



COUNCIL MEETING AGENDA

Tuesday, November 18th, 2025
6:00 p.m.

Municipal Office – Council Chambers – 217 Harper Road

6:00 p.m. *Council Meeting*

Chair, Reeve Rob Rainer

- 1. CALL TO ORDER**
- 2. AMENDMENTS/APPROVAL OF AGENDA**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF**
- 4. APPROVAL OF MINUTES**

- i) **Council Meeting – October 21st, 2025 – *attached, page 7.***

Suggested Motion by Councillor Keith Kerr:

“THAT, the minutes of the Council Meeting held on October 21st, 2025, be approved as circulated.”

- ii) ***“Special” Committee of the Whole Meeting – October 28th, 2025 – attached, page 18.***

Suggested Motion by Councillor Greg Hallam:

“THAT, the minutes of the “Special” Committee of the Whole Meeting held on October 28th, 2025, be approved as circulated.”

- iii) **Committee of the Whole Meeting – November 4th, 2025 – *attached, page 23.***

Suggested Motion by Deputy Reeve Fred Dobbie:

“THAT, the minutes of the Committee of the Whole Meeting held on November 4th, 2025, be approved as circulated.”

- vi) **Committee of the Whole Meeting (Closed Session – Hydro Infrastructure Update) – November 4th, 2025 – *to be distributed at the meeting.***

Suggested Motion by Councillor Marilyn Thomas:

“THAT, the minutes of the Committee of the Whole (Closed Session – Hydro Infrastructure Update) held on November 4th, 2025, be approved as circulated.”

- iv) **“Special” Committee of the Whole Meeting – November 6th, 2025 – *attached, page 28.***

Suggested Motion by Councillor Angela Pierman:

“THAT, the minutes of the “Special” Committee of the Whole Meeting held on November 6th, 2025, be approved as circulated.”

5. DELEGATIONS & PRESENTATIONS

- i) **Delegation – ALTO High-Speed Train – Overview Presentation – *attached, page 35.***

Joel Wiebe, Senior Advisor, Community Relations, ALTO.

Suggested Motion by Councillor Wayne Baker:

“THAT, The ALTO High-Speed Train – Overview Presentation provided on November 18th, 2025 be received for information.”

6. CORRESPONDENCE

None.

7. MOTIONS

- i) **Presentation: Fall River Regulatory Flood and Erosion Hazard Mapping.**

Suggested Motion by Councillor Keith Kerr:

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

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

Suggested Motion by Councillor Greg Hallam:

“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.**

Suggested Motion by Deputy Reeve Fred Dobbie:

“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.**

Suggested Motion by Councillor Marilyn Thomas:

“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.**

Suggested Motion by Councillor Angela Pierman:

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

v) **Lanark County OPP Detachment Board 2026 Budget and County Levy.**

Suggested Motion by Councillor Wayne Baker:

“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.”

vi) **Lanark County OPP Detachment Board 2026 Budget and Surplus Reserve.**

Suggested Motion by Councillor Keith Kerr:

“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.”

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

Suggested Motion by Councillor Greg Hallam:

“THAT, the 25-10-29 Council Communication Package be received for information.”

8. BY-LAWS

- i) **By-Law No. 2025-052 – Zoning Amendment – Burrows – attached, page 44.**

Suggested Motion by Deputy Reeve Fred Dobbie:

“THAT, By-Law No. 2025-052, being a by-law to amend Zoning By-Law No. 2002-121 (570 Silver Lake Lane 22A, Part Lot 9, Concession 10, geographic Township of South Sherbrooke, now in Tay Valley Township, County of Lanark), be read a first, second, and third time short and passed and signed by the Reeve and Clerk.”

- ii) **By-Law No. 2025-053 – Zoning Amendment – Hall and Lelievre – attached, page 47.**

Suggested Motion by Councillor Marilyn Thomas:

“THAT, By-Law No. 2025-053, being a by-law to amend Zoning By-Law No. 2002-121 (733 Branch Road, Part Lot 6 & 7, Concession 10, geographic Township of Bathurst, now in Tay Valley Township, County of Lanark), be read a first, second, and third time short and passed and signed by the Reeve and Clerk.”

9. NEW/OTHER BUSINESS

- i) **Report #PD-2025-20 – Bill 60 – Fighting Delays, Building Faster Act, 2025 – attached, page 53.**

Suggested Motion by Councillor Angela Pierman:

“THAT, staff submit comments to the Environmental Registry of Ontario posting <https://ero.ontario.ca/notice/025-1101> Enhanced Development Standards – Lot Level; <https://ero.ontario.ca/notice/025-1071> Modern Transportation – Prohibiting Vehicle Lane Reduction for New Bicycle Lanes 025-1071; <https://ero.ontario.ca/notice/025-1097> Proposed Changes to the Planning Act (Schedule 10 of Bill 60); <https://ero.ontario.ca/notice/025-1099> Consultation on simplifying and standardizing Official Plans; and the Ontario Regulatory Registry posting 25-MMAH024 www.regulatoryregistry.gov.on.ca/proposal/52274 Rent Arrears Eviction Notice Period as identified in Report #PD-2025-XX – Bill 60 – Fighting Delays, Building Faster Act, 2025;

AND THAT, this report be circulated to the Honourable Rob Flack, Minister of Municipal Affairs and Housing, local MPP the Honourable John Jordan, and Mayor Christa Lowry, the Chair of the Rural Ontario Municipal Association.”

10. CALENDARING

Meeting	Date	Time	Location
Library Board Meeting	November 17 th	4:30 p.m.	Perth & District Library
Committee of Adjustment Hearing	November 17 th	5:00 p.m.	Municipal Office
Council Meeting	November 18 th	6:00 p.m.	Municipal Office
“Special” Council Meeting – Final Budget Deliberations by Council	November 25 th	5:30 p.m.	Municipal Office
MVCA Floodplain Open House	November 27 th	4:00 p.m.	Maberly Hall
Fire Board Meeting	November 27 th	6:00 p.m.	BBDNE Fire Station
RVCA Board of Directors Meeting	November 27 th	6:30 p.m.	RVCA Offices
Committee of the Whole Meeting	December 2 nd	6:00 p.m.	Municipal Office
MVCA Board of Directors Meeting	December 8 th	1:00 p.m.	MVCA Offices
Council Meeting	December 9 th	6:00 p.m.	Municipal Office

11. CLOSED SESSIONS

None.

12. CONFIRMATION BY-LAW

- i) **By-Law No. 2025-054 – Confirmation By-Law – November 18th, 2025 – attached, page 50.**

Suggested Motion by Councillor Wayne Baker:

“THAT, By-Law No. 2025-054, being a by-law to confirm the proceedings of the Council meetings held on November 18th, 2025, be read a first, second and third time short and passed and signed by the Reeve and Clerk.”

13. ADJOURNMENT

MINUTES

COUNCIL MEETING MINUTES

Tuesday, October 21st, 2025

6:00 p.m.

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

ATTENDANCE:

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

Staff Present: Amanda Mabo, Chief Administrative Officer/Clerk
Aaron Watt, Deputy Clerk
Ashley Liznick, Treasurer

Regrets: None

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

- i) Addition under Approval of Minutes – “Special” Council Meeting – October 17th, 2025.
- ii) Addition under Approval of Minutes – “Special” Council Meeting (Closed Session – Identifiable Individual – Litigation – 750/761 Christie Lake Lane 32D) – October 17th, 2025.
- iii) Addition under New/Other Business – Appointment of Hockey Volunteer.
- iv) Addition under New/Other Business – Contract Position – Election Assistant.

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

i) Council Meeting – September 23rd, 2025.

RESOLUTION #C-2025-10-03

MOVED BY: Angela Pierman

SECONDED BY: Wayne Baker

“THAT, the minutes of the Council Meeting held on September 23rd, 2025, be approved as circulated.”

ADOPTED

ii) Council Meeting (Closed Session – Litigation – 750/761 Christie Lake Lane 32D) – September 23rd, 2025.

RESOLUTION #C-2025-10-04

MOVED BY: Wayne Baker

SECONDED BY: Angela Pierman

“THAT, the minutes of the Council Meeting (Closed Session – Litigation – 750/761 Christie Lake Lane 32D) held on September 23rd, 2025, be approved as circulated.”

