



Tay Valley Township

Trends in Municipal
Planning In Eastern Ontario

Lake Links 2016


Trends in Tay Valley - Threats

- ▶ The most significant natural feature of the Township is its 32 lakes & 8 rivers.
- ▶ These lakes are a valuable resource for recreation and tourism and must be protected from environmental degradation.



Trends in Tay Valley - Threats

New development pressures on lakes in Tay Valley include:

- Conversion of a Lodge on Bobs Lake to seasonal condominiums with the possibility of campgrounds or rental cottage resorts on other lakes following suit
 - Secondary Suites
 - Rebuilding cottages on existing footprints (which had previously been limited to rebuilding following Acts of God)
 - Conversions to year round homes
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Trends in Tay Valley - Threats

- ▶ New development pressures on lakes in Tay Valley Township include:
 - Screening in or otherwise enclosing portions of decks in response to climate change induced disease concerns e.g. West Nile virus
 - Insistence that the entire lawn be mowed to the shore instead of a path in response to concerns about Lyme disease
 - Illegal beach creation (four examples in the past year)
 - Small cottages illegally added to or overused after the parents die and all the siblings with all their children and sometimes grandchildren come to the cottage at once, with accessory buildings under 100 sq ft popping up as illegal bunkies

Trends – Starting to Get Better

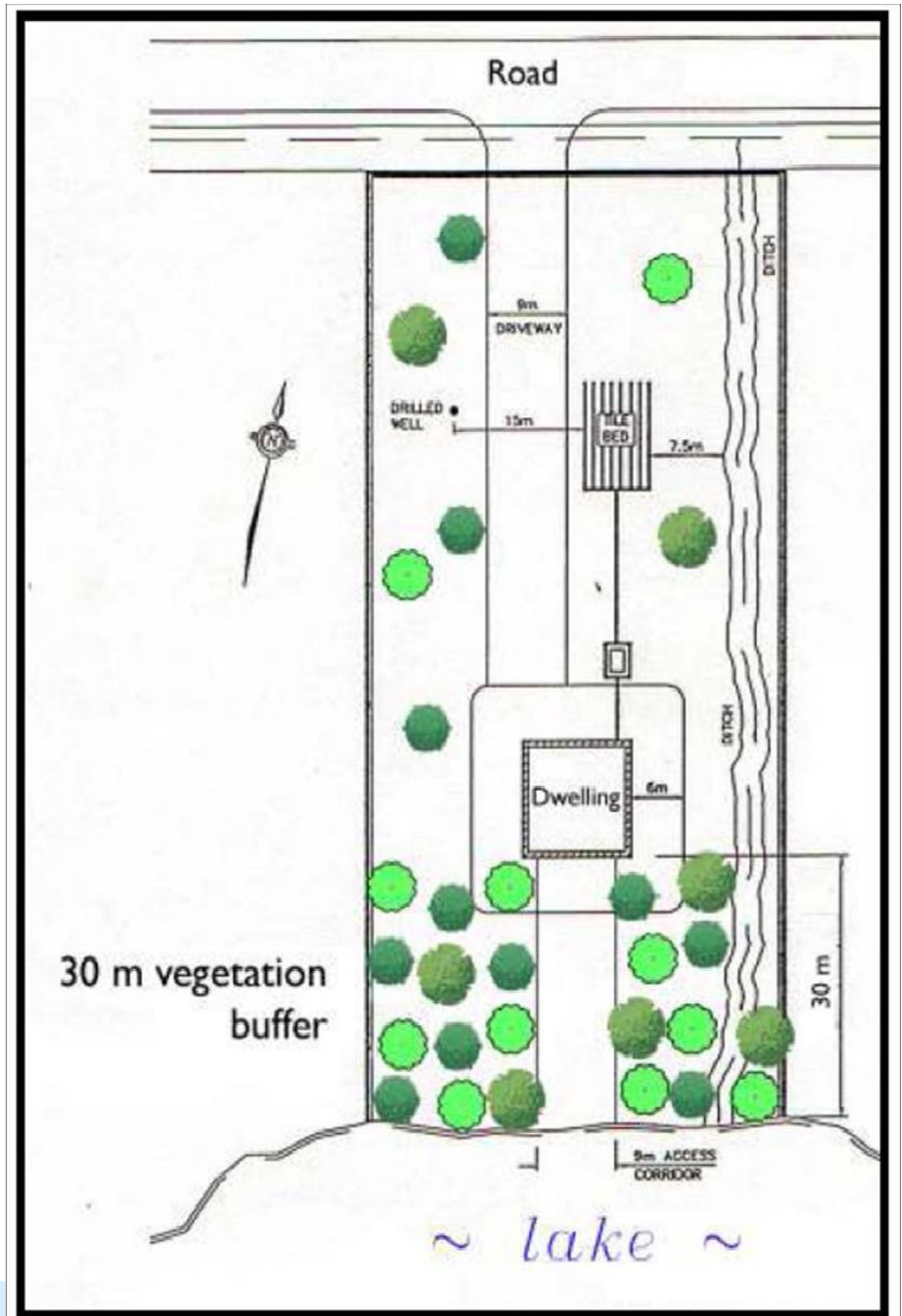
- ▶ Lakes without Mandatory Septic Re-inspection programs are at a greater risk of phosphorus contribution

*Two additional lakes joined this year
but several are still not in the program.*


- ▶ All Significant Residential Development within 100m of the Water is subject to Site Plan Control however properties with Site Plan Control Agreements aren't regularly revisited for compliance

Getting Better

- ▶ Site Plan in theory
- ▶ Problems caught at occupancy



Building on water

- ▶ Tay Valley Township's current Zoning By-law does not appear to apply to land covered by water expressly or by implication
 - ▶ Zones are not currently deemed to extend into the waterbody
 - ▶ Zone maps do not currently address waterbodies themselves; they are not zoned separately
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Shoreline Protection Upstream

- ▶ Wetlands protection is being objected to, by some members of the public
- ▶ On the other hand Ecohealth Ontario and others promote the benefits of greenspace


**What's in a Green Space
that makes us feel so good?**

- ▶ Some new mapping is helpful – e.g. headwaters, health of riparian cover, etc.

Lake Water Quality

- ▶ For the first time the Official Plan has Lake Management Plans referenced in it for reviewing applications
- ▶ At the OEMC a few years ago, Tony Fleming, Cunningham Swan Carty Little and Bonham LLP, discussed the influence of environmental impact vs aesthetic character considerations, in conjunction with environmental impacts, on OMB decisions that refused to allow water setback reductions
- ▶ Arguments based on environmental impact alone were considered weaker by the Board as “it was often difficult to establish a negative impact to water quality given the state of current science”

Where Are We Going?

- ▶ from information and governance perspectives, the trends are going in a positive direction for enhancing lake protection
 - ▶ Education and social norms are as strong or stronger than regulation - municipalities can do more on this front by being more engaged in newer communication modes
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Thank you

- ▶ For information or comments contact:

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