

AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF
TAY VALLEY TOWNSHIP

Private Roads

RECEIVED
MINISTRY OF MUNICIPAL
AFFAIRS
NOV 04 2005
KINGSTON

Prepared By:

NOVATECH ENGINEERING CONSULTANTS LTD.
Planners and Engineers
Suite 200, 240 Michael Cowpland Drive
Kanata, Ontario
K2M 1P6
tel: (613) 254-9643

October 25, 2005
File: 105104

09 - 0 P - 0134 - 002

Municipal Services Office	Bureau des services aux municipalités
Eastern Region	Région de l'Est
8 Estate Lane	8 chemin Estate
Rockwood House	Maison Rockwood
Kingston, ON K7M 9A8	Kingston, ON K7M 9A8
Phone: (613) 548-4304	Téléphone: (613) 548-4304
Fax: (613) 548-6822	Télécopieur: (613) 548-6822
Toll Free: 1-800-267-9438	Sans frais: 1-800-267-9438

COPY

January 13, 2006

Ms. Kathy Coulthart-Dewey, Clerk
Tay Valley Township
217 Harper Road, RR #4
Perth, ON K7H 3C6

**Re: Status of Decision on Amendment No.2 to the Official Plan for Tay Valley Township
MMAH File No.: 09-OP-0134-002**

Dear Ms. Coulthart-Dewey,

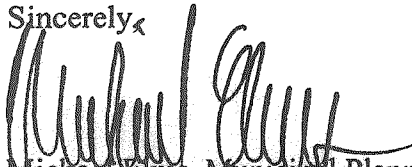
This letter is further to the Notice of Decision given on December 23, 2005, under subsections 17(34) and (35) of the *Planning Act* with respect to Amendment No.2 to amend the Official Plan for Tay Valley Township.

It is intended to provide you with the Status of Decision on the Official Plan Amendment pursuant to subsections 17(36) and (38) of the *Planning Act* which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that no appeals have been lodged within the 20 day appeal period and that all of Amendment No.2, as approved by the Ministry on December 21, 2005, came into force on January 13, 2006.

Enclosed for your records are the original and duplicate original copies of the Amendment. Should you have any questions regarding the above information, please feel free to contact me at (613) 548-4304 Ext.32.

Sincerely,



Michael Elms, Municipal Planning Advisor
Municipal Services Office - Eastern

cc: Josh Kardish, Novatech Engineering

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Toll Free: 1-800-267-9438	Sans frais: 1-800-267-9438

December 23, 2005

Ms. Kathy Coulthart-Dewey, Clerk
Tay Valley Township
217 Harper Road, RR# 4
Perth, ON K7H 3C6

Subject: Status of Decision on Amendment No.2 to the Official Plan for Tay Valley Township (formerly the Township of Bathurst Burgess Sherbrooke) MMAH File No.:09-OP-0134-002

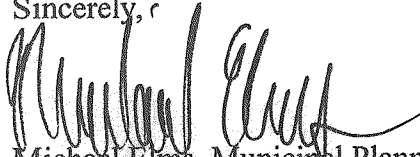
Dear Ms. Coulthart-Dewey:

Please find enclosed a Notice of Decision given on December 23, 2005, under subsection 17(34) and (35) of the *Planning Act* with respect to Amendment No.2 to amend the Official Plan for Tay Valley Township (formerly the Township of Bathurst Burgess Sherbrooke).

You will receive final confirmation of the status of the decision on the Official Plan amendment following the 20 day appeal period.

Should you have any questions regarding the above information, please feel free to contact me at (613) 548-4304, Ext. 32.

Sincerely, r



Michael Elms, Municipal Planner
Municipal Services Office-Eastern

cc: Greg Mignon, Novatech Engineering

File No.: 09-OP-0134-002
Municipality: Tay Valley Township
Subject Lands: All lands in Tay Valley Township

Date of Decision: December 21, 2005
Date of Notice: December 23, 2005
Last Date of Appeal: January 12, 2006

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act

A decision was made on the date noted above to approve all of Amendment No. 2 to the Official Plan for Tay Valley Township as adopted by By-law 05-079.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment is to revise the "Private Roads" policies in the Plan in order to accommodate the creation of new waterfront lots by consent along existing legal rights-of-way that serve one or more properties. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Area Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from Tay Valley Township .