ADOPTED

iii) Committee of the Whole Meeting – October 7th, 2025.

RESOLUTION #C-2025-10-05

MOVED BY: Keith Kerr

SECONDED BY: Greg Hallam

“THAT, the minutes of the Committee of the Whole Meeting held on October 7th, 2025, be approved as circulated.”

ADOPTED

- iv) **Committee of the Whole Meeting (Closed Session – Identifiable Individual) – October 7th, 2025.**

RESOLUTION #C-2025-10-06

MOVED BY: Greg Hallam
SECONDED BY: Keith Kerr

“THAT, the minutes of the Committee of the Whole (Closed Session – Identifiable Individual) held on October 7th, 2025, be approved as circulated.”

ADOPTED

- v) **“Special” Council Meeting – October 17th, 2025.**

RESOLUTION #C-2025-10-07

MOVED BY: Greg Hallam
SECONDED BY: Keith Kerr

“THAT, the minutes of the “Special” Council Meeting held on October 17th, 2025, be approved as circulated.”

ADOPTED

- vi) **“Special” Council Meeting (Closed Session – Identifiable Individual – Litigation – 750/761 Christie Lake Lane 32D) – October 17th, 2025.**

RESOLUTION #C-2024-10-08

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“THAT, the minutes of the “Special” Council Meeting (Closed Session – Litigation – 750/761 Christie Lake Lane 32D) held on October 17th, 2025, be approved as circulated.”

ADOPTED

5. DELEGATIONS & PRESENTATIONS

- i) **Presentation: 2026 Budget and Staffing.**

The Chief Administrative Officer/Clerk gave a PowerPoint presentation – *attached, page 13.*

RESOLUTION #C-2025-10-09

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“THAT, the 2026 Budget and Staffing Pressures presentation be received for information.”

ADOPTED

6. CORRESPONDENCE

None.

7. MOTIONS

- i) **Delegation: Climate Network Lanark – Neighbourhood Climate Concierge.**

RESOLUTION #C-2025-10-10

MOVED BY: Marilyn Thomas

SECONDED BY: Fred Dobbie

“**THAT**, The Climate Network Lanark – Neighbourhood Climate Concierge presentation on October 7th, 2025 be received for information.”

ADOPTED

- ii) **Delegation: Core Capital Campaign and Hospital Update.**

RESOLUTION #C-2025-10-11

MOVED BY: Fred Dobbie

SECONDED BY: Marilyn Thomas

“**THAT**, the Perth & Smiths Falls District Hospital Core Capital Campaign and Hospital Update on October 7th, 2025 be received for information.”

ADOPTED

- iii) **Report #PW-2025-22 – 10-Year Capital Plan – Facilities.**

RESOLUTION #C-2025-10-12

MOVED BY: Angela Pierman

SECONDED BY: Wayne Baker

“**THAT**, the Glen Tay Waste Site Shed be replaced when the waste site operations are relocated;

THAT, when the Glen Tay Waste Site operations are relocated a proper scale house be installed;

THAT, all capital expenditures except for the Building Condition Assessment be put on hold for the ReUse Centre building until the Glen Tay Waste Site operations are relocated;

THAT, the ReUse Centre be reassessed with possible replacement needed to meet accessibility standards when the Glen Tay Waste Site operations are relocated;

THAT, \$750/year be added to the Operating budget for the Maberly Waste Site Shed for maintenance requirements;

THAT, \$750/year be added to the Operating budget for the Stanleyville Waste Site Shed for maintenance requirements;

THAT, all capital expenditures be put on hold for the Maberly Garage until a Functional Assessment of the Public Works Department occurs in 2027;

THAT, all capital expenditures be put on hold for the Burgess Garage, except for health and safety items, until a Functional Assessment of the Public Works Department occurs in 2027;

THAT, all capital expenditures be put on hold for the Bathurst Garage, except for health and safety items, until a Functional Assessment of the Public Works Department occurs in 2027;

THAT, since the Burgess Hall is attached to the public works garage, all capital expenditures be put on hold for the Burgess Hall until a Functional Assessment of the Public Works Department occurs in 2027;

AND THAT, in 2027 consider expansion of the Maberly Hall as timing will coincide with the barrier free washroom and kitchen work as well as the Functional Assessment of the Public Works Department (Maberly Garage)."

ADOPTED

iv) **Report #PW-2025-21 – H. Mather Drain Maintenance – Tender Award.**

RESOLUTION #C-2025-10-13

MOVED BY: Wayne Baker

SECONDED BY: Angela Pierman

"THAT, Tender #2025-PW-014 – H. Mather Drain Maintenance be awarded to Shade Group Inc.;

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

ADOPTED

v) **Report #PW-2025-20 – Steamer Purchase – Sole Source.**

RESOLUTION #C-2025-10-14

MOVED BY: Keith Kerr

SECONDED BY: Greg Hallam

"THAT, Section 7.3 of the Township's Procurement Policy be waived;

THAT, staff be authorized to proceed with the sole source purchase of a steamer from Clark-Kavanagh Homes Inc. for a Thompson Steamer, Model A, for the amount of \$21,585.00 plus HST;

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

ADOPTED

- vi) **Report #CAO-2025-33 – Fire Protection Agreement for Automatic Aid – Smiths Falls.**

RESOLUTION #C-2025-10-15

MOVED BY: Greg Hallam

SECONDED BY: Keith Kerr

“**THAT**, the Fire Protection Agreement for Automatic Aid with the Township of Smiths Falls be approved and the necessary by-law brought forward.”

ADOPTED

- vii) **Report #CAO-2025-36 – Replacement of Township Entrance Signs (Gateway Signs).**

RESOLUTION #C-2025-10-16

MOVED BY: Fred Dobbie

SECONDED BY: Marilyn Thomas

“**THAT**, staff proceed with signage and design options as shown in Report #CAO-2025-36, and as discussed during the Committee of the Whole Meeting on October 7, 2025, including selecting;

- a narrow rectangle shape
- a black background
- white text and Township logo
- inclusion of Township website address and slogan.”

ADOPTED

- viii) **Report #CAO-2025-34 – Multi-Year Accessibility Plan Update.**

RESOLUTION #C-2025-10-17

MOVED BY: Marilyn Thomas

SECONDED BY: Fred Dobbie

“**THAT**, staff obtain feedback on the draft multi-year accessibility plan as outlined in Report #CAO-2025-24 – Multi-Year Plan Accessibility Update.”

ADOPTED

- ix) **Report #CAO-2025-32 – Proposed New Road Name – Moon Ridge Lane.**

RESOLUTION #C-2025-10-18

MOVED BY: Angela Pierman
SECONDED BY: Wayne Baker

“THAT, the necessary by-law to name a relocated existing Private Road to Moon Ridge Lane as outlined in Report #CAO-2025-32 – Proposed New Road Name – Moon Ridge Lane, be brought forward for approval.”

ADOPTED

- x) **Report #CAO-2025-37 – Request to Close a Portion of a Quarter Sessions Road.**

RESOLUTION #C-2025-10-19

MOVED BY: Wayne Baker
SECONDED BY: Angela Pierman

“THAT, Council declares Part Lot 16, Concession 4, Bathurst, being Part 1 on 27R7893 (PIN 05196-0212), surplus to the Township’s needs;

THAT, Council agrees to proceed with the application to stop up, close and sell the said portion of a Quarter Sessions Road as outlined in Report #CAO-2025-37 - Request to Close a Portion of a Quarter Sessions Road, as per the Road Closing and Sale Policy and call a Public Meeting;

AND THAT, an Amendment to the Road Naming By-Law to update the legal description of Semler Lane following the closure of the subject portion of road be brought forward.”

ADOPTED

- xi) **Report #CAO-2025-35 – Hall Rental – Manie Daniels Centre.**

RESOLUTION #C-2025-10-20

MOVED BY: Keith Kerr
SECONDED BY: Greg Hallam

“THAT, the Reeve and Clerk be authorized to enter into an agreement with Love Soluble (Manie Daniels Centre) whereby the monthly rental fee for the Maberly Hall would be waived in exchange for volunteer hours with the Township.”

