



The Corporation of the Township of Tay  
Protective and Development Services Committee  
Agenda

January 11, 2023

9:30 a.m.

Remote Video and Telephone Conference

**PUBLIC NOTICE:** Due to COVID-19 pandemic precautions, Committee will be meeting remotely. To view our live stream, visit [Tay Township's YouTube Channel](#).

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Pages

1. Call to Order
2. Adoption of the Agenda

Recommendation:

That the Protective and Development Services Committee Meeting Agenda for January 11, 2023, be approved.

3. Disclosure of Interest
4. Presentations / Delegations
5. Standing Committee Business

5.1 Reports from Municipal Officials

- 5.1.1 PDS-2022-79 Manager, Planning and Development Services, Re: Official Plan Amendment 2022-OPA-03 and Zoning By-law Amendment 2022-ZBA-05 for Grandview Beach/Paradise Point Area

3

Recommendation:

That Staff Report PDS-2022-79, dated December 7, 2022, regarding Official Plan Amendment 2022-OPA-03 and Zoning By-Law Amendment 2022-ZBA-05 for Grandview Beach/Paradise Point Area Recommendation Report be received; and

That Amendment Number 45 to the Official Plan of the Township of Tay be approved; and

That Zoning By-law Amendment for Grandview Beach/Paradise Point area be approved; and

That the appropriate By-laws be brought forward at the next available Council Meeting for consideration.

5.1.2	<b>PDS-2023-03 Manager, Building Services/CBO, Re: Year End Report</b> Recommendation: That Item PDS 2023-03, dated January 11, 2023, regarding Yearly Activity Report – Building Services Division, be received.	46
5.1.3	<b>PDS-2023-02 Manager, Building Services/CBO, Re: Monthly Activity Report</b> Recommendation: That Item PDS 2023-02, dated January 11, 2023, regarding Monthly Activity Report – Building Services Division, be received.	49
5.1.4	<b>PDS-2023-04, Manager, Planning and Development Services, Re: Monthly Activity Report</b> Recommendation: That Report PDS-2023-04 dated January 11, 2023, regarding Monthly Activity Report – Planning, be received.	52
5.1.5	<b>PDS-2023-05 Deputy Fire Chief, Re: Monthly Activity Report</b> Recommendation: That Report PDS-2023-05, dated January 11, 2023, regarding Deputy Fire Chief/Fire Prevention Officer Monthly Activity Report, be received.	54
5.1.6	<b>PDS-2023-06 Senior Municipal Law Enforcement Officer, Re: Monthly Activity Report</b> Recommendation: That Report PDS-2023-06 dated January 11, 2023, regarding MLEO Monthly Activity Report, be received.	57
5.1.7	<b>PDS-2023-01 General Manager, Protective and Development Services/Fire Chief/CEMC, Re: Monthly Activity Report</b> Recommendation: That staff report No. PDS-2023-01 dated January 11, 2023, regarding Monthly Activity Report – General Manager/Fire Chief/CEMC be received.	61
5.2	<b>Other Business</b>	
5.3	<b>Items for Information</b>	
5.3.1	<b>Letter from Ministry of Municipal Affairs and Housing, dated December 21, 2022, Re: Bill 109, Bill 23 and Bill 3 Updates</b>	64
5.3.2	<b>Letter from Ministry of Municipal Affairs and Housing, dated January 4, 2023, Re: More Homes Built Faster Act, 2022</b>	70
5.4	<b>Delegation Follow-Up</b>	
6.	<b><u>General Discussion – Committee/Staff Question &amp; Answer Period</u></b>	
7.	<b><u>Closed Session</u></b>	
8.	<b><u>Adjournment</u></b> Recommendation: That this Protective and Development Services Committee meeting adjourn at (time) a.m.	



## Staff Report

To: **Protective and Development Services Committee**

Department: Planning and Development Services

Report Number: **PDS - 2022-79**

Meeting Date: December 7, 2022

Subject: **Official Plan Amendment 2022-OPA-03 and Zoning By-Law Amendment 2022-ZBA-05 for Grandview Beach/Paradise Point Area**

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### Recommendation

That Staff Report PDS-2022-79, dated December 7, 2022, regarding Official Plan Amendment 2022-OPA-03 and Zoning By-Law Amendment 2022-ZBA-05 for Grandview Beach/Paradise Point Area Recommendation Report be received; and

That Amendment Number 45 to the Official Plan of the Township of Tay be approved; and

That Zoning By-law Amendment for Grandview Beach/Paradise Point area be approved; and

That the appropriate By-laws be brought forward at the next available Council Meeting for consideration.

### Executive Summary

The subject lands are legally known as Lots 18, 19 & 20, Concessions 5 and 6 in the Township of Tay. The lands are located within the Port McNicoll Settlement Area. Attachment 1 shows the location of the subject lands.

The Grandview Beach/Paradise Point area has been the subject of significant involvement by the Township and area residents in possible permissions related to development and redevelopment in the area. This involvement has included a Class Environmental Assessment in 2015 that investigated opportunities to improve the water and wastewater services to properties in

the Grandview Beach and Paradise Point community. The Class EA study assessed the quality of drinking water and the effectiveness of wastewater treatment in the community, reviewed the planning and development freeze in place since the 1970s, and considered funding models to support the study recommendations. A Hydrogeological Assessment, Archaeological Assessment, Natural Environment Constraint, and a Heritage Impact Assessment were completed as part of the assessment.

From September 2017 to November 2018, the installation of a new year-round water distribution system replaced the existing seasonal water system throughout the Grandview Beach and Paradise Point area to help rectify the issue of private wells being contaminated.

In December 2020 a Stage 3, Hydrological Assessment Final Report for Grandview Beach and Paradise Point was completed. The report recommended a phased approach for development for the release of 20 vacant lots divided into 4 quadrants as there is evidence that poor (private) well construction practices have caused mixing of ground water from two aquifers, causing further deterioration of water quality.

Council conducted a random selection process on June 22, 2022, which selected a total of 17 lots for potential development based on the number of letters of intent to build received in the 4 quadrants.

To permit future development on vacant lots and redevelopment of existing lots within the area, current polices, and by-laws need to be amended.

If the proposed amendments are approved, the development should be monitored on a semi-annual basis until a minimum of three years has passed since all the released lots have been developed. At the end of the monitoring period, the results should be reviewed by a Qualified Person to verify that impact(s) are not occurring or are not likely to occur.

To permit development in the subject area the proposed Official Plan Amendment and Zoning By-law Amendments are to provide policies and provisions that are intended to control and limit development and redevelopment based on connecting to the municipal water system and providing an upgrade to an existing septic system or installing a new tertiary septic system on each lot.

## PROPOSED DEVELOPMENT

The proposed Official Plan Amendment and Zoning By-law Amendment is viewed as a future opportunity for development and redevelopment in the

area. The amendments reflect current servicing upgrades in the area and is intended to provide for development which would comply with the policies of the Official Plan and the regulations of implementing the Zoning By-Law. Official Plan policies currently in place prohibit development to occur on vacant lots in the area and limit the expansion on existing dwelling units.

Current regulations for existing properties that have a dwelling are entitled to replace or expand the existing dwelling provided that the dwelling does not exceed 200 square metres (2150 square feet) in size and does not exceed a fixture rating of 20 units as calculated from the Ontario Building Code.

A replacement dwelling or habitable addition will be required, as a minimum, to include well improvements, if not connected to a permanent year-round municipal system. This will include appropriate grouting protection to a minimum depth of 15 metres (50 feet) and the installation of a bacterial disinfection system.

Exceptions to the above may be considered where no well exists on the property and the dwelling is serviced by the municipally operated seasonal water system and the dwelling is used only during the months that the seasonal water system is functioning, or the only useful aquifer is at a level less than 15 metres from the surface.

In these circumstances appropriate evidence will need to be presented to the Municipality and an amendment to the Zoning By-law will be required. In the event of a well which has recently been installed, since 1995, and/or purported to provide safe potable water, the above requirement (15 metres/grouting and bacterial disinfection systems) may be waived, by way of an amendment to the Zoning By-law, where the owner can provide appropriate evidence of acceptable water quality to the satisfaction of the Municipality.

The above noted policies are outdated and are very hard to regulate. Municipal water currently services the area; therefore, the well provisions should be removed, and the proposed amendments should make it easier for residents and staff to determine development rights.

## **Background/Analysis/Options**

### PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ("PPS") is issued under the authority of Section 3(1) of the Planning Act and came into effect on May 1, 2020. Section 3(5) of the Planning Act requires that decisions affecting planning matters shall be consistent with the PPS. The below PPS policies are relevant to the Proposed.

Within the PPS, the subject lands are characterized as a Settlement Area.

Policy 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.6.6 of the PPS also sets priorities on the types of servicing that should accompany development in the province. Specifically, Section 1.6.6.1 e) states that "Planning for sewage and water services shall:

e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4, 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

1.6.6.5 Partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or

b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

The PPS permits connections to existing partial servicing where it has been provided to address instances of failed individual on-site sewage and water services for infill development on existing lots of record. These connections must be logically and financially viable and demonstrate that site conditions are suitable for the long-term of such services with no negative impacts.

It is Planning Staffs' opinion that the proposed applications are consistent with the policies of the PPS. Partial services currently exist in the area due to the unsafe water services that were previously used. The Township does not have any plans to provide sewer services in the area.

#### A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The Growth Plan provides an overall growth strategy for the Greater Golden Horseshoe region that complements the Provincial Policy Statement and is implemented by municipal planning documents.

The PPS identifies that settlement areas are intended to be the focus for where growth is to occur within the municipality, and under section 1.1.3 provides policy direction as it pertains to Settlement Areas: Development within the Settlement Areas shall be based on a density and mix of land uses that efficiently use land and resources; are appropriate for and efficiently use infrastructure, avoid the need for unjustified or uneconomical expansion of infrastructure; and provide for a range of uses promoting intensification and redevelopment.

The subject lands are located within the Port McNicoll Settlement Area, and the proposed applications provide for an opportunity for intensification of residential uses while at the same time protecting the existing uses in Port McNicoll.

Section 2.2.1 speaks to managing growth and that applying the policies of the Growth Plan will support the achievement of complete communities that feature a diverse mix of land uses, improve social equity and overall quality of life, and will provide convenient access to recreational facilities.

### 3.2.6 Water and Wastewater Systems

1. Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.

2. Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:

a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;

b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;

c) a comprehensive water or wastewater master plan or equivalent, informed by watershed planning or equivalent has been prepared to:

i. demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water;

ii. identify the preferred option for servicing growth and development, subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 of the PPS, 2020, which must not exceed the assimilative capacity of the effluent receivers and sustainable water supply for servicing, ecological, and other needs; and

iii. identify the full life cycle costs of the system and develop options to pay for these costs over the long-term.

d) in the case of large subsurface sewage disposal systems, the proponent has demonstrated attenuation capacity; and

e) plans have been considered in the context of applicable interprovincial, national, bi-national, or state-provincial Great Lakes Basin agreements or provincial legislation or strategies

## 6 Simcoe Sub-area

### 6.1 Context



This section provides specific direction on how this Plan's vision will be achieved in the Simcoe Sub-area. The Simcoe Sub-area is comprised of the County of Simcoe and the cities of Barrie and Orillia.

The policies in Section 6 direct a significant portion of growth within the Simcoe Sub-area to communities where development can be most effectively serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities, with a particular emphasis on primary settlement areas. The policies in Section 6 recognize and support the vitality of urban and rural communities in the Simcoe Sub-area. All municipalities will play an important role in ensuring that future growth is planned for and managed in an effective and sustainable manner that conforms with this Plan.

Ensuring an appropriate supply of land for employment and residential growth and making the best use of existing infrastructure is also important to the prosperity of the Simcoe Sub-area. By providing further direction on where growth is to occur in the Simcoe Sub-area, it also establishes a foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, co-ordinate water and wastewater services, and promote green infrastructure and innovative technologies.

A more livable, compact, complete urban structure with good design and built form will support the achievement of economic and environmental benefits. Through effective growth management, municipalities will ensure that the natural environment is protected from the impacts of growth in the Simcoe Subarea, while providing amenities for the residents and visitors to this area from across the Greater Golden Horseshoe and beyond.

