valley Township, with funding provided through the federal Flood Hazard Identification and Mapping Program.

Thursday November 27, 2025
4pm-8pm

Maberly Community Hall
180 Maberly Elphin Rd., Maberly

To speak with MVCA staff:
info@mvca.on.ca or call 613-253-0006
For more information visit:
mvca.on.ca/current-initiatives

Mississippi Valley
Conservation Authority

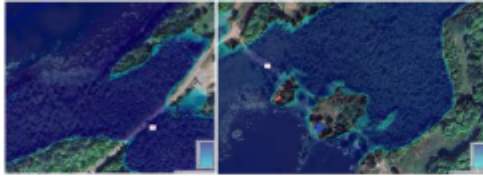


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Roads Without Safe Access

Ennis Road



Beach Road



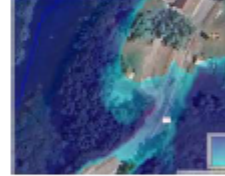
Noel Road



Dokken Road



Marbely Main Street



Safe access is defined as water depths less than 0.3 m deep *and* velocities less than 1 m/s

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