ADOPTED

- xii) **25-09-24 – Council Communication Package.**

RESOLUTION #C-2025-10-21

MOVED BY: Greg Hallam
SECONDED BY: Keith Kerr

“**THAT**, the 25-09-24 Council Communication Package be received for information.”

ADOPTED

- xiii) **25-08-25 – Municipality of Tweed – Collaborative Action on Sustainable Waste Management in Ontario.**

RESOLUTION #C-2025-10-22

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“**WHEREAS**, the Council of the Corporation of Tay Valley Township Support the Municipality of Tweed’s resolution regarding waste incineration and a more Robust Recycling Program;

AND WHEREAS, It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations;

AND WHEREAS, with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste;

AND WHEREAS, a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts;

AND WHEREAS, continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable;

AND WHEREAS, burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction;

AND WHEREAS, we continue to destroy our environment jeopardizing our future generations;

AND WHEREAS, we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy;

AND WHEREAS, the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons;

AND WHEREAS, with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate;

AND WHEREAS, at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis;

AND WHEREAS, German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations;

BE IT RESOLVED THAT, the Council of Tay Valley Township support the Municipality of Tweed in investigating the possibility of working together with Ontario Municipalities, Provincial and Federal Governments and manufacturing partners to form a working group to ensure that waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices, so that future generations will not suffer from our environmental mismanagement;

AND THAT, this support be sent to Premier Ford, Marit Stiles, Leader of the Official Opposition Party, and all Ontario Municipalities.”

ADOPTED

8. BY-LAWS

i) By-Law No. 2025-049 – Zoning Amendment – Jones.

RESOLUTION #C-2025-10-23

MOVED BY: Marilyn Thomas

SECONDED BY: Fred Dobbie

“**THAT**, By-Law No. 2025-049, being a by-law to amend Zoning By-Law No. 2002-121 (214 Ferrier Road East, Part Lot 1, Concession 10, geographic Township of Burgess, now in Tay Valley Township, County of Lanark), be read a first, second, and third time short and passed and signed by the Reeve and Clerk.”

ADOPTED

- ii) **By-Law No. 2025-050 – Fire Protection Services Agreement – Automatic Aid.**

RESOLUTION #C-2025-10-24

MOVED BY: Angela Pierman
SECONDED BY: Wayne Baker

“**THAT**, By-Law No. 2025-050, being a by-law to adopt a Fire Protection Services Agreement with the Township of Drummond/North Elmsley and the Town of Smiths Falls, be read a first, second, and third time short and passed and signed by the Reeve and Clerk.”

ADOPTED

9. NEW/OTHER BUSINESS

- i) **Appointment of Hockey Volunteer.**

RESOLUTION #C-2025-10-25

MOVED BY: Wayne Baker
SECONDED BY: Angela Pierman

“**THAT**, the Council of the Corporation of Tay Valley Township appoint the following volunteer for the Tay Valley Hockey Program, subject to the Criminal Records Check Policy:

- Sara Monette.”

ADOPTED

- ii) **Contract Position – Election Assistant.**

RESOLUTION #C-2025-10-26

MOVED BY: Angela Pierman
SECONDED BY: Greg Hallam

“**THAT**, a contract, two days a week, election assistant position be implemented from mid-November 2025 to mid-November 2026;

AND THAT, it be funded from the balance available in the election reserve with any difference funded from the contingency reserve.”

ADOPTED

10. CALENDARING

Meeting	Date	Time	Location
RVCA Board of Directors Meeting	October 23 rd	6:30 p.m.	RVCA Offices
Committee of Adjustment Meeting	October 27 th	5:00 p.m.	Municipal Office

"Special" Committee of the Whole Meeting – Staff Draft Budget – Operating	October 28 th	5:30 p.m.	Municipal Office
Public Meeting – Zoning Amendment	November 4 th	5:30 p.m.	Municipal Office
Committee of the Whole Meeting	November 4 th	Following	Municipal Office
History Scholarship Selection Committee Meeting	November 6 th	10:00 a.m.	Municipal Office
"Special" Committee of the Whole Meeting – Staff Draft Budget – Capital	November 6 th	5:30 p.m.	Municipal Office
Library Board Meeting	November 17 th	4:30 p.m.	Perth & District Library
Council Meeting	November 18 th	6:00 p.m.	Municipal Office

11. CLOSED SESSIONS

None.

12. CONFIRMATION BY-LAW

- i) **By-Law No. 2025-051 – Confirmation By-Law – October 17th and 21st, 2025.**

RESOLUTION #C-2025-10-27

MOVED BY: Wayne Baker

SECONDED BY: Angela Pierman

"THAT, By-Law No. 2025-051, being a by-law to confirm the proceedings of the Council meetings held on October 17th and 21st, 2025, be read a first, second and third time short and passed and signed by the Reeve and Clerk."

ADOPTED

13. ADJOURNMENT

Council adjourned at 7:24 p.m.

COMMITTEE OF THE WHOLE “SPECIAL” MINUTES

Tuesday, October 28th, 2025

5:30 p.m.

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

ATTENDANCE:

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

Staff Present: Amanda Mabo, Chief Administrative Officer/Clerk
Aaron Watt, Deputy Clerk
Ashley Liznick, Treasurer
Sean Ervin, Public Works Manager
Noelle Reeve, Planner

Regrets: None

1. CALL TO ORDER

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

A moment of silence was held for former Councillor Jennifer Dickson who passed away on October 21st, 2025. Former Councillor Dickson served as a Tay Valley Township Councillor from 2015-2018.

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

Reeve Rainer declared a pecuniary interest and/or conflict of interest on item 3 ii) Requests from Outside Agencies – Community Groups, because he is employed by the Table Community Food Centre which has applied for a community grant.

Councillor Thomas declared a pecuniary interest and/or conflict of interest on item 3 ii) Requests from Outside Agencies – Perth & Smiths Falls District Hospital, because she is employed with the Hospital Foundation.

Councillor Hallam declared a pecuniary interest and/or conflict of interest on item 3 ii) Requests from Outside Agencies – Perth & Smiths Falls District Hospital, as his spouse is with the Perth & Smiths Falls District Hospital Foundation.

3. DELEGATIONS & PRESENTATIONS

i) 2026 Preliminary Budget Summary Presentation.

The Treasurer presented the PowerPoint presentation as attached to the Agenda.

The Treasurer explained that the proposed draft budget includes a 7.24% increase in the levy due to higher expenses in 2025, with a 6.71% tax rate increase. The budget takes into account providing the same services in 2026 as provided in 2025, and at the same levels of service. The increase is a result of rising costs and a significant increase in policing expenses.

The Treasurer notes that staff continue to work diligently to lessen additional impacts on the levy.

ii) 2026 Operating Budget Presentation and Discussion.

The Treasurer presented the PowerPoint presentation as attached to the Agenda.

The 7.24% increase is the result of a 4.15% increase in the Ontario Provincial Police contract costs.

This increase in provincial policing costs represents over half of the total increase to the levy. Relief was provided by the province in 2024 but no information has been received to indicate relief this year.

The Treasurer explained that the 7.24% increase, when applied to a residential property with an assessed value of \$300,000 represents a \$122 annual increase in property taxes.

- **Budget Impacts on Levy**

The Treasurer summarized that 4.15% of the proposed levy increase is a result of the increase in OPP policing costs. Members discussed the increased cost of policing, and Tay Valley Township's share of the Lanark County Police Services Board expenditures of \$19,423.

The Treasurer explained that the Lanark County Police Services Board is legally mandated, was launched in 2024, and by operating at a County level it eliminates the need for each municipality to have its own Police Services Board.

The Treasurer summarized that:

- a 10% increase in insurance costs is estimated over the 2025 actuals
- there is an increase in contracted services due to election costs, but that is covered through the Elections Reserve
- supplies and materials has been impacted by a 25% increase in postage costs since 2024
- saw an increase of \$5,000 in the Seniors Active Living Centre grant to \$55,000

- **Department Impacts on Levy**

The Treasurer summarized that:

- staff have worked to maintain budget targets
- newspaper advertising costs are rising; staff are utilizing as many electronic options as possible to keep costs down
- hydro costs have increased in some municipal buildings as a result of the increased use for recreation programs and activities
- the budget is based on what is needed to continue providing current service levels

Reeve Rainer stepped down as Chair and left the room for the next item on the Agenda, 3 ii) Requests from Outside Agencies – Community Groups, as he had declared a conflict of interest on this item.