It is Planning Staffs' opinion that the proposed application conforms to the Growth Plan for the Greater Golden Horseshoe as the proposed permissions will avoid unjustified expansion of infrastructure and will allow Port McNicoll to move towards a complete community.

## COUNTY OF SIMCOE OFFICIAL PLAN

The subject lands are designated 'Settlement on Schedule 5.1 Land Use Designations of the Simcoe County Official Plan (SCOP).

### Objectives

3.5.1 To focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, in accordance with the policies of this Plan.

3.5.2 To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.

3.5.3 To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable.

3.5.4 To promote development forms and patterns which minimize land consumption and servicing costs

3.5.7 Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Lands may only be redesignated from lands not for urban uses to lands for urban uses in accordance with Sections 3.5.8 or 3.5.10 of this Plan. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use. Land use designation changes within settlement area boundaries do not require a County Official Plan amendment. The uses permitted in the land use designations within settlement area boundaries may be further restricted or prohibited in the local municipal official plans in order to facilitate urban development.

#### 4.7 Infrastructure: Sewage and Water Services Objectives

4.7.1 To promote the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions.

4.7.2 To promote the development of sewage and water service systems which are financially supported by their users to enable their maintenance and effective operation.

4.7.3 To protect drinking water sources from contamination.

4.7.6 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing development.

4.7.9 Planning for sewage and water services shall:

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;
- b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use consideration at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined in the policies above.

4.7.12 Municipal sewage services and municipal water services or private communal water services and private communal sewage services should be developed together. The development of new or expansion of existing partial services is not permitted, except:

- a) where necessary to address failed individual on-site sewage services and individual onsite water services in existing development; and
- b) within existing partially serviced settlements, to allow for infilling or rounding out of existing development provided there is reserve sewage system capacity and/or reserve water system capacity and site conditions are suitable for the long-term provision of such services.

County Planning staff has been involved in the reviewing of the proposed by-laws. County staff had not provided written comments prior to the completion of this report. Council should have regard for any comments received from County Staff.

#### TOWNSHIP OFFICIAL PLAN

The subject area is located within Schedule "C", Port McNicoll Settlement Area. The Official Plan designates the area as Village Residential, Open Space and Environmental Protection 3. The Open Space designation is applied along the shoreline north of Patterson Boulevard, extending to the east end of Woodlands Avenue. These areas are, for the most part, passive (undeveloped) parkland. The Environmental Protection 3 (EP3) designation is found south of Earldom Boulevard and west of First Avenue. Overall, this designation lies outside of the subject area and can be viewed as a restrictive overlay where residential development can be anticipated following appropriate environmental studies and remedial works as required. The balance of the area lies within the Village Residential designation. This designation is common within the settlement areas of the Township and generally indicates low density residential development.

Regarding the circumstance that exists within the subject area, the Township's Official Plan only provides generalized policy direction concerning servicing and development.

Section 4.1.1.3, Village Residential, General Policies does set out that all development within the "Village Residential" designation shall be serviced by centralized sewage treatment and water supply systems. Generally, the tone of this policy is directed at new development as opposed to the upgrading or redevelopment of existing uses.

Existing Official Plan polices provides that if development is proposed that would exceed a fixture rating of 20 units, as calculated by the Ontario Building Code, or a maximum building size of over 200 square metres or includes the addition of a bedroom(s), a tertiary treatment sewage system will be required. The proposed amendment will force a new tertiary septic system for all vacant lots and any redevelopment that requires a new septic system.

The proposed Official Plan Amendments is to take the approach based on recommendation in the EA that will limit the growth provided the landowner is prepared to take appropriate measures so that any development or redevelopment will not likely contribute further to the degradation of the surrounding properties or contribute to a greater risk for area residents.

The proposed OPA will require property owners to connect to municipal water as well as adding a tertiary septic system for the dwelling unit. The proposed changes will provide a net benefit for existing vacant lots as well as for properties that are looking to redevelop.

#### TOWNSHIP ZONING BY-LAW

Zoning By-Law No. 2000-57 is the effective zoning by-law for controlling land use within the Township. The Port McNicoll area, regarding the subject area, is set out on map Schedule "G".

Within the subject area there are 8 different zones that are subject to the proposed amendments, which are the R2(H), R2-16(H), R2-26(H), R2-29(H), R2-30(H), LSR-6(H), C2(H) and C3(H) zones.

The current residential zones being the R2-16(H), R2-26(H), R2-29(H), R2-30(H) and LSR-6(H) zones provide for less restrictive regulations than the normal R2 Zone but establish a maximum gross floor area of 200 square metres and the total number of fixture units cannot exceed 20. These regulations were put in place to control development with properties that are or were using a well and a septic system that was typically used for seasonal use. The

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proposed regulations are intended to control development by controlling the size of dwelling based on a reduced lot coverage permitted, and by providing that a new tertiary system be installed and connection to municipal water.

It should also be noted that the only permitted use in the residential zones are for a detached dwelling unit. A bed and breakfast, a short-term rental, an accessory dwelling unit or any other use that could add to the nutrient load of the septic is not permitted.

The C2-2 Zone shall have the same permitted uses and zone provisions as the regular "C2" zone except as follows, a dwelling unit is permitted.

The C3-2 Zone has been amended to permit only the following uses: a single detached dwelling, garden centre, home occupation, and a retail store.

To implement the Official Plan, it is necessary to amend zoning provisions which will be applied to all applicable zones in the subject area. It should also be noted the use of the Holding "H" Zone provision will continue to apply, making sure the right safeguards are in place such as a tertiary septic system and municipal water connection prior to removal of the Hold provisions.

The proposed Zoning By-law Amendment in general should provide a net benefit to each property. The proposed changes involve a lower lot coverage permission to help control the maximum size of structure that would be permitted. The maximum height of a building has been lowered to control the gross floor area allowed as well as maintaining the historical low-profile structures that are in the area. Each zone will require that a new tertiary system be installed and connection to municipal water on vacant lots where development is proposed. Where a property owner is looking at redeveloping the property, municipal water connection will be required as well as a new tertiary septic system if the current septic systems need to be replaced or upgraded.

Only when the Township is satisfied that the above-mentioned upgrades are in place and functioning will it remove the "H" Holding provision to allow for the issuance of a building permit.

The proposed zoning by-law amendment would meet the general intent of the Township's Zoning By-law as development is currently permitted and future safeguards are being proposed to control the impact of development.

## SEVERN SOUND ENVIRONMENTAL ASSOCIATION (SSEA)

The SSEA has been involved in the technical review of the Hydrological Study since early 2021.

The SSEA provided comments on September 14, 2022 (attachment 4) to deal with the proposed OPA and ZBA for Grandview Beach/Paradise Point.

The SSEA found the selection process to be adequate in randomly selecting lots for release of the development hold. SSEA has also indicated that the future monitoring studies be adequately designed to detect potential impacts from development.

Township staff has implemented the suggested recommendations from the SSEA into the draft OPA (attachment 2) and ZBA (attachment 3) by-laws.

## CONCLUSION

The proposed amendments will result in a net improvement for the subject area and will accomplish an appropriate approach to dealing with development and redevelopment applications within the Grandview Beach/Paradise Point Area.

For reasons stated and set out herein, it is suggested that the proposed applications represent good planning and that it is following the applicable planning policies.

It is recommended that Official Plan Amendment 2022-OPA-03 and Zoning By-Law Amendment 2022-ZBA-05 for Grandview Beach/Paradise Point Area to facilitate the development and redevelopment of the subject lands be approved.

## PUBLIC COMMENTS:

John Rose – See attachment #5

Nancy Rowland – support of amendments.

Renate Schuch - against building on wooded lots, as it would destroy Paradise Point if everyone starts building. We need to save the trees for the environment, not cut all down to build houses.

## **Financial and Resource Implications**

Cost would be associated should the application be appealed to the Ontario Land Tribunal.

## **Relationship to Strategic Plan**

Tay Resilient – Encouraging increased development of housing, specifically affordable housing.

## **Reference Documents**

There are no reference documents associated with this Report.

## **Attachments**

1. Key map
2. Draft Official Plan Amendment
3. Draft Zoning By-law Amendment
4. SSEA Comments
5. Public comments – John Rose & Jan Rose

**Prepared By**            Todd Weatherell, RPP, CPT  
   Manager of Planning and Development Services

## **Approvals**

Shawn Aymer, CMMIII Fire Service Executive  
Fire Chief/CEMC  
General Manager, Protective and Development  
Services

## **Date**

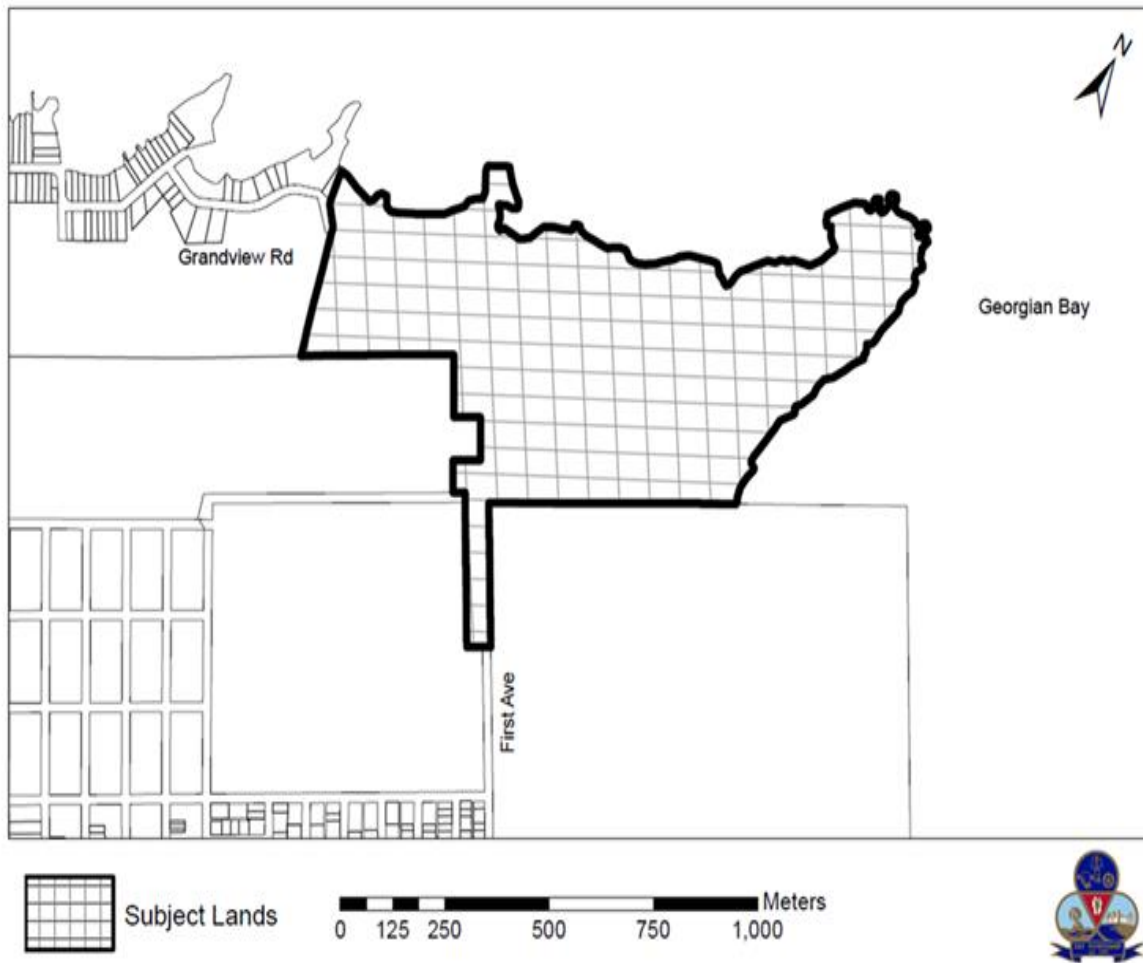
November 30, 2022

Andrea Fay, Chief Administrative Officer

December 1, 2022

**Attachment #1 - Key Map**

**Grandview Beach Paradise Point - Key Map**





**Attachment #2 – DRAFT OFFICIAL PLAN**

**AMENDMENT NO. 45**

**TO THE OFFICIAL PLAN FOR**

**THE TOWNSHIP OF TAY**

**THE CORPORATION OF THE TOWNSHIP OF TAY  
BY-LAW NO. 2022-DRAFT**

A By-law to adopt Amendment No. 45 to the Official Plan for the Township of Tay.