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs & Housing
Municipal Services Office - Eastern
8 Estate Lane, Rockwood House
Kingston, ON K7M 9A8

Submit notice of appeal to the attention of Michael Elms , Municipal Advisor/Planner.

Tele: (613) 548-4304

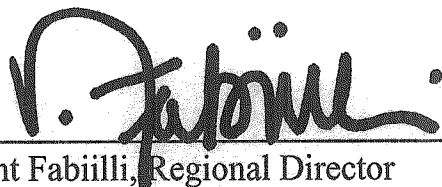
Fax: (613) 548-6822

DECISION

With respect to Official Plan Amendment #2
Subsection 17(34) of the Planning Act

I hereby approve all of Amendment #2 to the Official Plan for the
Township of Tay Valley adopted by By-law No. 05-079.

Dated at Kingston, this 21st of December, 2005.



Vincent Fabilli, Regional Director
Municipal Services Office - Eastern

THIS IS HEREBY CERTIFIED AS THE ORIGINAL
COPY/DUPLICATE COPY OF OFFICIAL PLAN AMENDMENT NO. 2
OF TAY VALLEY TOWNSHIP

TAY VALLEY TOWNSHIP

BY-LAW NO. 05-079

Being an Adoption By-law for Amendment No. 1 to the
Official Plan of Tay Valley Township

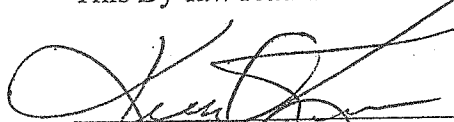
The Council of Tay Valley Township, pursuant to Section 17(15) of the *Planning Act*, R.S.O., 1990, Chapter P.13, as amended, hereby enacts as follows:

1. Amendment No. 2 to the Official Plan of Tay Valley Township, consisting of the attached text, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 2 to the Official Plan of Tay Valley Township.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

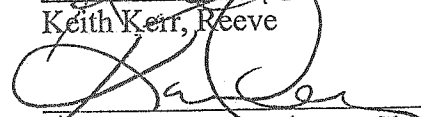
This By-law read a first time this 25th day of October 2005.

This By-law read a second time this 25th day of October 2005.

This By-law read a third time and finally passed this 25th day of October 2005.



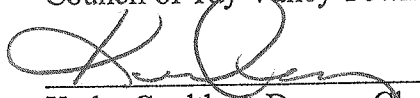
Keith Kerr, Reeve



Kathy Coulthart-Dewey, Clerk

CORPORATE SEAL OF TOWNSHIP

Certified that the above is a true copy of By-law No. 05-079 as enacted and passed by the Council of Tay Valley Township on the 25th day of October 2005.



Kathy Coulthart-Dewey, Clerk

AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF TAY VALLEY TOWNSHIP

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AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF TAY VALLEY TOWNSHIP

PART A The Preamble does not constitute part of this Amendment.

PART B The Amendment, consisting of a text, constitutes Amendment No. 2 to the Official Plan of Tay Valley Township.

PART C The Appendices which are attached do not constitute part of this Amendment. These appendices contain the notice of the public meeting, the minutes of the public meeting and various other items forming part of the record to be forwarded to the approval authority.

PART A - THE PREAMBLE

1. Purpose

The purpose of this Amendment is to revise the Official Plan policy in regards to Private Roads in order to accommodate the creation of new waterfront lots by consent along existing legal rights-of-way that serve one or more properties.

2. Location

This amendment is of general application to all lands in Tay Valley Township.

3. Basis of the Amendment

A landowner has approached Council seeking to create two waterfront lots through the consent process. These proposed lots would gain vehicular access via an existing legal right-of-way. The subject right-of-way currently serves one benefiting land holding.

The Official Plan permits the creation of lots by consent along existing private roads; it does not permit the creation of new private roads. A private road is described as "those right-of-way which provide access to a number of properties..." The legal right-of-way that traverses through the subject property provides access to only one benefiting property and, therefore, does not meet the definition of a private road. Accordingly, the proposed severances would not comply with the Official Plan, as the status of the road would change from that of a single-user right-of-way to a private road. This would be in contravention of the Official Plan, given that the creation of new private roads is not permitted.