Deputy Reeve Dobbie assumed the Chair.

- **Requests from Outside Agencies**

Members discussed each request and directed the following:

- The Table Community Food Centre to receive \$3,500
- Big Brothers Big Sisters to receive \$3,500
- Youth Activity Kommittee (YAK) to receive \$3,500
- Lanark County Community Justice Program to receive \$3,500
- The Perth & District Sports Hall of Fame to receive \$350
- Althorpe Bolingbroke Community (ABC) Association to receive \$1,500
- Maberly Agricultural Society to receive \$1,500

Deputy Reeve Dobbie stepped down as Chair.

Reeve Rainer resumed as Chair.

Councillors Greg Hallam and Marilyn Thomas left the Council table for item 3 ii) Requests from Outside Agencies – Perth & Smiths Falls District Hospital, as they had declared a conflict of interest on this item.

- Perth & Smiths Falls District Hospital annual request of \$70,000 was supported after discussion of the different options available through directing the donation to either the Perth & Smiths Falls District Hospital Core Capital Fund or the Hospital Foundation.

Councillors Hallam and Thomas returned to the Council table.

- **New Initiatives for Council Consideration**

Members discussed the request for adding two (2) additional staff positions. The Chief Administrative Officer/Clerk and Treasurer explained that due to the ongoing download of responsibilities from the provincial government, and the resulting increase in administration, tracking, processing, and maintaining of new responsibilities, current workload has exceeded staff capacity.

Members discussed the possibility of adding one (1) additional staff position but deferred this matter until the information is available from the outstanding areas – OMPF, OPP, conservation authorities, Lanark County Police Services Board, insurance, etc.

iii) **2026 Fee Review.**

Members discussed the proposed fee adjustments and had no concerns with the proposed changes.

iv) **Public Comments and Questions.**

Cathy Anderson

- questioned part of the discussion of adding staff where it was explained that hiring and placement of staff is the responsibility of the Chief Administrative Officer/Clerk rather than that of Council
- expressed that Council should feel that it should have input into staff hiring and placement
- asked if staff get paid overtime
- asked if staff report on the amount of paid overtime
- suggested that reporting overtime would help justify requests for additional staff
- indicated that, as a taxpayer, can only reason that the increase in staff salaries in the past number of years must have been partially justified by the increase in workload and expectation
- indicated that increases in complexity is part of the role
- can appreciate that workload has increased
- shared experience that as time as a teacher, also worked overtime, over the summer, and spent time away from family
- does not deny the increase in workload and responsibility but points out that there are many who work beyond the expectations of their positions
- understands that staff are working overtime, and at some point Council is going to have to deal with that, but it is at the cost of the taxpayers
- that the need for new staff needs to be justified through the eyes and experience of the taxpayers

- encouraged Council to take a measured approach, to approach the request with caution and discernment

The Chief Administrative Officer/Clerk explained that:

- allocation of staff is the responsibility of the Chief Administrative Officer/Clerk, the Reeve provides input as a requirement of Strong Mayor Powers legislation
- union staff are paid overtime, non-union staff earn time in lieu
- payment of overtime is not published because it is confidential information and not separated out from salary reports and tracking at this time

4. ADJOURNMENT

The Committee adjourned at 7:34 p.m.

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.

COMMITTEE OF THE WHOLE “SPECIAL” MINUTES

Tuesday, November 6th, 2025

5:30 p.m.

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

ATTENDANCE:

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

Staff Present: Amanda Mabo, Chief Administrative Officer/Clerk
Aaron Watt, Deputy Clerk
Sean Ervin, Public Works Manager
Ashley Liznick, Treasurer

Regrets: Councillor Korrine Jordan

1. CALL TO ORDER

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

The Chair informed the public that no recording of the meeting would be permitted.

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

None at this time.

3. DELEGATIONS & PRESENTATIONS

i) **2026 Capital Budget Presentation and Discussion.**

The Treasurer presented the PowerPoint as attached to the Agenda, with one additional slide included – *attached, page 8.*

2026 Capital Budget Project Descriptions – *attached, page 9.*

2026 Capital Budget with Funding Sources – *attached, page 12.*

Roads

A Member questioned the costs involved in road maintenance. The Public Works Manager explained some strategies behind effective road management and how planning and regular maintenance is required to ensure sustainable, long term, road quality.

The Public Works Manager explained different types of road surface rehabilitation treatments including gravel, single micro-surfacing, and double micro-surfacing. Treatment is required due to wear and tear on the roads from the environment and vehicles, and regular surface treatment helps to preserve roads and prevent issues such as potholes and cracks.

Buildings

The Public Works Manager and Chief Administrative Officer/Clerk explained that the estimated costs indicated for repainting the Municipal Office and replacement of furniture are starting estimates only. The Municipal Office has not been repainted since 2010, and the estimated cost is a calculation based on the Building Condition Assessment report. Furniture in the Chief Building Official's office is aged such that it no longer meets ergonomic standards. Prices for painting services will be confirmed and reported to Council prior to action.

ii) **2026 Operating Budget Update.**

The Treasurer provided a PowerPoint Presentation – *attached, page 13.*

The Treasurer explained that the levy, which had started at a 7.24% increase, has been reduced through the budget process to a 5.93% increase or a 5.29% increase after growth.

The Operational Increase and Reserve/Capital Increase represent a 1.78% operating increase, which is below the current rate of inflation of 2.4%.

The annual breakdown represents a \$100.02 annual, or \$8.34 monthly, increase per household with an assessed value of \$300,000.

If one (1) additional staff position is added, the annual breakdown represents a \$126 annual, or \$10.50 monthly, increase per household with an assessed value of \$300,000.

Members discussed the OPP increase impact on the 2025 budget, and its continued impact on the 2026 budget. A Member questioned if the OPP increase will be as high next year.

The Treasurer explained that there is no certainty as the Township has no control over the OPP budget or policing costs.

Members discussed:

- the impacts to the levy by adding one (1) additional full time staff member
- the possibility of revisiting staffing needs next year to keep levy increases as low as possible
- the 4.15% OPP costing increase, and the 11% policing cost increase cap as announced by the OPP
- the staff achievement of a 0.85% Operational Increase

The Chief Administrative Officer/Clerk explained that because of Strong Mayor Powers legislation, and through conversation with the Reeve, that Council has the opportunity to have discussion and give direction on budget decisions until November 20th, 2025. On that date the budget becomes the final version of Reeve's Proposed Budget and any amendments must follow the legislated process.

iii) **Public Comments and Questions.**

MJ Barrett:

- questioned the additional \$87,000 from the province and if that is something that can be expected to come every year

The Treasurer explained that while the Ontario Municipal Partnership Fund (OMPF) is a guaranteed source of funding, annual increases or decreases can occur.

Richard Rosen:

- questioned the ERP replacement
 - o the age of the current system
 - o the reason for the replacement
 - o if the cost of the system is a one-time cost, or includes annual maintenance costs
 - o if quotes were obtained
- questioned the OPP increase and what portion of the operating budget it represents
- questioned the criteria for a road to be hard surfaced rather than gravel

Regarding the ERP, the Treasurer explained that:

- the existing ERP system was implemented in 2002
- the municipality was informed that the software package is at end of life, no further product support or updates will be available
- the majority of the cost is the purchase price of the software, and that annual costs will become part of the operating budget in 2027
- a report was brought to Council in May 2025 detailing how the outgoing software is the most common financial software used by municipal governments in Ontario, and how a number of Townships within Lanark County will be making the transition to the new software in close succession to each other

Regarding the OPP increase, the Treasurer calculated that it represents 14% of the operating budget:

- the OPP cost increase is incremental over last year
- has increased the Township operating budget by 4.15%
- that without the OPP cost increase, the levy increase would be 1.78%, which is below the current rate of inflation

The Public Works Manager explained that road surfacing criteria is based on traffic counts, individual historic road surface conditions, Ministry of Transportation guidelines, amount and length of roads in the Township, financial considerations, and cost of materials.