WHEREAS the Council of the Corporation of the Township of Tay, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. THAT the attached explanatory text, policies and schedule constitute the Amendment No. 45 to the Official Plan for the Township of Tay shall be and is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 45 to the Official Plan for the Township of Tay.
3. THAT this Bylaw shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe. Read three times and finally passed in open Council this XX day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, Ted Walker

\_\_\_\_\_  
Clerk, Katelyn Johns

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## **THE CONSTITUTIONAL STATEMENT**

**PART A - THE PREAMBLE** - does not constitute part of this Amendment.

**PART B - THE AMENDMENT** - consisting of the following text and Schedule "A", constitutes Amendment No. 45 of the Township of Tay Official Plan.

**PART C - THE APPENDIX** - which does not constitute part of this Amendment. This appendix contains more specific information regarding the Amendment and the background work that led to the preparation of the Amendment

### **AMENDMENT NO. 45 TO THE TOWNSHIP OF TAY OFFICIAL PLAN PART A - THE PREAMBLE**

#### 1.0 Purpose of the Amendment:

The purpose of this Official Plan Amendment is to provide policies to direct and control development and redevelopment in the Grandview Beach/Paradise Point area.

#### 2.0 Location:

The subject lands are located in Lots 18, 19 and 20, Concessions V and VI, of the Port McNicoll Settlement Area, Schedule "C" to the Official Plan. The subject lands are identified on Schedule "A" attached to and forming part of this Amendment.

#### 3.0 Basis:

The Grandview Beach/Paradise Point area has been the subject of significant involvement by the Township and area residents in identifying problems and solutions related to development. Development restrictions have been in place in the Community since 1974 in response to environmental and well water quality issues. Concerns were raised about the potential public health and safety impacts from the unfiltered migration of surface and sub-surface contaminants into the local ground water supply. Groundwater supplies are highly vulnerable to recurrent bacteriological contamination. Water quality in the lower limestone aquifer is poor. Studies since 1974 have looked at various options to address these issues. This involvement has included Class

Environmental Assessments, Hydrogeological Assessments, Archaeological Assessments, and Heritage Impact Assessments. Generally the area exhibits very little overburden and in some locations exposed bedrock. Contamination of private wells is of significant concern in the area. The Township's Official Plan was amended by Official Plan Amendment #29 in 2004 and Official Plan Amendment #33 in 2007 to define a reasonable level of what development and redevelopment may be permitted in the absence of full servicing.

With the extension of municipal services in 2017, and with the completion of a Hydrogeological Study in 2020 of the area, the need to review the existing freeze on local development and redevelopment requires further review. The policies and provisions set out herein are intended to provide for controlled and limited development and redevelopment. Development that by its nature or technical improvements will not further add to the existing environmental concerns, in a noticeable manner, may be considered.

The policies of this Official Plan Amendment will take the approach of limited growth provided the land owner is prepared to take appropriate measures so that any development or redevelopment will not likely contribute further to the degradation of the surrounding properties or contribute to a greater risk for area residents.

## PART B - THE AMENDMENT

This part of the document, entitled "Part B – The Amendment", and consisting of the following text and Schedule "A", constitutes Amendment No. 45 of the Township of Tay Official Plan.

### 1.0 DETAILS OF THE AMENDMENT

That Schedule "C" – Port McNicoll Settlement Area is further amended by identifying the lands on Schedule "A" to the Official Plan that are subject to this Amendment and Section 4.1.1.4.3 Grandview Beach/Paradise Point Development Policy Area.

Section 4.1.1.4.3 Grandview Beach/Paradise Point Development Policy Area is hereby deleted and replaced with the following:

#### 4.1.1.4.3 Grandview Beach/Paradise Point Development Policy Area

##### 4.1.1.4.3.1 General Principles

4.1.1.4.3.1.1 Those lands, as outlined on Schedule "C", Port McNicoll Settlement Area, referenced to this subsection and which are designated "Village Residential", "Open Space" and "Environmental Protection 3" is subject to the policies of this section.

4.1.1.4.3.1.2 The Grandview Beach/Paradise Point Area is a mixture of permanent and seasonal residential uses. Many of the current dwellings were constructed well over 40 years ago. The geology of the area exhibits significant sedimentary bedrock, exposed at the surface and where present the native soils are described as thin clay and gravel overburden. The bedrock is described as flat lying, layered limestone which allows for both the vertical and horizontal movement of groundwater. The concern associated with the above is the unfiltered migration of contaminants into the local groundwater supply.

4.1.1.4.3.1.3 The guiding principle in regard to development and redevelopment shall be that no development or redevelopment should be permitted that would likely contribute to additional effluent loading and groundwater contamination within the policy area. Only proposals that utilize municipal water and a tertiary septic system will be considered.

4.1.1.4.3.1.4 In 2020, a Stage 3 Final Report – Hydrogeological Assessment was undertaken for the area. The report concluded that all future development should occur only with connection to the municipal water system. Vacant lots that are to be developed shall be connected to municipal water services. Any existing lots that utilize a private well are encouraged to connect to the municipal system and have the well properly abandoned. The work required to abandon an existing well must be conducted by an appropriately licensed well contractor.

4.1.1.4.3.1.5 Development, redevelopment, and limited expansion of existing dwellings may be considered based on the policies of this section.

#### 4.1.1.4.3.2 Permitted Uses

4.1.1.4.3.2.1 Lands designated "Village Residential" shall be for low density single detached dwellings.

4.1.1.4.3.2.2 The permitted uses of Section 4.6 - Open Space and Section

4.8.4 - Environmental Protection Policy Area 3 may be allowed but only in compliance with the no additional effluent loading principle.

#### 4.1.1.4.3.3 General Policies

4.1.1.4.3.3.1 It is intended that development is to take place under the Holding Zone category as set out in the Zoning By-law.

4.1.1.4.3.3.2 All vacant lots that are to be developed shall:

- a) utilize a tertiary sewage treatment system,
- b) be connected to municipal water, and
- c) be required to apply to remove the Holding Zone provision.

4.1.1.4.3.3.3 An existing dwelling unit may be replaced or enlarged provided the existing septic system or new septic system is designed and approved to handle the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system shall be required.

4.1.1.4.3.3.4 Additions to existing dwellings such as a garage, carport, porch, deck or anything that does not increase the habitable living area of the dwelling unit are permitted without applying to remove the Holding Zone provision.

## 2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

## 3.0 INTERPRETATION

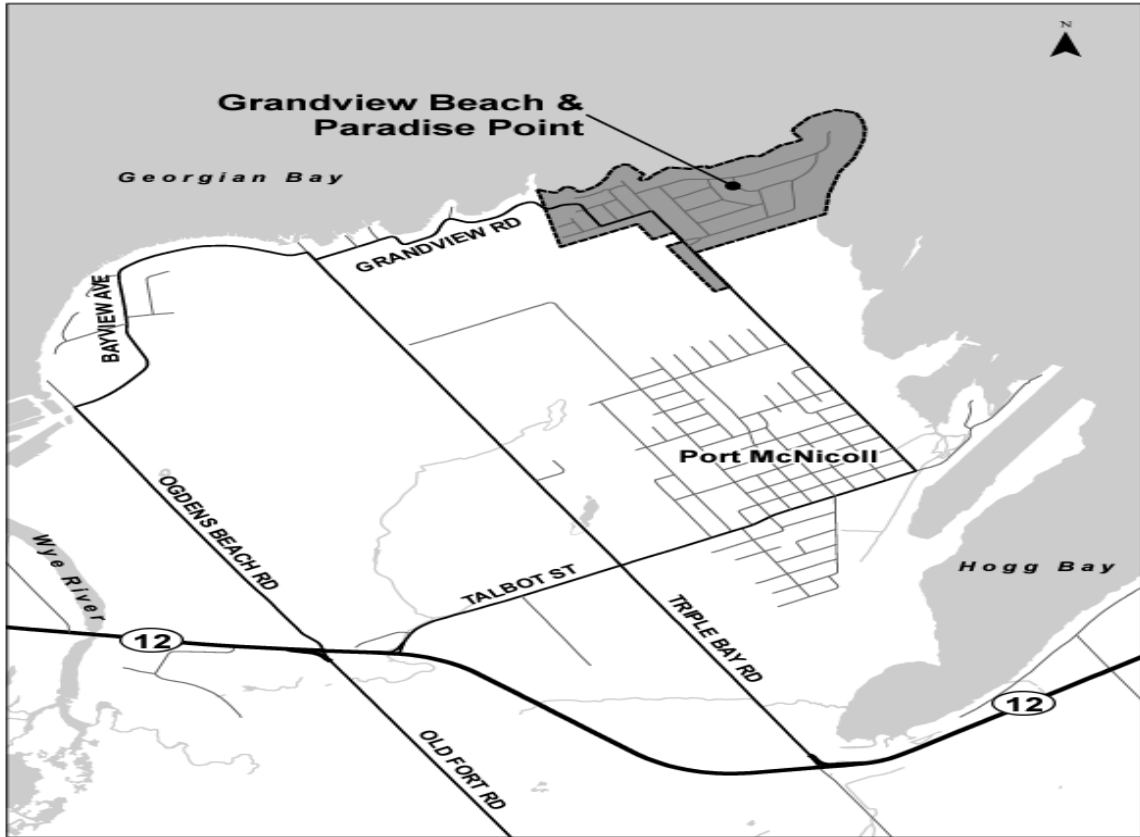
The provision of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

## PART C – THE APPENDICES

This part consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual Amendment.

- Stage 3, Final Report – Hydrogeological Assessment for Grandview Beach and Paradise Point Communities Port McNicoll, Township of Tay, Prepared by Oakridge Environmental Ltd., December 2020.

**SCHEDULE "A"  
TO OFFICIAL PLAN AMENDMENT NO. 45**



 SUBJECT LANDS – Subject to Section 4.1.1.4.3 Grandview Beach/Paradise Point Development Policy Area.

**ATTACHMENT #3 - DRAFT ZONING BY-LAW****THE CORPORATION OF THE TOWNSHIP OF TAY  
BY-LAW NO. 2022-XX**

“Being a By-law to rezone lands described as  
**Lots 18, 19 & 20, Concessions 5 and 6,**  
known municipally as  
Grandview Beach/Paradise Point.”

**WHEREAS** By-law No. 2000-57 is the General Zoning By-law of the Corporation of the Township of Tay; and,

**WHEREAS** the Council of the Corporation of the Township of Tay have reviewed a recommendation to amend the General Zoning By-law and has approved the recommendation; and,

**WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

**NOW THEREFORE** be it enacted as a By-law of the Corporation of the Township of Tay the following:

1. Schedule “G” to General Zoning By-law No. 2000-57, is hereby further amended by amending the lands described as Lots 18, 19 & 20, Concessions 5 and 6, Grandview Beach/Paradise Point, that are currently zoned Village Residential “R2(H)” and “R2-16(H)”, Village Residential “R2-26(H)”, Village Residential “R2-29(H)”, Village Residential “R2-30(H)”, the Limited Service Residential “LSR-6(H)”, the Neighbourhood Commercial Exception 2 “C2-2(H)”, and the Tourist Accommodation Commercial Exception 2 “C3-2(H)” Zones, as shown Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of this By-law.
2. That Section 8.4.14, Village Residential, “R2-16” zone, is hereby deleted and replaced with the following:

**8.4.14 R2-16 Zone**

8.4.14.1 Nothing in Section 8.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "R2-16" provided that the following requirements are complied with:

- |                         |                   |
|-------------------------|-------------------|
| a) Minimum Lot Frontage | 15 metres         |
| b) Minimum Lot Area     | 464 square metres |

---

c) Minimum Front Yard	7.5 metres
d) Minimum Rear Yard	7.5 metres
e) Minimum Exterior Side Yard	4.5 metres
f) Minimum Interior Side Yard	1.2 metres
g) Minimum Gross Floor Area	83.5 square metres
h) Maximum Lot Coverage	30%.
i) Maximum Height of Building	7 metres

8.4.14.2 The R2-16 Zone shall only permit a single detached dwelling.

Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision.