Council is of the view that, regardless of the fact that the legal right-of-way serves one, rather than two, benefiting properties, the effect of further severance activity is the same. Accordingly, this amendment will have the effect of permitting severances fronting onto any existing single-user rights-of-way.

The Township has a relatively restrictive policy with respect to the number of severances permitted per land holding; the policy allows two consents per land holding as such land holding existed on January 1, 1986. Given this existing policy regime, as well as the number of single-user rights-of-way serving waterfront land holdings, this policy change should have little practical effect on the volume of lot creation in the Township.

PART B - THE AMENDMENT

1. Introduction

All of this part of the document entitled **PART B - THE AMENDMENT** which consists of the following text, constitutes Amendment No. 2 to the Official Plan of Tay Valley Township.

2. Details of the Amendment

Item No. 1

Section 4.5 of the Official Plan is hereby amended by deleting the following sentence:

‘Private Roads are those rights-of-way which provide access to a number of properties but which have not been assumed by the Township for maintenance purposes.’”

And replacing it with,

‘Private Roads are those legal rights-of-way which provide access to one or more properties but which have not been assumed by the Township for maintenance purposes.’”

AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF
TAY VALLEY TOWNSHIP

Private Roads

Prepared By:

NOVATECH ENGINEERING CONSULTANTS LTD.

Planners and Engineers

Suite 200, 240 Michael Cowpland Drive

Kanata, Ontario

K2M 1P6

tel: (613) 254-9643

October 25, 2005

File: 105104

THIS IS HEREBY CERTIFIED AS THE ORIGINAL
COPY/DUPLICATE COPY OF OFFICIAL PLAN AMENDMENT NO. 2
OF TAY VALLEY TOWNSHIP

TAY VALLEY TOWNSHIP

BY-LAW NO. 05-079

**Being an Adoption By-law for Amendment No. 1 to the
Official Plan of Tay Valley Township**

The Council of Tay Valley Township, pursuant to Section 17(15) of the *Planning Act*, R.S.O., 1990, Chapter P.13, as amended, hereby enacts as follows:

1. Amendment No. 2 to the Official Plan of Tay Valley Township, consisting of the attached text, is hereby adopted.
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3. This By-law shall come into force and take effect on the day of the final passing thereof.

This By-law read a first time this 25th day of October 2005.

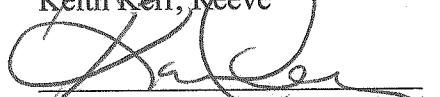
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Keith Kerr, Reeve

CORPORATE SEAL OF TOWNSHIP



Kathy Coulthart-Dewey, Clerk

Certified that the above is a true copy of By-law No. 05-079 as enacted and passed by the Council of Tay Valley Township on the 25th day of October 2005.

Kathy Coulthart-Dewey, Clerk

**AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF TAY VALLEY TOWNSHIP**

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And replacing it with,

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APPENDIX I - NOTICE OF THE PUBLIC MEETING

**TAY VALLEY TOWNSHIP
NOTICE OF PUBLIC MEETING CONCERNING
PROPOSED OFFICIAL PLAN AMENDMENT**

Private Roads

TAKE NOTICE that the Council of the Corporation of Tay Valley Township will hold a public meeting at 6:00 p.m. on Tuesday September 27, 2005, in the Township Municipal Building at 217 Harper Road to consider the following items:

- A proposed Official Plan amendment under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 17, for the purpose of revising Official Plan policies associated with Private Roads. This amendment will change the designation of private roads to include 'those legal rights-of-ways which provide access to one or more properties'. The effect of this amendment will be that single-user rights-of-ways will now be recognized as existing private roads.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Clerk's office prior to the day of the meeting.

IF A PERSON OR PUBLIC BODY that files an appeal of a decision of the Corporation of Tay Valley Township in respect of the proposed Official Plan amendment does not make oral submissions at a public meeting or make written submissions to the Corporation of Tay Valley Township before the proposed Official Plan amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

THE SUBJECT LANDS are not the subject any other related applications under the *Planning Act*.

ADDITIONAL INFORMATION relating to this item, including a copy of the proposed amendment, is available through the Clerk's office during regular business hours from Monday to Friday (800) 810-0161 or (613) 267-5353.