Mike Champagne:

- questioned if the requested staff increase is for one (1) or (2) staff
- questioned the truck replacement cost of \$228,800
- confirmed the cost of painting and furniture are starting estimates only
- requested a status update on livestreaming
- questioned the County of Lanark Lower Tier Tax Rates chart, if services offered between the different municipalities were considered

The Treasurer explained that:

- the original request was for two (2) staff positions and the request was reduced to one (1)
- livestreaming is a 2025 project
- the Tax Rates chart was a comparison of the dollar amounts only and does not include services provided

The Public Works Manager explained that the \$228,800 is a budget price only. Once the budget is approved staff will follow purchasing policies in procuring a replacement truck.

The Chief Administrative Officer/Clerk explained that livestreaming equipment was ordered the day following Council's direction in August 2025, and that staff are still waiting on an estimated time of arrival of the equipment.

Tom Ellis:

- wants to emphasize the importance of trust and accountability in financial reporting and budgeting. Raised concerns that:
 - o a financial comparison to other municipalities made on October 21st, 2025, appears inconsistent with budget data
 - o the table comparing Tay Valley Township to other municipalities show that they fall within a comparable range
 - o the information is from an external consultant report, not Township data
 - o caution is needed when interpreting this comparison
- expressed concern over staffing and levy increases:
 - o the 2025 levy increase and how it impacts the 2026 levy
 - o a 20% salary increase in the 2025 budget and how it complicates the decision about hiring additional staff in 2026
 - o questioning if this is the right year to add staff after two (2) years of levy increases
 - o acknowledge that staff is working hard, but encourages Council to wait and consider financial pressures before adding more positions

Serge Stewart:

- expressed concern of:
 - o there being a need for more clarity on how adding staff positions will affect and increase the services provided
 - o needing formal business cases to justify the need for new staff positions
 - o needing more transparency and detail on benefits that additional staff will bring to Township residents

Members discussed the impacts of provincial downloading to municipalities, new and changing legislation, and increasing workloads with no additional staff to manage additional responsibilities. The Chief Administrative Officer/Clerk explained that the constant and regular increases in workload have reached staff capacity, and that additional staff will be required to maintain current service levels and to absorb the additional responsibilities.

Members discussed:

- concerns regarding staffing and budget impacts
- the administrative impact of business cases to justify new positions
- the budget impact of adding new staff verses the costs of overtime

Cathy Anderson:

- highlighted the impact of the 2025 OPP cost increase and salary increases on the 2025 levy
- expressed the need for additional data and evidence to support proposed staff increases
- supported the concept of business cases in support of new staff positions

- acknowledged the hard work and dedication of existing staff, clarified that the need for new positions must be justifiable and quantifiable

Frank Johnson:

- stressed the need and urgency for livestreaming as a way to include other interested residents who are not able to physically attend meetings

James Cross:

- expressed concern regarding the purpose and cost of the Black Lake Road Allowance survey

The Chief Administrative Officer/Clerk provided a description of the steps being followed regarding the survey of the unopened road allowance.

4. ADJOURNMENT

The Committee adjourned at 7:16 p.m.

DELEGATIONS & PRESENTATIONS

ALTO

Addressing the Key Challenges of Intercity Travel in the Corridor

Economic growth is stagnating in the Corridor. Productivity levels in Ontario and Québec are falling further behind fellow G7 countries and the rest of Canada.

Escalating Transportation Costs

Individuals and businesses face high auto and air travel costs through delays and out-of-pocket expenses, while governments are pressured to increase spending to maintain and expand the network.

Network Capacity Constraints

The current transportation infrastructure in the Corridor is not equipped to handle the increasing congestion and travel demands resulting from rapid population growth. The need to connect disparate labour markets grows.

Disconnected Communities

The rail transportation network in the Corridor lacks direct links between communities. This lack of connectivity hinders the efficient movement of people and goods, leading to delays and a stagnant economy.

Offering Canadians a Service on par with European Standards

Operating at speeds of 300 km/h or more, on nearly 1,000 km of dedicated, electrified track, this state-of-the-art passenger rail network will connect major cities and allow more than 24 million people living along the Corridor to be where they need to be, when it really matters.

Fast

Reaching speeds of 300 km/h or more to significantly reduce overall travel time. That's at the heart of our vision, and it's necessary to achieve a real modal shift.

Reliable

Dedicated tracks will ensure the uninterrupted movement of trains. No more waiting and yielding the right of way to freight trains.

Frequent

More regular departures every hour so you can leave when you want, even at the last minute. I.e. 20-30 daily departures estimated in some markets.

A central infrastructure linking existing services and other local networks.

3

Alto Toronto-Québec City



4

ALTO

Imagine...What If You Could Get to Your Destination Twice as Fast? **That's our vision**

This transformational investment would enhance the quality of life, foster stronger connections between communities and drive economic growth.

	TRAVEL TIMES TODAY	HIGH-SPEED RAIL TRAVEL TIMES	TIME SAVINGS
Toronto-Ottawa	4 h 26 min	2 h 09 min	2 h 17 min
Toronto-Montréal	5 h 30 min	3 h 07 min	2 h 23 min
Toronto-Peterborough*	1 h 27 min	0 h 40 min	0 h 47 min
Ottawa-Montréal	1 h 59 min	0 h 58 min	1 h 01 min
Montréal-Québec City	3 h 17 min	1 h 29 min	1 h 48 min
Montréal-Trois-Rivières*	1 h 44 min	0 h 50 min	0 h 54 min

*Passenger train service not available. Travel time indicated is by car only.

5

ALTO

Impact on Canadian GDP (Annual Effects)



Productivity: The project will bring companies in different cities closer together generate substantial agglomeration effects and boost overall productivity

\$21.0 billion



Increased workforce participation: Reduced commuting times and travel costs will encourage more people to enter the workforce.

\$2.7 billion



Tourism: Improved connectivity between cities will attract international tourism.

\$0.8 billion

Benefits will result in 1.1% of Canada's annual GDP (\$24.5-\$35 billion) expected from accelerated labour mobility, tourism and productivity.

6

7 Project Outcomes

1. Significantly increase intercity rail passengers
2. Enable safe intercity journeys
3. Enhance passenger experience in the Corridor
4. Minimize financial costs to taxpayers
5. Provide meaningful environmental benefits to support the Government of Canada's net-zero commitment
6. Contribute positively to the Government of Canada's commitment to reconciliation with Indigenous Peoples
7. Significantly increase availability of accessible and affordable services



Project Benefits for the Canadian Economy

Stimulating Demand for Canadian Goods and Services

The Toronto-Québec City High-Speed Rail Network project will create demand for Canadian goods and services (e.g., engineers, land surveyors, architects and rail experts).

The project could be used as a catalyst for greater inclusion of Canadian content as it will require substantial volumes of local materials and resources (i.e., steel, aluminum, copper, ballast, concrete, etc.)

Stimulate Internal Trade

Both during its construction and operation, the project will significantly increase connectivity between major economic hubs and facilitate internal trade.

Broadening Access to the Job Market

The project can improve job-skill matching and encourage greater workforce participation.

Increased productivity from infrastructure projects can offset decreased export demand, helping to stabilize the economy.

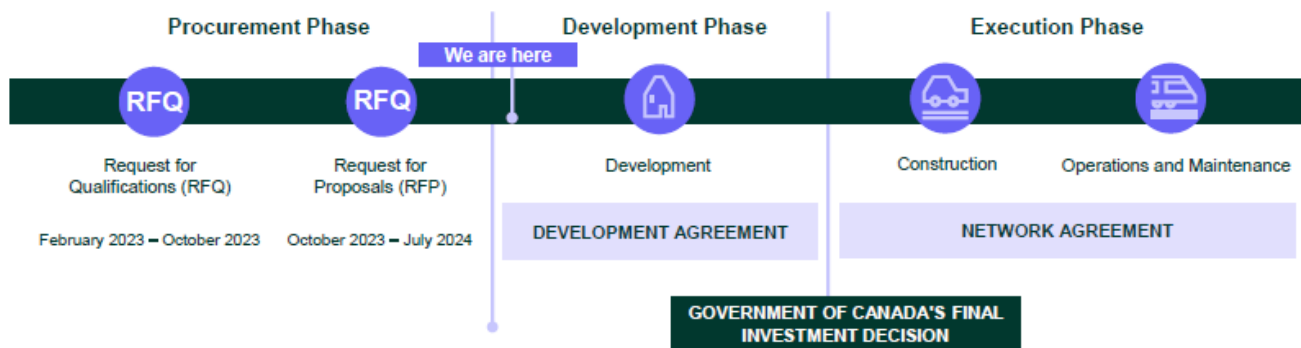
About Cadence

The Cadence Consortium is an alliance of experienced Canadian and international private partners.