An existing dwelling unit may be replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required.

3. That Section 8.4.23, Village Residential, “R2-26” zone, is hereby deleted and replaced with the following:

“8.4.23 R2-26 Zone

8.4.23.1 Nothing in Section 8.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "R2-26" provided that the following requirements are complied with:

a) Minimum Lot Frontage	15 metres
b) Minimum Lot Area	464 square metres
c) Minimum Front Yard	7.5 metres
d) Minimum Rear Yard	7.5 metres
e) Minimum Exterior Side Yard	4.5 metres
f) Minimum Interior Side Yard	1.2 metres
g) Minimum Gross Floor Area	83.5 square metres
h) Maximum Lot Coverage	35%.



- i) Maximum Height of Building 7 metres

8.4.23.2 The R2-26 Zone shall only permit a single detached dwelling.

Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to removal the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

4. That Section 8.4.26, Village Residential, “R2-29” zone, is hereby deleted and replaced with the following:

“8.4.26 R2-29 Zone

8.4.26.1 Nothing in Section 8.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "R2-29" provided that the following requirements are complied with:

- a) Minimum Lot Frontage 15 metres
- b) Minimum Lot Area 464 square metres
- c) Minimum Front Yard 7.5 metres
- d) Minimum Rear Yard 7.5 metres
- e) Minimum Exterior Side Yard 4.5 metres
- f) Minimum Interior Side Yard 1.2 metres
- g) Minimum Gross Floor Area 83.5 square metres
- h) Maximum Lot Coverage 30%.
- i) Maximum Height of Building 7 metres

8.4.26.2 The R2-29 Zone shall only permit a single detached dwelling.

Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to removal the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

- 5. That Section 8.4.27, Village Residential, “R2-30” zone, is hereby deleted and replaced with the following:

“8.4.27 R2-30 Zone

8.4.27.1 Nothing in Section 8.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "R2-30" provided that the following requirements are complied with:

- a) Minimum Lot Frontage 15 metres
- b) Minimum Lot Area 464 square metres
- c) Minimum Front Yard 7.5 metres
- d) Minimum Rear Yard 7.5 metres
- e) Minimum Exterior Side Yard 4.5 metres
- f) Minimum Interior Side Yard 1.2 metres
- g) Minimum Gross Floor Area 83.5 square metres
- h) Maximum Lot Coverage 30%.
- i) Maximum Height of Building 7 metres

8.4.27.2 The R2-30 Zone shall only permit a single detached dwelling.

Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to removal the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

6. That Section 13.4.6, Village Residential, "LSR-6" zone, is hereby deleted and replaced with the following:

#### 13.4.6 LSR-6 Zone

13.4.6.1 Nothing in Section 13.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "LSR-6" provided that the following requirements are complied with:

- |                               |                    |
|-------------------------------|--------------------|
| a) Minimum Lot Frontage       | 15 metres          |
| b) Minimum Lot Area           | 464 square metres  |
| c) Minimum Front Yard         | 7.5 metres         |
| d) Minimum Rear Yard          | 7.5 metres         |
| e) Minimum Exterior Side Yard | 4.5 metres         |
| f) Minimum Interior Side Yard | 1.2 metres         |
| g) Minimum Gross Floor Area   | 83.5 square metres |
| h) Maximum Lot Coverage       | 35%.               |
| i) Maximum Height of Building | 7 metres           |

13.4.6.2 The LSR-6 Zone shall only permit a Single detached dwelling.

Within the area affected by the above exception and where the "H" Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent

load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

7. That Section 17.4.2, Neighborhood Commercial, “C2” Zone, is hereby deleted and replaced with the following:

#### 17.4.2 C2-2 Zone

17.4.2.1 The C2-2 Zone shall have the same permitted uses and zone provisions as the regular “C2” zone except as follows. A dwelling unit is permitted.

17.4.2.2 Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to removal the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

8. That Section 18.4.2, Tourist Commercial, “C3-2” Zone, is hereby deleted and replaced with the following:

#### 18.4.2 C3-2 Zone

18.4.2.1 The C3-2 Zone permits the following uses: a single detached dwelling, garden centre, home occupation, and a retail store.

18.4.2.2 Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to removal the Holding Zone provision.

An existing dwelling unit maybe replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required

- 9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

**BY-LAW** read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this , day of 2022.

**THE CORPORATION OF THE TOWNSHIP OF TAY**

\_\_\_\_\_  
**MAYOR, Ted Walker**

\_\_\_\_\_  
**CLERK, Katelyn Johns**

**ATTACHMENT #4 – SSEA COMMENTS**



## Severn Sound Environmental Association

489 Finlayson Street, Port McNicoll, Ontario L0K 1R0

Phone (705) 534-7283 ext. 204 | Fax (705) 534-7459

Email: [achiandet@severnsound.ca](mailto:achiandet@severnsound.ca) | Website: [www.severnsound.ca](http://www.severnsound.ca)

September 14, 2022

Todd Weatherell, Manager of Planning & Development Services  
Township of Tay  
450 Park Street, PO Box 100  
Victoria Harbour, ON L0K 2A0  
Sent via email: [planning@tay.ca](mailto:planning@tay.ca)

Dear Mr. Weatherell,

### **RE: Official Plan Amendment and Zoning By-law Amendment for Grandview Beach/Paradise Point**

Staff at the Severn Sound Environmental Association (SSEA) have reviewed the *Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for Grandview Beach/Paradise Point*, provided by the Township of Tay on August 22, 2022, which pertains to the Grandview Beach and Paradise Point area in the Township of Tay (Study Area).

SSEA provided past comments (Feb 19, 2021) on the *Stage 3, Final Report – Hydrogeological Assessment (HG study) for the Grandview Beach and Paradise Point Communities*, provided by JL Richards & Associates Ltd, some of which we will reiterate here.

SSEA offers the following comments:

#### **General Comments**

1. Our primary concern is the potential effect of increased development, especially that which relies on private sewage systems, regardless of treatment level, on water quality in Severn Sound, both from a surface water runoff and groundwater

discharge perspective. While we generally agree with the phased approach being taken by the Township with the requirement for water quality monitoring in subsequent years, we recommend over the long term that sanitary sewer servicing be implemented, and in the interim agree with requiring tertiary septic systems. While we acknowledge the significant cost involved, municipal servicing is the only means of providing a high level of protection of ground and surface water quality for environmental and human health for generations to come. Tertiary septic systems do provide enhanced effluent treatment, however they do not remove all nutrients or pathogens, and adding more of these systems in an already densely developed area will likely contribute to additional loading to ground and surface waters. Furthermore, for existing dwellings, there is no provision to require tertiary systems unless a new septic system is required so the risk of septic bed leaching will still be present. **We recommend education for existing and future residents on the difference between secondary and tertiary systems, various requirements of certain tertiary systems (e.g. having maintenance contracts in place), and the importance of filters.**

2. We note that although any development on vacant lots or redevelopment/expansion of existing dwellings requires connection to the municipal water supply system, and some existing residents have opted to connect to the municipal supply, a number of residents continue to use private drinking water wells. We support the statement in the OPA that “any existing lots that utilize a private well are encouraged to connect to the municipal system and have the well properly abandoned.” **However, we also acknowledge the need to protect groundwater sources for those who may choose to remain on private drinking water wells.**
3. In previous SSEA comments, the potential issue around septic system usage for Short Term Rental Accommodations (STRAs) was not considered. The concern arises when there are more occupants in a dwelling than what the septic system was designed for, and that this high level of usage is sustained over time, potentially reducing the lifespan of the system, or as a worst case scenario causing system failure. The HG Study did not take into account the presence of STRAs, nor the redevelopment of smaller seasonal residences into larger year round dwellings, both of which may contribute to septic effluent loading beyond what was anticipated in the study. There is a need to take a closer look at the issue of past and future renovation of dwellings for the purpose of rental as STRAs, and the risk of either reducing the lifespan of septic systems or of overloading systems. **We recommend that STRAs should be regulated in the**



**same manner as Bed and Breakfasts, the latter which is not permitted in the Study Area.**

4. The HG study recommended a phased approach to development, with the release of 20 lots distributed over the entire area. SSEA staff attended the public meeting on July 27 2022 and based on the update provided by the Township and communications with staff, it is our understanding that in June of this year, the Township undertook a randomized selection process to release 20 of the vacant lots, 5 in each of 4 different quadrants, of which 17 were selected, and that the OPA and ZBA process would allow for development of those vacant lots. **This selection process ensured that the lots released are adequately spaced, as per the HG Study recommendations.**

5. The OPA and ZBA contradict provisions under section 1.6.6.5 of the Provincial Policy Statement (PPS) 2020 regarding partial services which states (emphasis added):

“Partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that *site conditions are suitable for the long-term provision of such services with no negative impacts.*

Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.”

It has not been adequately demonstrated through the HG Study that there will be no negative impacts from allowing additional tertiary septic systems to be installed on vacant lots within the study area, particularly given the fractured limestone geology of the area. **Subsequent monitoring should be robust enough to detect potential impacts.**

6. We remind the Township of Section 3.6 SEVERN SOUND REMEDIAL ACTION PLAN in the OP, which ensures that “provisions are made for the protection of

the Severn Sound ecosystem in accordance with the objectives of the "Severn Sound Remedial Action Plan" including:

(a) The improvement of water quality through remedial action and the maintenance of that enhanced quality level as development occurs by addressing potential development impacts such as nutrient, sediment, phosphorus, toxic and bacteria loadings

(e) The Municipality will ensure that new developments are designed to adequately protect the environment and ecosystems of Severn Sound;"

**Allowing additional septic systems on vacant lots, and failing to address the impact of redevelopment and expansion on existing lots may not provide adequate protection of the Severn Sound ecosystem.**

### **Comments on Specific Sections of the OPA/ZBA**

#### OPA

3.0 Basis – While the OPA is “intended to provide for controlled and limited development and redevelopment”, it is unclear based on the provisions in the OPA or ZBA how this will be achieved. **Additional details on circumstances under which development or redevelopment would or would not be permitted are needed.** For example, there is no mention that the release of vacant lots will be phased, with 20 lots being released during the first phase, or that the release of any additional lots will be dependent on results from water quality monitoring after the first phase.

4.1.1.4.3.1.3 – We agree that “Any existing lots that utilize a private well are encouraged to connect to the municipal system and have the well properly abandoned.” This work must be conducted by an appropriately licensed well contractor.

4.1.1.4.3.1.4 – Similar to our comment on s. 3.0, it’s unclear under what circumstances development, redevelopment or expansion may not be considered.

### **Reiteration of Past SSEA Comments on the HG Study**

7. According to Figure No. 12: Current Groundwater Flow Pattern in the HG Study, groundwater discharge was observed at the northern edge of the Port McNicoll Marsh, a Provincially Significant coastal Wetland (PSW). While the PPS 2020 doesn’t have a policy specific to PSWs and water quality, Policy 2.2.1 g states that “Planning authorities shall protect, improve or restore the quality and quantity of water by: planning for efficient and sustainable use of water resources,

through practices for water conservation and sustaining water quality.” Negative impacts in regard to policy 2.2 are defined as “degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;*” while “Sensitive in regard to *surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.*” Thus, there is an imperative under the PPS to ensure that water quality conditions in the PSW are protected. **Subsequent monitoring should be designed in order to determine whether there are any negative impacts to water quality in the PSW.**

8. The HG study indicated that significant algae growth was noted close to groundwater seepage areas along the shoreline in Patterson Park. These seepage zones were considered to likely be upper elevation springs, presumably not affected by septic effluent. Upper elevation springs are more likely affected by surface runoff and shallow infiltration. This highlights the importance of promoting stewardship actions among property owners that will reduce nutrient inputs to shallow groundwater, such as avoiding the use of fertilizer, discouraging geese along the shoreline, and removing and properly disposing of pet waste. **We recommend providing public education to residents on these stewardship actions.**

#### *Surface Water Sampling and Data Analysis Methods*

9. We indicated previously that **we have some concerns about how the surface water sampling was conducted in the HG Study, as well as how the comparison to historical data analysis was done.** Since both aspects have implications on the recommendations that were made by the HG Study, they need to be adequately addressed, which was not done in the study addendum. Concerns were centred mainly on the locations and timing of sampling. See previous SSEA comments for details (Feb 19, 2021). **Subsequent monitoring should address these concerns.**
10. In our comments regarding study parameters (Feb 19, 2020 and Feb 19, 2021), **we suggested that test parameters for surface and groundwater samples include tracer compounds such as caffeine or artificial sweeteners (e.g. acesulfame).** Tracer compounds give an indication of the presence and extent of septic effluent impact since they are not naturally present in the environment. This would have provided further evidence of septic impacts. **Subsequent monitoring should address these concerns.**

11. While we agree that the Study Area is unlikely to be a major source of phosphorus and nitrate to Severn Sound as a whole, it may be an important source to the immediate shoreline area, particularly due to the undulating nature of shoreline which can impede onshore-offshore mixing.