**DATED AT TAY VALLEY TOWNSHIP
THIS 4th DAY OF October 2005.**

SIGNED:

KATHY COULTHART-DEWEY, CLERK
TAY VALLEY TOWNSHIP

**Form to be Forwarded to the Minister of Municipal Affairs and Housing
For Approval of an Adopted Official Plan or Plan Amendment**



Note to Municipalities and Planning Boards

This form is to be used by municipalities and planning boards for the approval of an adopted official plan or plan amendment if the Ministry of Municipal Affairs and Housing is the approval authority. In this form, the term "subject land" means the land which is the subject of the proposed official plan or official plan amendment.

Instructions

Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table 1 (Significant Features Checklist) is intended to assist the municipality or planning board to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

Please note that the information to accompany an amendment as prescribed by Regulation to the Planning Act must be included in this form or in the material submitted to the Minister with the application.

Besides specified information prescribed by Regulation the Ministry needs:

- 3 copies of this completed form
- 3 certified copies of the proposed official plan or amendment
- 10 working copies of the proposed official plan or amendment
- 5 copies of any accompanying information/reports



Consultation with Municipal Affairs and Housing

The Planning Act requires council to consult with the Ministry of Municipal Affairs and Housing during the preparation of an official plan or amendment prior to adoption. The Ministry will provide a co-ordinated provincial response on behalf of other Ministries.

For Help

You can call the Ministry of Municipal Affairs and Housing, Plans Administration Branch at (416) 585-6014 and ask for the community planner that handles your area or call the appropriate regional office of the Ministry's Regional Operations Branch as listed below:

Central Region	Eastern Region	Southwestern
Region	Northeastern	Region
(Toronto)	Northwestern Region	(Kingston) (London)
	(Sudbury)	(Thunder Bay)
(416) 327-0017	(613) 548-4304 (519) 673-1611	(705) 560-0120 (807) 475-1651
or	or	or
Toll free:	Toll free:	Toll free:
1-800-668-0230	1-800-267-9438	1-800-265-4736

YOUR CHECKLIST FOR SUBMISSION OF THE FORM:

Have you remembered to attach: YES

- A certified copy of the by-law adopting the proposed official plan or plan amendment? X
- Three certified copies of the official plan or plan amendment? X
- A minimum of 10 working copies of the official plan or plan amendment? X
- A minimum of 3 copies of this form, completed and signed? X
- 5 copies of all information or reports as indicated in the form? X
- An affidavit or sworn declaration concerning the requirements for giving of notice and the holding of a public meeting and the requirements for giving notice of adoption? X
- A copy of any planning report considered by council or the planning board? N/A
- A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment? X
- A copy of the minutes of the public meeting, if any? X
- The original or copy of all written submissions and comments and when they were received? X
- A list (in the form of an affidavit or sworn declaration) of all persons and public bodies that made oral submissions at the public meeting? X
- A list of any outstanding objectors and their addresses? N/A

Forward to:

Ministry of Municipal Affairs and Housing
Municipal Services Office - Eastern Region
8 Estate Lane, Rockwood House
Kingston, ON K7M 9A8

1. General Information

Municipality or Planning Board Tay Valley Township		Name of the Official Plan Official Plan of Tay Valley Township	
MMAH Preconsultation No. 09-DP-0134-05001	Date Request Submitted to Council Council initiated - July, 2005	Date of Public Meeting – October 25, 2005	Date of Adoption October 25, 2005

2. Contact Information

Name of Municipal or Planning Board Staff Contact (e.g. planner, secretary-treasurer) Kathy Coulthart-Dewey, CAO/Clerk	Telephone No. (613) 267-5353	Fax No. (613) 264-8516
Name of other staff we may need to contact (e.g. municipal planning consultant) Josh Kardish, Planner – Novatech Engineering Consultants Ltd.	Telephone No. (613) 254-9643	Fax No. (613) 254-5867
Name Greg Mignon, Senior Project Manager, Novatech Engineering Consultants Ltd.	Telephone No. (613) 254-9643	Fax No. (613) 254-5867
If applicable, provide the following information about the agent, person or public body that requested the amendment.		
Name This OPA was initiated by Tay Valley Council	Telephone No.	Fax No.
Address		Postal Code

3. Location of Subject Lands

3.1 If this amendment proposes to change an official plan policy related to a specific site, or proposes to change the approved official plan land use designation of a site, please complete applicable portions of the following.