9



Key Stages of the Project



10

ALTO

Main Activities During Development Phase

In large infrastructure initiatives, a development phase is required to advance all the design components of the project before it is built. It is required to define what will be built, in what sequence, where, and how.

For the high-speed rail network, this phase will entail many activities, including:

- **Advancing a detailed design of the electrified high-speed train network** and all its technical features
- **Engaging key stakeholders** including organizations and elected officials
- **Fulfilling the Crown's duty to consult Indigenous communities and facilitating their participation for Indigenous communities** in the project
- **Establishing a corridor** for the high-speed train's new dedicated tracks
- **Engaging with railway companies** (host railways) to understand their assets and access in anticipation of future negotiations
- **Completing the impact assessment process** required prior to the construction

11

ALTO



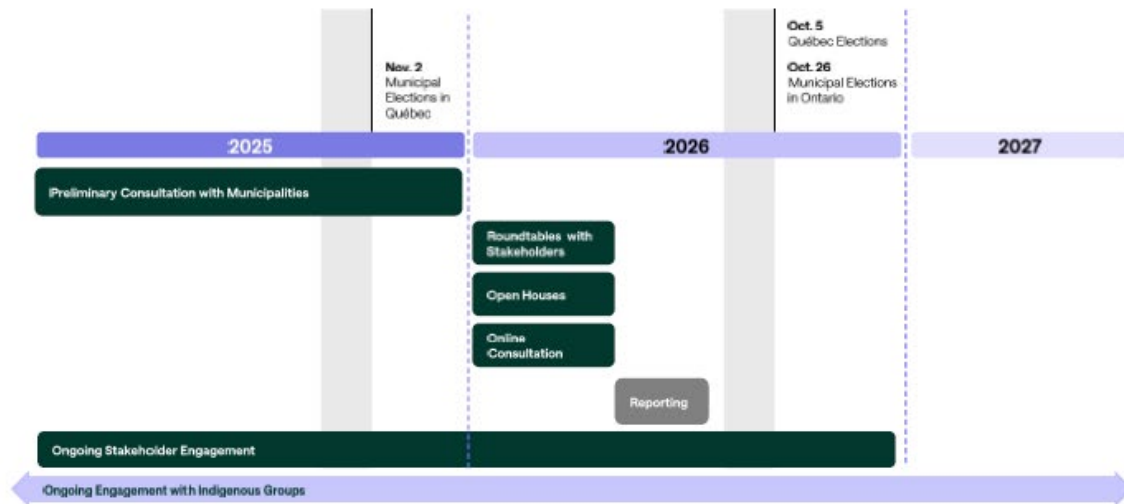
Community Benefits

Considerations

- Create **sustained and measurable** benefits for impacted communities along the project alignment.
- Be a catalyst for **housing opportunities**, including affordable housing.
- Ensure the **inclusion of marginalized and designated groups** including Indigenous communities and achieve **broader public policy objectives**.
- **Economic Empowerment** through local opportunities: Provide employment, business, and supply chain opportunities for **local communities**, integrating them into the project's development and operations.

ALTO

Public Engagement Timeline



13

ALTO

Engagement Principles

Drive to achieve social acceptability of the network through meaningful engagement that aligns with our corporate engagement principles of:

- **Trust and Accountability**
- **Collaboration and Inclusiveness**
- **Innovation**
- **Local Focus**
- **Openness and Responsibility**
- **Respectfulness**

With an understanding that goals will shift as the project evolves.

14





BY-LAWS

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2025-052

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (BURROWS – 570 SILVER LAKE LANE 22A) (PART LOT 9, CONCESSION 10, GEOGRAPHIC TOWNSHIP OF SOUTH SHERBROOKE)

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 is hereby amended by amending the zoning from Seasonal Residential (RS) to Residential Limited Services (RLS) on the lands legally described as Part Lot 9, Concession 10, geographic Township of South Sherbrooke, now in Tay Valley Township, County of Lanark (Roll # 091191401042201), 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.

2. BY-LAWS TO BE AMENDED

All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-052**

3. 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.

4. EFFECTIVE DATE

4.1 ADOPTED BY COUNCIL this 18th day of November, 2025.

Rob Rainer, Reeve

Amanda Mabo, Clerk

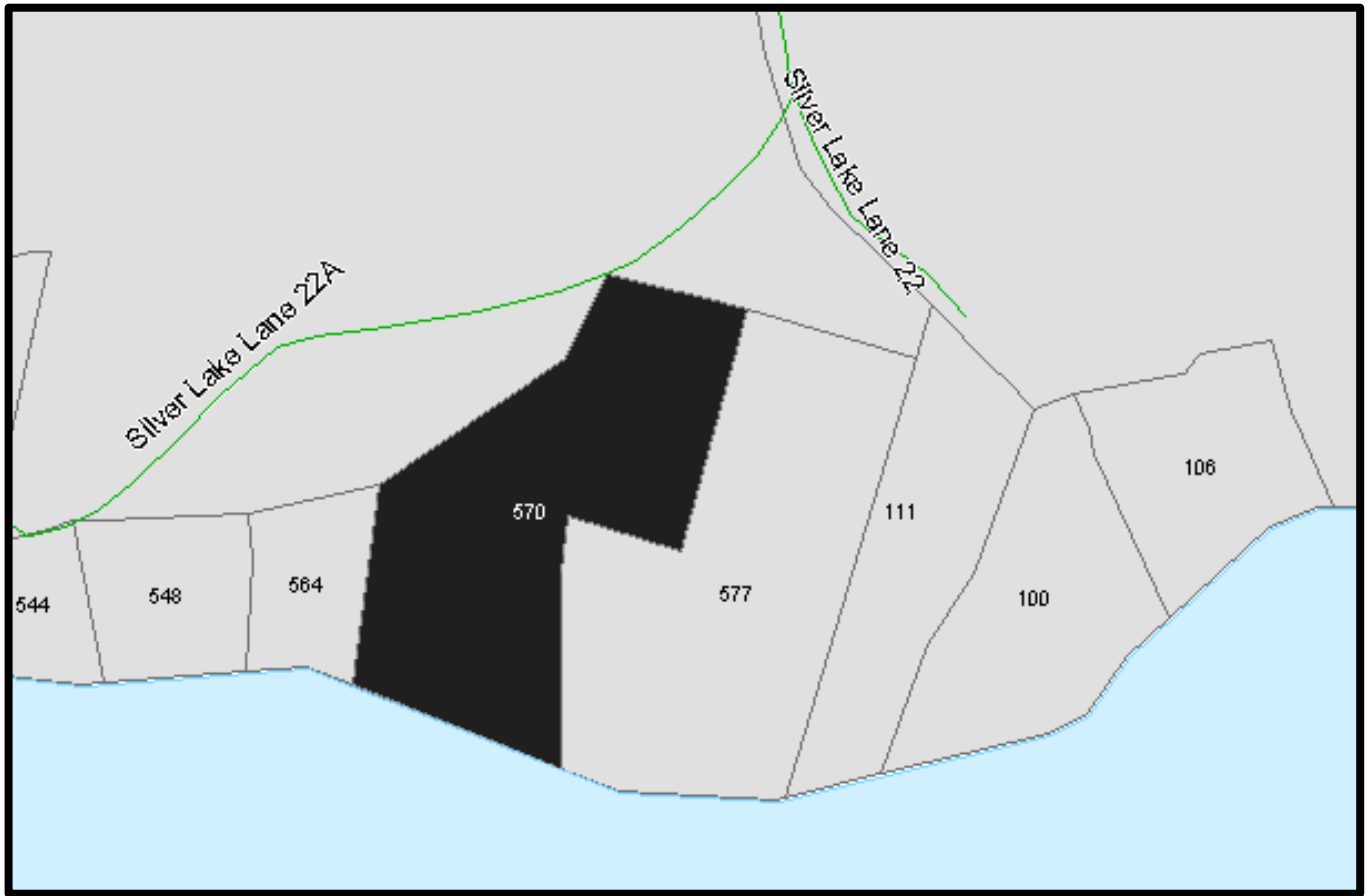
4.2 APPROVED BY THE REEVE this 18th day of November, 2025 pursuant to Reeve Decision/Direction #2025-10.