*Discharge to Surface and Groundwater*

12. **We do not agree with the HG Study's conclusion that "the surface water monitoring program provides no indication or suggestion of impact with regards to nutrients (TP, nitrate, nitrite, ammonia), based on the current density of development."** Reasons for this are given in previous SSEA comments (Feb 19, 2021). **Subsequent monitoring should address these concerns.**
13. While an explanation was provided in the HG Study as to why groundwater nitrate concentrations are low in the Study Area, and satisfies the D-5-4 requirements, groundwater sampling shows that phosphorus concentrations are highly variable and in some cases reach high concentrations. For this reason, **we agree that nitrate alone should not be relied on to determine development density.** We recognize that geological conditions exist that may promote natural attenuation of phosphorus, but given unknowns in the assessment process, **we reiterate the use of the precautionary principle in proceeding with development.**

*HG Study Conclusions*

14. While phosphorus concentrations may be projected to meet the Provincial Water Quality Objective of  $>20 \mu\text{g/L}$ , **concentrations should meet the target of  $>15 \mu\text{g/L}$  set out in the Severn Sound Remedial Action Plan,** which was agreed to by the provincial and federal governments. **This should be reflected in future monitoring studies.**
15. As stated in our letter dated Feb 19 2020, we reiterate that blue-green algae blooms have been observed in the study area over the past several years. While the reasons for their occurrence can be complex and regional in nature, it remains possible that non-point nutrient inputs from septic systems or surface water runoff could be exacerbating blooms locally. Preventing the occurrence of algae blooms is a critical piece in protecting local waters for both drinking and recreational purposes.

16. We note that it is difficult to predict how different conditions arising due to climate change, such as increasing intensity of storm events, will impact the equilibrium of natural nutrient attenuation processes, ultimately affecting water quality conditions.

17. We agree with a phased approach to development, with monitoring as stated in the HG study. **We recommend adding tracer compounds to future studies.**

We commend the Township for taking a cautious approach to developing vacant lots in an already relatively dense development, with appropriate monitoring to assess potential impacts. We would be pleased to review a Terms of Reference for future monitoring studies. Please contact the undersigned if you have any further questions.

Best Regards,



Aisha Chiandet,  
Water Scientist

CC:

Julie Cayley, Executive Director, SSEA [jcayley@sevemsound.ca](mailto:jcayley@sevemsound.ca)

Jason Craig, Chief Building Official, Twp of Tay [jcraig@tay.ca](mailto:jcraig@tay.ca)

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Attachment #5 – John Rose & Jan Rose

**RE: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW – PARADISE POINT AND GRANDVIEW BEACH**

**FILE#’S 2022- ZBA AND 2022-OPA-03 (OPA 45)**

We have lived at Paradise Point, full time, for the past 38 years. These are our comments and concerns about the process and proposed amendments.

**Inadequate disclosure of information prior to Public Meeting**

The Public Meeting has not been properly brought forward. The Notice stipulates that information regarding the Application is to be made public prior to the meeting and can be accessed on the website. No background or supporting documentation was available on the website prior to the meeting. It would be impossible for the public to make meaningful submissions without the background evidence leading to the proposals and the draft amendments to be considered. We only received the draft wording on July 21 after requesting it from the Township.

This meeting should be adjourned to allow the Township to provide all the supporting documentation. This would include the evidence being relied upon and the draft wording so that the residents can have the opportunity to make meaningful comments, either in favour of or against the amendments.

**The Hydrogeological Assessment is Incomplete**

It appears that Council is moving forward on increased development of Paradise Point and Grandview Beach based on the recent hydrogeological assessment by Oakridge Environmental Limited. I will refer to that report as the "Assessment". The Assessment refers to the key findings of the 2015 Class EA study as follows:

1. Groundwater supplies are highly vulnerable to recurrent bacteriological contamination;
2. Small lot sizes limit septic replacement options. Lot density results in high modelled nitrate impacts;

3. Development restrictions can only be lifted by installing full service or by Amendment to the Official Plan and Zoning By-law.

These findings were based, in part, on the fractured limestone nature of the area and relatively little overburden on the land.

Yet, just four years later, the Assessment has recommended some limited development, without full municipal services. The Assessment failed to consider some key factors in making its recommendations.

The Assessment is flawed for the following reasons:

1. The Assessment only considered development of vacant lots. It did not consider the number of seasonal residences that are being renovated, with or without permits, to year round residences. This has been more pronounced since the study was completed and during Covid with more people able to work remotely from home or the cottage. You cannot walk the neighbourhood without seeing a new dumpster on a property being renovated. We do not oppose residents upgrading their homes, but in many cases, homes are being upgraded for full time use without Township control. For example, homes on Airbnb type sites advertise up to seven bedrooms. How could this happen when the area has been under development restrictions since 1974? Clearly, the Township has been unable to control development in the area for many years.

As a result, the Assessment fails to address the impact that increasing renovation of existing seasonal residents has on nitrate loading, private wells, and groundwater. It should also consider the Township's inability to control that development, despite longstanding restrictions.

2. The Assessment does not consider the exponential growth of Short Term Rental Accommodations (STRAs) in Paradise Point and Grandview Beach, particularly in the past two years since the pandemic. Currently, we are aware of 16 STRA's in our area. Two of those advertise seven bedrooms and accommodation for up to 16 guests. One advertises for 12 people on a known 40 year old septic system. The Assessment does not address the environmental issues arising from such septic system overloading. Council has chosen not to address the environmental or social aspects of STRA's in this environmentally sensitive area. Clearly the increased loading would impact the Assessment findings, however, it is not mentioned.

When Township staff were asked to draft a by-law restricting STRA's in Tay Township, they recommended that STRA's be excluded from the Paradise Point/Grandview Beach area due to the historic environmental concerns. Council chose to ignore that recommendation and STRA's remain unregulated in Tay Township.

Due to the historic environmental concerns, "Bed and Breakfasts" are not allowed in Paradise Point and Grandview Beach under the current zoning by-law. ("Bed and Breakfasts", under the

current zoning by-law, are owner occupied residences where up to three rooms are rented, while the owner lives there). Ironically, the Township does allow STRAs without restrictions as to the number of rooms.

There should be no further development in the Paradise Point/Grandview Beach area until the Township has restricted or otherwise adequately controlled STRAs. The Assessment should have addressed this issue.

3. There are approximately 157 private wells in Grandview Beach and Paradise Point. Despite this, the assessment failed to test a single private well and still determine that there has or will be no impact on any. This is not acceptable. One letter was sent out in the middle of winter by the Township to ask residents to participate in a survey. While the Assessment reports that few responded to this one request, there was no follow up. The Assessment's efforts were clearly inadequate. In the past, there have been several studies in which private wells were tested with full cooperation of the residents. As many residents are seasonal, it is imperative that there be door to door canvassing during the summer months. The letter to residents was sent out in January, when seasonal residents are absent, and some permanent residents have escaped the winter. It is not acceptable that not a single private well was tested, nor were sufficient efforts made to do so.

While the Assessment included the boring of 11 test wells, none are located along the main waterfront residential area from Calvert Park, along Silver Birch and out to the point. In fact, most were drilled in parkland, or open field areas with few developed lots. The deepest well went less than 45 feet, likely less than even the shallowest of private wells. I recognize I am not a hydrologist, but it appears that private wells would have given valuable data for the Assessment. Proper testing of private wells should proceed before any further development is allowed.

4. Despite the municipal system, many residents continue to maintain and rely on their wells rather than use the municipal system. We, along with other residents, have spent a great deal of money to install and maintain our own systems, which provides us with good quality (and chemical free) water. In our short section of Silver Birch Cres., five of nine neighbours, continue to choose to rely on their wells. I note that the Walkerton disaster was a municipal system that failed, and not private wells.

It is inconceivable that the Township would consider further development without knowing the impact on private wells. Just because we have access to Municipal water, it does not mean we have to abandon our wells. The Township not only has the obligation to protect our drinking water, but they must also protect the aquafer, regardless of whether it is used for drinking water.



### The Draft Amendments

We have had the opportunity to review the proposed draft amendments to the Official Plan and Zoning By-law, although this has not been provided to the public in advance of the Public Meeting. The draft amendments do not follow the recommendations of the Assessment.

The Assessment recommends:

1. A staged approach be followed with an initial release of 20 lots, reasonably distributed over the entire area.
2. There be semi-annual monitoring of wells; and
3. Impacts be reviewed after a minimum of three year before further development be allowed.

The draft amendments:

1. would allow unrestricted new development provided new lots are connected to the Municipal water system and connect to a tertiary septic system. There is no staged approach provided for as recommended, nor any restriction on the numbers. There is no guarantee the lots would not be concentrated in one area;
2. would allow unrestricted replacement and enlargements to existing residences. This could have a major impact on the Assessment. While these existing residences would be required to connect to the municipal water system, they would only be "encouraged" to install a tertiary system. There is no restriction on the number allowed, nor whether they be reasonably distributed. The impact of this redevelopment of existing residences was not contemplated in the study nor was it part of their recommendations.
3. would allow for an expansion of STRA's to include bed and breakfast establishments. These were not contemplated by the Study and contrary to the Township staff's recommendations when drafting the proposed STRA regulations that Council rejected.
4. are contrary to the provisions of the Provincial Policy Statement, 2020 regarding partial services. The Province stipulates that partial services are only permitted where they are necessary to address failed on-site sewage services or to allow for infilling and minor rounding out. In that case, it must be shown that site conditions "are suitable for the long-term provision of such services with no *negative* impacts." Past environmental studies have shown that the fractured limestone and limited overburden are not generally suited for private septic systems. The Assessment does not address the suitability of the lots, other to note the 2015 Class EA findings. The fact that the Township will be requiring vacant lots to connect to the municipal system suggests that there is likely to be a negative impact to wells and the groundwater.

### Summary

We are opposed to the release of further development lots in Paradise Point/Grandview Beach until the Township addresses issues not considered by the Report and its recommendations. Specifically, the following is required:

1. The Public Meeting should be adjourned to allow for full public disclosure and meaningful comment;
2. The Assessment, and Council, need to address:
  - a. The significant conversion of seasonal residents to year round homes, without adequate control by the Township,
  - b. The exponential growth of STRA's which routinely accommodate up to 16 guests on some properties;
  - c. The complete lack of private well testing by the Assessment and any reasonable effort to do so,
  - d. The impact of development on the significant number of residents choosing not to connect to the municipal water supply, and on the groundwater generally. This must include the issues raised here but not considered in the report.
3. Once the above have been addressed, the proposed OP and Zoning Amendments must:
  - a. comply with the Provincial Policy Statement, 2020 regarding sewage services;
  - b. provide for a staged approach to limited development;
  - c. provide for regular monitoring of the groundwater during the trial period and;
  - d. provide for further study and recommendations after the trial period and prior to further development.

December 6, 2022

Protective and Development Services Committee

**RE: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW – PARADISE POINT AND GRANDVIEW BEACH**

This is further to our previous letter (Attachment # 5 to the Agenda) regarding the proposed amendments to the Official Plan (OPA) and Zoning By-law. I have reviewed the Staff Report, PDS-2022-79, and the Severn Sound Environmental Association (SSEA) input dated September 14, 2022. I spoke with the Manager of Planning and Development Services today as well with our concerns.

I fully support the SSEA’s concerns, comments and recommendations with respect to the amendments. I presumed that the Township did as well as the Staff Report states that they have implemented the SSEA recommendations into the amendments. However, there are at least three recommendations that have not been incorporated.

1. The SSEA recommended that in Section 3.0 of the OPA: **“Additional details on circumstances under which development or redevelopment would or would not be permitted are needed.”**

Specifically, there is no indication that phasing of the release of lots would be required or that any further release would be dependent on robust testing after the first phase. Without this, future councils would be free (or required) to release lots and allow development without consideration of the monitoring of groundwater.

The SSEA raises this issue again in referring to 4.1.1.4.3.1.4, noting it is unclear (in the draft OPA) under what circumstances development, redevelopment or expansion may not be considered.

The Staff Report and draft OP amendments do not address these recommendations and concerns at all. There is no requirement for the Township to conduct any further testing, monitoring or analysis prior to the release of additional lots.

2. SSEA noted that the issue of Short Term Rental Accommodations (STRAs) had not been considered in the study. Their strong recommendation was that: **“STRAs should be regulated in the same manner as Bed and Breakfasts, the latter which is not permitted in the Study Area.”** This recommendation was due to the increased risk of reducing the lifespan of septic systems or of overloading systems.

Instead of excluding STRAs as recommended, the Staff report removes the exclusion of Bed and Breakfasts from the draft Zoning By-law amendment. It does not specifically restrict STRAs in the Study Area. It appears that staff is relying on the definition of “detached dwelling unit” as the only permitted use. That is essentially the same definition as the current Zoning By-law which has not prevented an estimated 16 Short Term Rental Accommodations operating in the Grandview Beach and Paradise Point area, some advertising for up to 16 guests.

The Township should follow the recommendations of the SSEA, and specifically exclude STRAs and Bed and Breakfasts in the Zoning By-law. The support and recommendation of SSEA provides the Township with a strong and defensible environmental rationale for restricting STRAs in the Grandview Beach and Paradise Point area.

3. The SSEA was critical of the HG Study and some of its sampling methods. SSEA recommended robust testing, noting that **“tertiary septic systems do provide enhanced effluent treatment, however they do not remove all nutrients or pathogens, and adding more of these systems in an already densely developed area will likely contribute to additional loading to ground and surface waters.”**

Despite this, the Staff Report recommends removing the square footage cap on new buildings and additions. Currently that cap is 200 sq. metres (about 2152 square feet). The effect of this is that on even the smallest lot allowed to be built on, the potential living area would be increased by almost 40%. For example, on a 50' x 100' lot, up to 3000 sq ft of living space would be allowed.

The draft bylaw also removes any restrictions on number of bedrooms or plumbing fixtures. There have been several large waterfront lots with small cottages sold, or currently for sale, which can give a real life example. One property, about 80' x 250', could potentially be allowed a residence 12,000 square foot home, with unlimited bedrooms and bathrooms, subject only to setbacks and septic tank capacities. While a 12,000 square foot home is unlikely, it demonstrates that rather than controlling development in this environmentally sensitive area, the draft bylaw could allow ever increasing loading on ground and surface water.

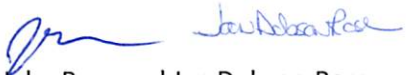
SSEA warns that **“Allowing additional septic systems on vacant lots, and failing to address the impact of redevelopment and expansion on existing lots may not provide adequate protection of the Severn Sound ecosystem.”**

The cap should be restored on living space, bedrooms and plumbing fixtures on both new development and additions.

In summary,

1. the draft OPA should be amended to provide for additional details on circumstances under which development or redevelopment would or would not be permitted in future phases and provide for robust testing and monitoring of the groundwater;
2. STRAs and Bed & Breakfast establishments should be prohibited in the Study Area for environmental reasons; and,
3. there should be a cap on living area, number of bedrooms and plumbing fixtures regardless of property size.

Yours truly,



John Rose and Jan Dobson-Rose

Copy to: Severn Sound Environmental Association



## Staff Report

To: **Protective and Development Services Committee**

Department: Building Services

Report Number: **PDS - 2023-03**

Meeting Date: January 11, 2023

Subject: Yearly Activity Report – Building Services

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### Recommendation

That Item PDS 2023-03, dated January 11, 2023, regarding Yearly Activity Report – Building Services Division, be received.

### Executive Summary

Manager of Building/Chief Building Official yearly activity report for the period of January 1 – December 31, 2022.

### Background/Analysis/Options

The following is an overview of the activities of the Building Services Division for the 2022 calendar year.

Statistics	2022	2021	2020
Total Building Permits Issued	315	423	390
New Dwelling	36	58	60
Building Permits Closed	258	510	500
Inspections Conducted	1630	2239	2431
Value of Construction	\$35,892,299.00	\$37,712,670.00	\$29,086,970.00
Permit Fees Collected	\$337,484.43	\$291,935.23	\$229,761.53

<b>Service Vehicles</b>	<b>Kilometers (as of 12/31/21)</b>	<b>Kilometers (as of 12/31/22)</b>	<b>Total Usage 2022</b>
2012 Ford Escape	168,504	177,355	8,851
2017 Ford Escape	67,669	78,695	11,026

<b>RETENTION OF PERMIT INFORMATION</b>
The Retention By-Law requires that the Building permits be kept in the Building Services Department for 2 years and all remaining permits in storage for an indefinite period. Building Services staff will be re-locating all completed residential permits that were closed prior to January 1, 2020.

<b>SEPTIC RE-INSPECTION PROGRAM</b>
No additional properties were inspected. Program is currently under review.

<b>LEGAL PROCEEDINGS</b>
No court proceedings in 2022

<b>EDUCATION</b>	
The regular attendance at chapter meetings was attended online and the following courses and seminars were completed:	
OBOA Leadership Days (online)	Attended By: Jason Craig
Ontario Building Code: Legal Process for Building Officials & Designers	Attended By: Kathryn Beemer

**Financial and Resource Implications**

There are no financial or resource implications associated with this Item.

**Relationship to Strategic Plan**

Not Strategic Plan Specific - Other

**Reference Documents**

There are no reference documents associated with this Item.

**Attachments**

There are no attachments to this Report.

**Prepared By**

Jason Craig, CBCO  
Manager of Building/Chief Building Official

**Approvals**

**Date**

Shawn Aymer, CMMIII Fire Service Executive  
General Manager, Protective & Development  
Services/Fire Chief/CEMC

January 3, 2023

Andrea Fay, Dipl. M.A.  
Chief Administrative Officer/Deputy Clerk

January 3, 2023





## Staff Report

To: **Protective and Development Services Committee**

Department: Building Services

Report Number: **PDS - 2023-02**

Meeting Date: January 11, 2023

Subject: Monthly Activity Report – Building Services

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### Recommendation

That Item PDS 2023-02, dated January 11, 2023, regarding Monthly Activity Report – Building Services Division, be received.

### Executive Summary

Manager of Building/Chief Building Official monthly activity report for the period of December 1 – 31, 2022.

### Background/Analysis/Options

The following is an overview of the activities of the Building Services Division for December 2022 calendar month.

<b>PERMITS</b>	<b>December 2021</b>	<b>December 2022</b>
Number of Permits Issued this Month	22	13
Number of Permits Issued to Date	423	315
New Dwelling Units	2	1
Total New Dwelling Units to Date	58	36
Accessory Buildings (garages, sheds, gazebos etc.)	3	1
Additions	1	2
Decks	1	0
Demolition	1	2

Water line services/Plumbing	3	1
Farm Buildings	1	0
Renovations	6	2
Solid Fuel-Fired Appliances	0	0
Swimming Pool / Fence Permits	0	0
Commercial/Industrial/Institutional	1	1
Transfer	1	0
Temporary Structures (Foundations – SDD)	0	0
Other Government New	0	0
<b>Residential Solar Panel/Mechanical</b>		
Residential Solar Panel/Mechanical	0	0
Change of Use	1	1
Septic System	2	1
<b>Inspections and Orders</b>		
Inspections Conducted	105	86
Site Inspections/Consultations Conducted without a Permit	32	5
Inspections Conducted to Date	2239	1630
Orders to Comply Issued	0	1
Stop Work Orders Issued	0	1
Orders to Remedy Unsafe Building Issued/Prohibited Use	0	0
Orders to Uncover	0	0
Permits Closed	21	7
Total Permits Closed to Date	510	258
Total Permits Outstanding	699	755
<b>Fees and Construction Value</b>		
Permit Fees	\$16,535.23	\$8,619.58
Total Permit Fees to Date	\$291,935.23	\$337,484.43
Construction Value	\$1,901,900.00	\$7,014,683.00
Total Construction Value to Date	\$37,712,670.00	\$35,892,299.00

### Financial and Resource Implications

There are no financial or resource implications associated with this Item.

### Relationship to Strategic Plan

Not Strategic Plan Specific - Other

**Reference Documents**

There are no reference documents associated with this Item.

**Attachments**

There are no attachments to this Report.

**Prepared By**

Jason Craig, CBCO  
Manager of Building/Chief Building Official

**Approvals**

**Date**

Shawn Aymer, CMMIII Fire Service Executive  
General Manager, Protective & Development  
Services/Fire Chief/CEMC

January 3, 2023

Andrea Fay, Dipl. M.A.  
Chief Administrative Officer/Deputy Clerk

January 3, 2023



## Staff Report

To: **Protective and Development Services Committee**

Department: Planning and Development Services

Report Number: **PDS - 2023-04**

Meeting Date: January 11, 2023

Subject: Monthly Activity Report (December) - Planning

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### Recommendation

That Report PDS-2023-04 dated January 11, 2023, regarding Monthly Activity Report – Planning, be received.

### Executive Summary

Manager of Planning and Development Services monthly activity report for the month of December 2022.

### Background/Analysis/Options

The following are the highlights for the month of December 2022:

#### Development

1. Staff continues to work through multiple development files and obtain internal and external comments on the applications.
2. Committee of Adjustment dealt with 3 applications at their December 14<sup>th</sup>, 2022, meeting.
3. Township Planning staff held 3 pre-consultation meetings in the month of December.
4. Staff is working on completing site plan control agreements for some larger commercial developments.

- 5. Staff was subject to a settlement hearing with the Ontario Land Tribunal on December 7.
- 6. Staff continue to deal with public relation inquiries via telephone, emails and walk-ins with respect to redevelopment opportunities, lots for sale, consent and minor variance inquires within the Township.

**Financial and Resource Implications**

There are no financial or resource implications associated with this Report.

**Relationship to Strategic Plan**

Not Strategic Plan Specific - Other

**Reference Documents**

There are no reference documents associated with this Report.

**Attachments**

There are no attachments to this Report.

**Prepared By**            Todd Weatherell, RPP, CPT  
   Manager of Planning and Development Services

<b>Approvals</b>	<b>Date</b>
Shawn Aymer, CMMIII Fire Service Executive General Manager, Protective & Development Services Fire Chief/CEMC	January 4, 2023
Andrea Fay, Chief Administrative Officer	January 4, 2023



## Staff Report

To: **Protective and Development Services Committee**

Department: **Fire & Emergency Services**

Report Number: **PDS - 2023-05**

Meeting Date: January 11, 2023

Subject: **Deputy Fire Chief/Fire Prevention Officer Monthly Activity Report**

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### Recommendation

That Report PDS-2023-05, dated January 11, 2023, regarding Deputy Fire Chief/Fire Prevention Officer Monthly Activity Report, be received.

### Executive Summary

Deputy Fire Chief/Fire Prevention Officer monthly activity report for the period of December 1, 2022 to December 31, 2022.

### Background/Analysis/Options

The following are highlights for the month of December, 2022:

The Deputy Chief attended:

- 3 Medicals
- 2 Activated Alarm
- 1 MVC

Activity	This Month	YTD 2022	YTD 2021 (prorated from May 11)	YTD 2020
General Inspections	0	8	9	7
Request Inspections	2	14	5	2
Complaint Inspections	0	1	1	1

Information Inspection	0	10	4	0
Follow up Inspections	0	13	12	19
Courses Attended	0	6	7	6
Fire Calls Attended	6	82	39	42
Meetings (PIP, Op Co-op, etc.)	1	8	6	29
Orders Issued	0	1	3	4
Immediate Threat To Life	0	0	0	0

Burning Complaint(s)	0	1	2	2
Training Presented	0	4	5	3
Pub Ed Performed	0	6	2	0
Hall Meetings	0	18	15	8
Hall Practices	1	3	0	4
Council	0	0	2	2
Misc. (dept related)	9	119	52	45
Court	0	3	0	1
Fire Safety Plans Reviewed	1	18	12	20
<b>Total</b>	<b>20</b>	<b>274</b>	<b>176</b>	<b>197</b>

**TICKETS ISSUED:**

Ticket	Quantity	Total
Part I	0	0
Part II	0	0
Part III	0	2
<b>Total</b>	<b>0</b>	<b>2</b>

**Financial and Resource Implications**

There are no financial or resource implications associated with this Report.