Rob Rainer, Reeve

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-052**

SCHEDULE "A"

Burrows – 570 Silver Lake Lane 22A
Part Lot 9, Concession 10
Geographic Township of South Sherbrooke
Tay Valley Township



Area(s) Subject to the By-Law

To amend the Zoning from
Seasonal Residential (RS) to
Residential Limited Services (RLS)

Certificate of Authentication

This is Schedule "A" to By-Law 2025-052
passed this 18th day of November 2025.

Reeve

Clerk

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2025-053

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (HALL AND LELIEVRE) (733 BRANCH ROAD, PART LOT 6 & 7, CONCESSION 10, GEOGRAPHIC TOWNSHIP OF BATHURST)

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 is hereby amended by amending the zoning from Seasonal Residential (RS) to Residential Limited Services Special Exception - 202 (RLS-202) on the lands legally described as Part Lot 6 & 7, Concession 10, geographic Township of Bathurst, now in Tay Valley Township, County of Lanark (Roll # 091191603006401), in accordance with Schedule "A" attached hereto and forming part of this By-Law.

1.2 THAT, By-Law No. 2002-121, as amended, is further amended by adding the following new subsection at the end of Section 5.3.2 (Exception Zones).

202. RLS-202 (Part Lot 6 and 7, Concession 10, Bathurst)

Notwithstanding the provisions of Section 5.3.2 and 3.29 on the lands zoned RLS-202 the following provisions shall prevail:

- Water Setback for dwelling (minimum) 27.6m
- East side yard setback for dwelling (minimum) 1.2m

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-053**

1.3 **THAT**, all other applicable standards and requirements of By-Law No. 2002-121 shall continue to apply to the subject property.

1.4 **THAT**, this By-Law shall come into force and effect with the passing thereof, in accordance with *the Planning Act*, as amended.

2. BY-LAWS TO BE AMENDED

All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

3. 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.

4. EFFECTIVE DATE

4.1 ADOPTED BY COUNCIL this 18th day of November, 2025.

Robert Rainer, Reeve

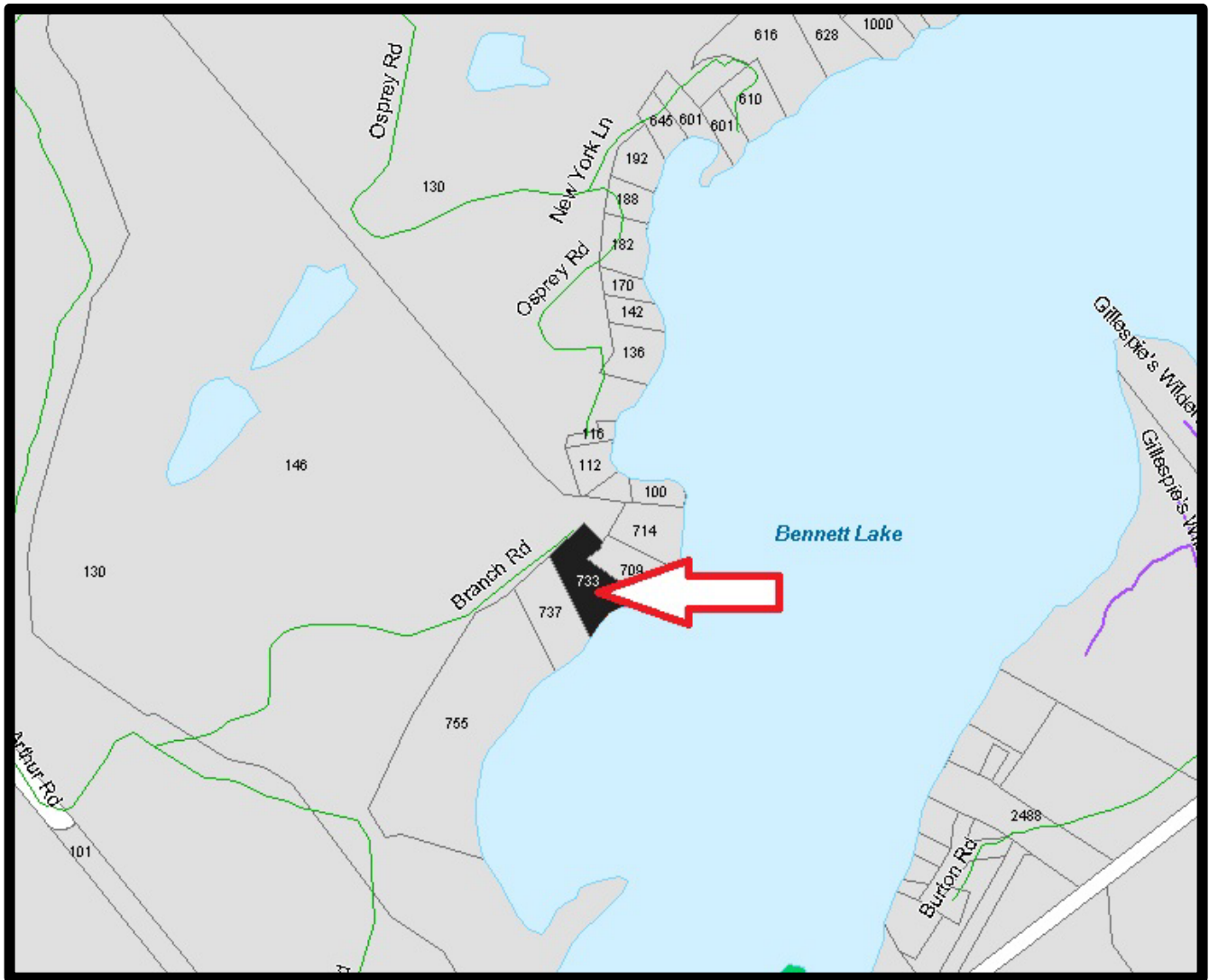
Amanda Mabo, Clerk

4.2 APPROVED BY THE REEVE this 18th day of November, 2025 pursuant to Reeve Decision/Direction #2025-10.

Rob Rainer, Reeve

THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-053
SCHEDULE "A"

Hall and Lelievre– 733 Branch Road
Part Lot 6 & 7, Concession 10
Geographic Township of Bathurst
Tay Valley Township



Area(s) Subject to the By-Law
To amend the Zoning from
Seasonal Residential (RS) to
Residential Limited Services Special Exception-202
(RLS-202)

Certificate of Authentication
This is Schedule "A" to By-Law 2025-053
passed this 18th day of November 2025.

Reeve

Clerk

THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2025-054

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF TAY VALLEY TOWNSHIP AT ITS MEETING HELD ON NOVEMBER 18TH, 2025

WHEREAS, Section 5 of *the Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that the powers of a municipality shall be exercised by its council;

AND WHEREAS, Section 9 of *the Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

AND WHEREAS, Section 5(3), provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS, it is deemed expedient that the proceedings of the Council of the Corporation of Tay Valley Township at its meeting be confirmed and adopted by By-Law;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

- 1.1 **THAT**, the actions of the Council of the Corporation of Tay Valley Township at its meeting held on the 18th day of November, 2025 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of Tay Valley Township at its meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law.
- 1.2 **THAT**, the Reeve and Proper Signing Official of the Corporation of Tay Valley Township are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of Tay Valley Township referred to in the preceding section hereof.
- 1.3 **THAT**, the Reeve and/or Deputy Reeve and Clerk and/or Deputy Clerk are hereby authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of Tay Valley Township.