**Relationship to Strategic Plan**

Not Strategic Plan Specific - Other

**Reference Documents**

There are no reference documents associated with this Report.

**Attachments**

There are no attachments to this Report.

**Prepared By**

Mike Moore

Deputy Fire Chief / Fire Prevention Officer

**Approvals**

Shawn Aymer, CMMIII Fire Service Executive  
General Manager, Protective & Development Services  
Fire Chief/CEMC

**Date**

January 4, 2023

Andrea Fay, Dipl. M.A.

Chief Administrative Officer/Deputy Clerk

January 4, 2023





## Staff Report

To: **Protective and Development Services Committee**

Department: Protective and Development Services

Report Number: **PDS - 2023 - 06**

Meeting Date: January 11, 2023

Subject: **MLEO Monthly Activity Report**

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### Recommendation

That Report PDS-2023-06 dated January 11, 2023, regarding MLEO Monthly Activity Report, be received.

### Executive Summary

MLEO monthly activity report for the period of December 1, 2022, to December 31, 2022.

### Background/Analysis/Options

The month of December was a short month as the Municipal office was closed from December 23, 2022, until January 3, 2023. The primary focus during this time was winter parking education and enforcement. Snow came early along with severe winter weather towards the latter part of the month. Staff issued 52 education leaflets to residences and issued 8 Parking Offence Notices.

December was also a month of giving as the Holiday Season approached. Staff reached out to CAS Family Connexions, Midland to assist families during the Holiday Season. Information sheets were sent to all staff and our Tay Team family did not disappoint and we were able to fill a Bylaw truck of items including monetary donations to Family Connexions who were able to deliver hampers of donations to families in our area. Thank you to all that participated in this year's event.

Currently BY-LAW NO. 2017-43 Dog Licensing is under review. During 2022, Staff and Treasury met with representatives from Docupet to learn of their program and how Tay Township would benefit from these services. PDS-2023-07 will be brought forward to Council in February.

**COMPLAINT OVERVIEW – December 2022**

Total Files Opened 2022	Total Files Closed 2022	Total Outstanding Files (2019-2022)
<b>89</b>	<b>81</b>	<b>18</b>

**FILES OPENED BY WARD- December 2022**

WARD 1	#	WARD 2	#	WARD 3	#
Clean Yards	0	Clean Yards	0	Clean Yards	0
Dogs	0	Dogs	2	Dogs	1
DOLA	0	DOLA	1	DOLA	0
Long Grass	0	Long Grass	0	Long Grass	0
Entrance Permit	0	Entrance Permit	0	Entrance Permit	0
Property Standards	0	Property Standards	0	Property Standards	0
Zoning	0	Zoning	0	Zoning	0
Burning	0	Burning	0	Burning	0
Littering	0	Littering	0	Littering	0
Heavy Garbage	0	Heavy Garbage	0	Heavy Garbage	0
Parks and Trails	0	Parks and Trails	0	Parks and Trails	0
Building	0	Building	0	Building	0
Snow Removal	0	Snow Removal	0	Snow Removal	0
Encroachment	0	Encroachment	0	Encroachment	0
Business Licensing	0	Business Licensing	0	Business Licensing	0
Signs	0	Signs	0	Signs	0
Fill	0	Fill	0	Fill	0
Short Term Rental	0	Short Term Rental	0	Short Term Rental	0
Livestock	0	Livestock	0	Livestock	0
Animal at large	0	Animal at large	0	Animal at large	0
Nuisance Complaints	0	Nuisance Complaints	0	Nuisance Complaints	0
<b>Total</b>	<b>0</b>	<b>Total</b>	<b>3</b>	<b>Total</b>	<b>1</b>

**Types of Action Taken**

Action	December 2022
Notice of Violation	0
Charges	0
Muzzle Order	1
Caution Letter	1
No Burn List	0
Extensions Granted	0

**Cautions Issued**

By-law	Cautions Issued
Water Use	0
Burning	0
Parking	52
Dogs/Animal	3
Tay Trail	0
<b>TOTAL</b>	<b>55</b>

**Provincial Offence Notices/Tickets Issued**

Type of Ticket	Quantity	By-law
Part 1	0	Burn
Part 2	8	Parking
Part 3	0	DOLA/Parks

**Canine Activity Report**

Activity	Quantity
Complaints and Investigations	3
Pound/Seizure	3
DOLA Orders	0
Muzzle Orders	1
Dog Tags Sold	7

Tags By Year	Tags Sold (YTD)
2023	5
2024	0
2025	2
<b>TOTAL</b>	<b>7</b>

Dog Attacks/Bites	2021	2022 (YTD)
Dog on Dog	1	2
Dog on Human	5	1
DOLA Orders	2	1
Township Muzzle Orders	4	0

**Additional Items/Future Considerations**

**Court Update**

Next Court Date January 19, 2023

**Meetings/Courses/Webinars**

N/A

**Financial and Resource Implications**

There are no financial or resource implications associated with this Report.

**Relationship to Strategic Plan**

Not Strategic Plan Specific - Other

**Reference Documents**

There are no reference documents associated with this Report.

**Attachments**

There are no attachments to this Report.

**Prepared By**

Harry Horn  
Senior Municipal Law Enforcement Officer

**Approvals**

Shawn Aymer, CMMIII Fire Service Executive  
General Manager, Protective & Development Services  
Fire Chief/CEMC

**Date**

January 4, 2023

Andrea Fay, Dipl. M.A.  
Chief Administrative Officer/Deputy Clerk

January 4, 2023



## Staff Report

To: **Protective and Development Services Committee**

Department: **Fire & Emergency Services**

Report Number: **PDS - 2023-01**

Meeting Date: January 11, 2023

Subject: **Monthly Activity Report – General Manager/Fire Chief/CEMC**

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### **Recommendation:**

That staff report No. PDS-2023-01 dated January 11, 2023, regarding Monthly Activity Report – General Manager/Fire Chief/CEMC be received.

### **Executive Summary**

General Manager/Fire Chief/CEMC monthly activity report for December 2022.

The following are highlights for the month of December 2022:

The Department attended:

- 3 Motor Vehicle Collisions
- 12 Medical Calls
- 3 Activated Alarms
- 1 Vehicle Fires
- 1 Structure fire
- 2 Power Line Down
- 1 Ice Water rescue (animal)

The Chief attended:

- 2 Medical Calls
- 1 Structure fire
- 1 Ice Water rescue (animal)

### Year to Date Totals:

2022	315
2021	279
2020	305

2019	285
2018	257

**Monthly Training**

For the month of December firefighters completed training in “Truck Mounted Tablet Use”, “Mental Health Resilience” and “Shore Based Water / Ice Rescue”.

**Wye Marsh Auction**

TFES participated in a fundraising auction for the Wye Marsh. The auction winner will tour a fire hall, ride in a fire truck and have lunch with fire staff.

**Training Grants**

The TFES received notice that we had been awarded two grants for the purchase of firefighter training materials. The first grant was from Enbridge gas in the amount of \$5,000.00 and the second was from the Fire Marshal’s Public Fire Safety Council in the amount of \$2,647.92

**Annual Call Volume**

In 2022 TFES experienced our highest volume of calls to date, our call volume had increased 13% over the previous year.

**Firefighter Development**

TFES facilitated an Introduction to Incident Management course for our firefighters. This 20-hour course provides our firefighters with the fundamental skills required to assume the role of incident commander at scenes.

**Emergency Management**

Prior to the Christmas break Environment Canada had predicted that we would experience a severe storm over several days. The Emergency control group met to discuss preparations and outline plans in case prolonged power outages were experienced by our residents.

Fortunately, only one extended outage lasting just over 12 hours was reported in rural Tay. Staff met with representatives of Hydro One to

confirm restoration was imminent and conducted several wellness checks in the area.

### **Meetings/Training**

1. Council meetings
2. Senior Leadership Team meetings
3. Various meetings
4. County CEMC's monthly meeting
5. Simcoe County Fire Chief's meeting
6. Budget meetings
7. Public meeting (planning)
8. Preconstruction meetings (planning)
9. Joint Health & Safety meeting
10. Technical rescue team training

### **Financial and Resource Implications**

There are no financial or resource implications associated with this Report.

### **Relationship to Strategic Plan**

Not Strategic Plan Specific - Other

### **Reference Documents**

There are no reference documents associated with this Report.

### **Attachments**

There are no attachments to this Report.

### **Prepared By**

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### **Approvals**

Andrea Fay, Chief Administrative Officer

### **Date**

January 4, 2023

**Ministry of  
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234-2022-6136

December 22, 2022

Dear Head of Council:

Ontario's housing supply crisis is a problem which has been decades in the making. It will take both short-term strategies and long-term commitment from all levels of government, the private sector, and not-for-profits to drive change. Each entity will have to do their part to be part of the solution.

To help support this important priority, I am pleased to provide you with an update on recent legislative and regulatory changes our government has made to help get 1.5 million homes built over the next 10 years.

**Bill 109, the *More Homes for Everyone Act, 2022***

Bill 109, the More Homes for Everyone Act, 2022, was introduced on March 30, 2022 and received Royal Assent on April 14, 2022.

As part of the government's More Homes for Everyone Plan, Schedule 5 of Bill 109 made changes to the Planning Act. Consequential changes were also made to the City of Toronto Act, 2006.

Most of the Planning Act changes are now in effect except for the zoning and site plan control fee refund provisions, which are due to come into force on January 1, 2023. However, I am committed to bringing forward legislation to delay the effective date of the fee refund changes from January 1, 2023 to July 1, 2023. These legislative changes would be introduced in the new year.

In the event that any fee refunds become due to applicants before these legislative changes are made, municipalities might consider not issuing refunds in the interim given my express commitment to introduce legislation that, if passed, would retroactively cancel the requirement.

You can find more information about Bill 109 on the Environmental Registry of Ontario ([019-5284](#)), and the Ontario Legislative Assembly [website](#).

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### **Bill 23, More Homes Built Faster, 2022**

Bill 23, the More Homes Built Faster Act, 2022, was introduced on October 25, 2022, and received Royal Assent on November 28, 2022.

To support More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022–2023, Schedule 9 of Bill 23 made changes to the Planning Act. Schedule 1 of Bill 23 also made similar changes to the City of Toronto Act, 2006 related to site plan provisions. Schedule 3 of Bill 23 made changes to the Development Charges Act.

The planning-related and municipal development-related charges changes came into force on November 28, 2022, except for provisions related to removal of planning responsibilities from certain upper-tier municipalities, certain provisions related to parkland dedication, and exemptions from municipal development-related charges for affordable and attainable housing, which will come into force on a day in the future to be named by proclamation. Provisions related to Conservation Authorities will take effect January 1, 2023.

Bill 23 also made changes to legislation led by other ministries. Please see Appendix A for an overview of the effective dates of the Bill 23 changes by schedule.

You can find more information about Bill 23 on the Environmental Registry of Ontario ([019-6163](tel:019-6163)), and the Ontario Legislative Assembly [website](#).

### **Bill 3, the Strong Mayors, Building Homes Act, 2022 and Bill 39, the Better Municipal Governance Act, 2022**

Bill 3, the Strong Mayors, Building Homes Act, 2022, was introduced on August 10, 2022, and received Royal Assent on September 8, 2022. Bill 3 and associated regulations ([O. Reg. 529/22](#) and [O. Reg. 530/22](#)) came into force on November 23, 2022.

Bill 39, the Better Municipal Governance Act, 2022, was introduced on November 16, 2022, and received Royal Assent on December 8, 2022. Bill 39, amendments to associated regulations ([O. Reg. 581/22](#) and [O. Reg. 583/22](#)), and additional regulations to prescribe provincial priorities ([O. Reg. 580/22](#) and [O. Reg. 582/22](#)) came into force on December 20, 2022. Additional details can be found in Appendix B and on the Ontario Legislative Assembly's website ([Bill 3](#) and [Bill 39](#)).

Sincerely,



Steve Clark  
Minister

c: Chief Administrative Officer

# Appendix A

## Effective Dates for Bill 23, the More Homes Built Faster Act, 2022

Schedule	Effective Date
Schedule 1: City of Toronto Act, 2006	<p>All of the changes in Schedule 1 (City of Toronto Act) came into force on the day the bill received Royal Assent.</p> <p>Note: The legislative changes to the City of Toronto Act include amendments that give the Minister of Municipal Affairs and Housing authority to make regulations imposing limits and conditions on how municipalities can regulate the demolition and conversion of residential rental properties of six units or more. No regulations have been made at this time.</p>
Schedule 2: Conservation Authorities Act	<p>Changes in Schedule 2 (Conservation Authorities Act) came into force the day the bill received Royal Assent, except for:</p> <ul style="list-style-type: none"> <li>On January 1, sections related to streamlining disposition of lands for CAs comes into force which would allow CAs to sell or lease land without Minister's approval provided they follow rules around public consultation and notifications.</li> <li>Also on January 1, sections that enable the Minister's ability to issue direction to freeze fees and ability to scope CA commenting on development applications and land use planning policies through regulation, would come into force but only have effect when the Minister issues direction on fees or if a regulation prescribing Act under which CA commenting roles is restricted is made.</li> <li>Changes related to CA permitting (including removal of "conservation of land" and "pollution", adding "unstable soil and bedrock", regulation making powers to exempt development from a CA permit where it has been authorized under the Planning Act, etc.) take effect on a later date (upon proclamation) once a new regulation under Section 28 of the CA Act is in effect. MNRF continues to consult on that regulation through the Environmental Registry (#019-2927).</li> </ul>
Schedule 3: Development Charges Act, 1997	<p>All of the changes in Schedule 3 (Development Charges Act) came into force on the day the bill received Royal Assent, with the exception of provisions relating to development charge exemptions for affordable and attainable housing units, which would take effect upon proclamation.</p>
Schedule 4: Municipal Act, 2001	<p>All of the changes in Schedule 4 (Municipal Act) came into force on the day the bill received Royal Assent.</p> <p>Note: The legislative changes to the Municipal Act give the Minister of Municipal Affairs and Housing authority to make regulations imposing limits and conditions on how municipalities can regulate the demolition and conversion of residential rental properties of six units or more. No regulations have been made at this time.</p>
Schedule 5: New Home Construction Licensing Act, 2017	<p>Many of the amendments in Schedule 5 (New Home Construction Licensing Act) came into force on the day the bill received Royal Assent.</p> <p>The amendments regarding the maximum fine that a court may impose for a subsequent conviction, as well as most of the amendments related</p>

Schedule	Effective Date
<p>Schedule 6: Ontario Heritage Act</p>	<p>to administrative penalties, will come into force on February 1, 2023.</p> <p>Most of the amendments to the Ontario Heritage Act (OHA) made through the bill will be proclaimed into force on January 1, 2023. These include:</p> <ul style="list-style-type: none"> <li>• The new authorities under Part III.1 of the Act that relate to the Standards and Guidelines for Conservation of Provincial Heritage Properties.</li> <li>• Most of the changes to procedures related to municipal registers, including the process and requirements around inclusion of non-designated properties on the municipal registers. However, the requirement for municipalities to make their municipal registers available on a publicly accessible website will not come into force until July 1, 2023 to provide municipalities with time to ensure compliance.</li> <li>• Limiting the ability to issue a Notice of Intention to Designate a property subject to a prescribed event to only those properties included on a municipal register.</li> <li>• The authority to prescribe criteria for determining cultural heritage value or interest for the purposes of including non-designated properties on the municipal register and designating a Heritage Conservation District (HCD).</li> <li>• The authority to set out processes to amend and repeal HCD bylaw in regulation. Note, the Ministry of Citizenship and Multiculturalism will consult on the development of these processes to be set out in regulation in 2023.</li> </ul> <p>Regulatory amendments to O.Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest will also come into force on January 1, 2023. These changes establish that non-designated properties included on a register must meet one or more of the criteria outlined in the regulation, and that individual properties and HCDs must meet two or more of the criteria included in the regulation in order to be designated. The regulation also includes transitional provisions to address matters underway at the time of the changes coming into force.</p> <p>The outstanding amendments to the OHA made through Bill 108, the More Homes, More Choice Act, 2019, will also be proclaimed into force on January 1, 2023. The amendments speak specifically to the demolition or removal of an attribute that is not a building or structure within an HCD.</p> <p>Regulatory amendments to O.Reg. 358/21: General will come into force on January 1, 2023. These amendments include consequential housekeeping amendments and transition provisions related to the above legislative amendments coming into force.</p> <p>Bill 23 included some minor housekeeping amendments to the OHA that came into force upon Royal Assent. These included repealing the alternative definition of “alter”.</p>
<p>Schedule 7: Ontario Land Tribunal Act, 2001</p>	<p>The changes in Schedule 7 (More Homes Built Faster Act, 2022) will come into force on proclamation.</p>

Schedule	Effective Date
Schedule 8: Ontario Underground Infrastructure Notification System Act, 2012	The changes in Schedule 8 (Ontario Underground Infrastructure Notification System Act, 2012) came into force on the day the bill received Royal Assent.
Schedule 9: Planning Act	<p>The changes in Schedule 9 (Planning Act) all came into force on the day the bill received Royal Assent, with the following exceptions:</p> <ul style="list-style-type: none"> <li>• provisions related to removal of planning responsibilities from certain upper-tier municipalities, which would come into force on a day to be named by proclamation.</li> <li>• provisions related to the exemption of community benefits charge and parkland dedication requirements for affordable and attainable housing units</li> <li>• provisions related encumbered land to be conveyed to municipalities by developers for park or other recreational purposes</li> <li>• provisions related to Conservation Authorities (linked to the changes in Schedule 2) will take effect January 1, 2023</li> </ul>
Schedule 10: Supporting Growth and Housing in York and Durham Regions Act, 2022	<p>Except as otherwise provided, the Act set out in Schedule 10 came into force on the day bill received Royal Assent.</p> <ul style="list-style-type: none"> <li>• Sections 7 to 10, subsection 11 (5) and section 14 come into force on a day to be named by proclamation of the Lieutenant Governor. Once in force, these sections will require a prescribed municipality to develop, construct, and operate the Lake Simcoe phosphorus reduction project and allow the Ontario Clean Water Agency to undertake some or all of that project if ordered to do so by the Lieutenant Governor in Council. The project will also be exempt from the Environmental Assessment Act.</li> <li>• Subsection 85 (1) comes into force on the later of the day subsection 44 (1) of this Act comes into force and the day section 2 of Schedule 5 to the Accelerating Access to Justice Act, 2021 comes into force. Subsection 85 (1) makes consequential changes to the Act arising out of changes to the Expropriations Act in respect of alternative hearings processes.</li> <li>• Subsection 85 (2) comes into force on the later of the day section 61 of this Act comes into force and the day section 42 of Schedule 4 to the Comprehensive Ontario Police Services Act, 2019 comes into force. Subsection 85 (2) makes consequential changes to the Act arising out of the Comprehensive Ontario Police Services Act, 2019 consistent with other Ministry of the Environment, Conservation and Parks legislation. The change would allow a person undertaking an inspection to obtain the assistance of the local police force rather than the Ontario Provincial Police Force.</li> </ul>

## Appendix B

### **Bill 3, the Strong Mayors, Building Homes Act, 2022 and Bill 39, the Better Municipal Governance Act, 2022**

As a result of Bills 3 and 39, changes were made to the Municipal Act, 2001, City of Toronto Act, 2006 and the Municipal Conflict of Interest Act, and regulations were established to give the mayors in Toronto and Ottawa strong mayor powers to help advance shared provincial-municipal priorities, including building new homes. These powers include:

- Choosing to appoint the municipality's chief administrative officer,
- Hiring certain municipal department heads, and establish and re-organize departments,
- Creating committees of council, assigning their functions and appointing the Chairs and Vice-Chairs of committees of council, and
- Proposing the municipal budget, subject to council amendments and a head of council veto and council override process.

The mayors of Toronto and Ottawa can also use strong mayor powers related to provincial priorities. These include:

- Vetoing certain by-laws if the mayor is of the opinion that all or part of the by-law could potentially interfere with a provincial priority,
- Bringing forward matters for council consideration if the mayor is of the opinion that considering the matter could potentially advance a provincial priority, and
- Proposing certain municipal by-laws if the mayor is of the opinion that the proposed by-law could potentially advance a provincial priority. Council can pass these by-laws if more than one-third of council members vote in favour.

The provincial priorities for the purposes of strong mayor powers are prescribed in O. Reg. 580/22 and O. Reg. 582/22 and they are:

1. Building 1.5 million new residential units by December 31, 2031.
2. Constructing and maintaining infrastructure to support housing, including, transit, roads, utilities, and servicing.

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234-2022-5422

January 4, 2023

Dear Heads of Council,

I'm pleased to share an update on key initiatives underway at my ministry to help meet our government's goal of building 1.5 million new homes over the next 10 years.

The legislature recently passed our government's *More Homes Built Faster Act, 2022* which takes bold action to ensure that all communities can grow with a mix of ownership and rental housing types to meet the needs of all Ontarians.

Our government knows that building inspectors play a critical role in ensuring that new homes meet the public safety requirements set out in Ontario's Building Code. However, the capacity of municipal building departments has been impacted by recruitment challenges and the increasing number of building inspectors retiring from the profession. That's why, earlier this year, we took action to help municipalities address labour supply shortages in the building sector by amending the Building Code to provide a new model for municipal building departments to design and administer internship programs for building inspectors.

Effective July 1, 2022, municipal building departments can establish program entry criteria for interns that meet their own local recruitment and enforcement needs. This new internship model supports public safety by continuing to require that a qualified building inspector or Chief Building Official supervises the work of interns. The interns must also pass ministry technical and legal exams before being able to practice independently as building inspectors.

In the coming months, the ministry will develop guidance materials to support municipalities that are interesting in launching local programs to recruit new intern building inspectors. We look forward to working with municipalities to implement local internships.

Additionally, the ministry has engaged a consultant to identify opportunities for enhancements to the qualification program for building practitioners. We are seeking input from the public, including municipalities, building inspectors, designers, septic installers and building professionals not regulated by the ministry. This feedback will help guide future decisions on new approaches to qualification.

For more information and to review the discussion paper, please visit the Environmental Registry of Ontario (ERO) website at <https://ero.ontario.ca/notice/019-6433>.

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In addition to this ongoing work, the ministry is modernizing the provincial Qualification and Registration Tracking System (QuARTS). QuARTS is used by over 7,000 building practitioners to update their qualification and registration information online and to help the government regulate safety and compliance in the Ontario building industry.

Modernizing QuARTS will create a more efficient and user-friendly system, allowing building officials to spend more time on the important task of reviewing and issuing building permits to support the government's key priority of increasing housing stock.

Finally, the ministry made the 2012 Building Code Compendium freely available in Adobe PDF format through the website (<https://www.ontario.ca/page/request-digital-copy-2012-building-code-compendium>). Since its launch in March 2022, the ministry has provided free copies to over 5,000 building professionals to reduce barriers and help accelerate the construction of new homes across the province. This initiative has enabled inspectors to access Building Code requirements while performing their work onsite in a more convenient format. Additionally, candidates studying for the ministry's exams are able to access and learn Building Code content in an easy to navigate, user-friendly manner.

As part of the plan to build 1.5 million homes over the next 10 years, the government looks forward to continuing consultations with municipalities, the building industry and the public to investigate further changes to Ontario's Building Code in order to create more housing and support public safety.

If you are interested in learning more about any of the ministry's initiatives related to the transformation of Building Code services in Ontario, please contact us at [BuildingTransformation@ontario.ca](mailto:BuildingTransformation@ontario.ca).

Thank you for your continued partnership as we work together to get more homes built faster for all Ontarians.

Sincerely,



Steve Clark  
Minister

c: Municipal Clerks