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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

3.1 ADOPTED BY COUNCIL this 18th day of November 2025.

Robert Rainer, Reeve

Amanda Mabo, Clerk

3.2 APPROVED BY THE REEVE this 18th day of November, 2025 pursuant to Reeve Decision/Direction #2025-10.

Robert Rainer, Reeve

NEW/OTHER BUSINESS

COUNCIL
November 18th, 2025

Report #PD-2025-20
Noelle Reeve, Planner

BILL 60 – FIGHTING DELAYS, BUILDING FASTER ACT, 2025

STAFF RECOMMENDATION

It is recommended:

“THAT, staff submit comments to the Environmental Registry of Ontario posting <https://ero.ontario.ca/notice/025-1101> Enhanced Development Standards – Lot Level; <https://ero.ontario.ca/notice/025-1071> Modern Transportation – Prohibiting Vehicle Lane Reduction for New Bicycle Lanes 025-1071; <https://ero.ontario.ca/notice/025-1097> Proposed Changes to the Planning Act (Schedule 10 of Bill 60); <https://ero.ontario.ca/notice/025-1099> Consultation on simplifying and standardizing Official Plans; and the Ontario Regulatory Registry posting 25-MMAH024 www.regulatoryregistry.gov.on.ca/proposal/52274 Rent Arrears Eviction Notice Period as identified in Report #PD-2025-XX – Bill 60 – Fighting Delays, Building Faster Act, 2025;

AND THAT, this report be circulated to the Honourable Rob Flack, Minister of Municipal Affairs and Housing, local MPP the Honourable John Jordan, and Mayor Christa Lowry, the Chair of the Rural Ontario Municipal Association.”

BACKGROUND

On October 23, 2025, the province of Ontario introduced [Bill 60, Fighting Delays, Building Faster Act, 2025](#). Bill 60 is an omnibus bill that proposes to amend 16 Acts, including the *Planning Act*, *Development Charges Act, 1997*, *Transit-Oriented Communities Act, 2020*, and the *Building Code Act, 1992*. The province is seeking comments on the Bill by November 22, 2025, through the Environmental Registry of Ontario.

Bill 60 also proposes changes to the Landlord Tenant Board “intended to speed up processes and strengthen landlord rights”. The Ministry of Municipal Affairs and Housing has postings open for comments on the Ontario Regulatory Registry on this topic that this report will comment on.

The government’s stated intention with Bill 60 is to, “drive economic growth and accelerate the construction of homes in the Province by streamlining planning approval requirements and reducing barriers to development”.

The Bill contains five (5) proposals that are relevant to Tay Valley Township:

- Enhanced Development Standards – Lot Level which include Green Building and Green Development Standards;
- Ministerial Decisions and the Provincial Planning Statement;
- Prohibitions on Vehicular Lane reductions to create bicycle lanes;
- Changes to the Landlord Tenant Board processes; and
- Standardizing Official Plans (OP).

DISCUSSION

Enhanced Development Standards

The Ministry of Municipal Affairs and Housing (MMAH) is seeking input on the use of enhanced development standards at the lot level, specifically outside the building envelope.; This could apply to green development standards e.g., “requirements for features such as bioswales, permeable pavement, and other vegetative elements, and direction around matters such as native tree planting and soil volume, and bicycle parking”.

The province’s stated goal in this case is to “streamline, standardize, and prohibit the mandatory use of enhanced development standards that do not relate to maintaining health and safety”. The posting asks five questions:

1. What is your interest in and/or experience with the implementation of enhanced development standards at the lot level (outside of buildings)?
As a municipal staff member, planner, or member of the public?

Planners for Tay Valley Township (and North Burgess Township before amalgamation), the ten lake associations in the Township, and members of the public have close to 40 years of experience with implementation of enhanced development standards at the lot level. These standards are part of Site Plan Control Agreements and are most often related to protecting the water quality of the 32 lakes and 10 major rivers in the Township to maintain the economic vitality and environmental health of the waterbodies.

2. In your experience, are enhanced development standards applied consistently across municipalities? Please provide examples where possible.

Yes all the municipalities in Lanark County have Site Plan Control Agreement standards to retain vegetation on properties within 30m of a waterbody. This is also true for surrounding counties e.g., Frontenac County and Leeds and Grenville.

3. What types of standards, should municipalities be allowed to apply outside of buildings and how do these requirements maintain the health and safety of the site if at all?

Enhanced development standards at the lot level are important tools for maintaining health through mitigating climate change by maintaining vegetation. The Canadian Association of Physicians for the Environment (CAPE) has stated, “The climate crisis is the greatest health crisis of our time”.

Enhanced development standards at the lot level are even more important for increasing resiliency to adapt to climate change. Wildfire hazards can be reduced by wildfire hazard site plans that identify appropriate setbacks and types of vegetation. Flooding on site and off site can be reduced through permeable paving, green roofs, and bioswales. Drought affecting wells can be reduced by retaining stormwater and releasing it slowly rather than piping it away.

4. Do you / your organization have information about the short- and long-term costs of enhanced development standards at the lot level?

It is cheaper to use nature's green infrastructure than to construct grey infrastructure (concrete, pipes, etc.). This costing has been demonstrated by the US Environmental Protection Agency, the Natural Assets Initiative of the Federation of Canadian Municipalities and others.

5. Do you have any additional comments or suggestions relating to site plan control or other related subjects?

When we build new houses we need to meet a triple bottom line: affordability for residents (through heating that does not use natural gas or oil and wildfire standards for the area outside the dwelling); environmental protection through the use of green development standards; and social/mental health support that has been demonstrated by retaining natural vegetation.

The Provincial Planning Statement, 2024 (PPS) also includes policy direction that planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate, including through approaches that promote green infrastructure, low impact development, and active transportation.

Ministerial Decisions and the Provincial Planning Statement (PPS)

Ministerial decisions, apart from those applying to lands within the Greenbelt, would no longer be required to be consistent with the Provincial Planning Statement, 2024 (or any other policy statement issued under subsection 3(1) of the *Planning Act*).

This exemption from the PPS will produce inequities through a two tier level of protection and comprehensive planning held to the highest level for Greenbelt and a lower standard everywhere else in the province. Tay Valley residents do not deserve to be treated like second class citizens.

Bicycle Lanes

Tay Valley Township agrees with the Association of Municipalities of Ontario statement that "Municipalities, relying on local knowledge and community input, are best positioned to balance traffic flow with active transportation, road safety, and community needs. Biking is a key tool for combating congestion; bike lanes are an essential element of multi-modal planning that removes cars from the road for short trips and transit connections, thus alleviating congestion, not causing it."

Landlord Tenant Board Issues

The Township is pleased the province has backtracked on proposed changes to the Landlord Tenant Board that would have reduced eviction times, allowed renovations and provided inadequate compensation to renters for Landlord's Own Use (LOU) evictions. The Township agrees with AMO's perspective that, "While AMO recognizes that landlords need adequate rights to provide rental opportunities and increase housing supply, Ontario needs a balanced approach that provides tenants with strong protection from unlawful and illegal evictions such as bad faith renovations".

Official Plans

The province's stated purpose on this issue is to "simplify, standardize and make more permissive municipal official plans so they are shorter, easier to understand, and more consistent across Ontario, to help municipalities plan for growth and housing more efficiently".

Tay Valley Township agrees with the proposed streamlined table of contents and topics included. In fact, it makes more sense for Counties to prepare Official Plans at the County level, with specific sections for lower tier unique assets, as is done by our neighbouring County of Frontenac.

STRATEGIC PLAN LINK

Strong Community and Thriving Economy – Restricting tenants' rights when homelessness is so high is not a direction the Township supports. Therefore, the Township is pleased the province has walked some of its proposals on this topic back. The Township does not support the province dictating how it should design its roads for active transportation (pedestrian and cycling activities).

Healthy Environment – Green building and Green development standards for the lands surrounding development are essential to maintaining a functioning ecosystem, reducing the impacts of climate disruption, and maintaining public health.

CLIMATE CONSIDERATIONS

Prohibiting Green Building and Green Development Standards will have a negative impact on achieving carbon reduction targets to reduce Climate Change. The prohibition will also impede climate adaptation actions to increase community resiliency.

CONCLUSION

The Planner concludes that the Township should comment on the Environmental Registry of Ontario postings and the Regulatory Registry posting so that the province hears which of the proposals the Township supports and hears our concerns about the specific potential negative impacts on our rural area.

ATTACHMENTS

None

Prepared and Submitted By:

**Noelle Reeve,
Planner**

Approved for Submission By:

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