Concession Number(s)		Lot Number(s)	Registered Plan No.	Lot(s), Block(s)
Reference Plan No.	Parcel No.	Part(s)	Name of Street/Road	Street No.
Section or Mining Location No.		Township/Former Township		Approximate Area of the Subject Lands

3.2 Does the proposed plan amendment apply to lands affected by aboriginal land claim negotiations or an area covered by a provincial/aboriginal co-management agreement?

- Yes
- No
- Unknown

4. Status of Other Applications Under the Planning Act

4.1 Are there any other applications under the **Planning Act**, including applications before the Ontario Municipal Board, for approval of an official plan amendment, a zoning by-law amendment, Minister's zoning order amendment, a minor variance, a plan of subdivision, a consent or a site plan that includes land:

a) that is the subject land

- Yes (if known, complete below)
- No
- Unknown

Name of the Approval Authority considering the application
(e.g. Ministry of Municipal Affairs and Housing, Land Division Committee)

Legal description of the land that is the subject of the application

Purpose of the application and the effect on the proposed official plan or official plan amendment

Current status of the application (e.g. in process, appealed)

b) that is within 120 metres of the subject land

- Yes (if known, complete below)
- No
- Unknown

Name of the Approval Authority considering the application (e.g. Ministry of Municipal Affairs and Housing, Land Division Committee)

Legal description of the land that is the subject of the application

Purpose of the application and the effect on the proposed official plan or official plan amendment

Current status of the application (e.g. in process, appealed)

5. Type of Planning Document

Describe the type of planning document.

5.1 a) Is this a new official plan, or a major update (e.g. a five-year review) of an official plan?

Yes

b) Does the planning document only clarify wording or correct mistakes?

Yes

c) Does the planning document propose to add, delete or revise current official plan policy **without** redesignating areas of the municipality or the planning area?

Yes

If Yes to any of the above, proceed to Section 9.

d) Does this plan amendment propose a site specific re-designation of a parcel of land?

Yes

If Yes, proceed to Section 5.2.

5.2 If this is an official plan amendment that is a site specific re-designation of a parcel of land:

a) What is (are) the current designation(s) of the subject land in the Official Plan?

b) What land uses are permitted by the current designation on the subject land in the Official Plan?

c) What land uses will be permitted by the proposed designation(s) on the subject land?

6. **SERVICING** - To be completed for proposed plan amendments described in Sections 5.1 (d)

6.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Appendix A found at the end of this form. Attach and provide the name of the servicing information/reports as indicated in Appendix A.

a) Indicate the proposed sewage disposal system

b) Indicate the proposed water supply system

c) Name of servicing information/report

Attached

Not Attached (If not attached, where can it be found?)

6.2 Indicate in a), b) and c) the proposed access and storm drainage for the subject land. Select the appropriate type from Appendix B found at the end of this form. Attach and provide the name of any servicing information as indicated in Appendix B.

a) Indicate the proposed road access.

b) Is water access proposed?

Yes

No. If Yes, attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

Attached

c) Indicate the proposed storm drainage system.

d) Is the preliminary stormwater management report attached?

Yes

No. If not attached as a separate report, where can it be found?

6.3 Is the proposed plan amendment consistent with the recommendations of the watershed plan, if any?

Yes

No

Not applicable

6.4 Does the proposed plan amendment conform to the master drainage, sub-watershed or shoreline management plan, if any?

Yes

No

Not applicable

7. CURRENT and PREVIOUS USE OF THE SUBJECT LAND - To be completed for proposed plan amendments described in Sections 5.1(d).

7.1 What is the current and previous use of the subject land?

Current use(s):

All previous known uses:

7.2 Has there been an industrial or commercial use on the subject land or land adjacent to the subject land?

Yes

No

If yes, specify the use

7.3 Has the grading of the subject land been changed by adding earth or other material?

Yes

No

Unknown

7.4 Has a gas station been located on the subject land or land adjacent to the subject land at any time?

Yes

No

Unknown

7.5 Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

Yes

No

Unknown

7.6 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes

No

7.7 What information did you use to determine the answers to the above questions?

7.8 If YES to 7.2, 7.3, 7.4, 7.5, or 7.6, a previous use inventory is needed, showing all former uses of the subject land, or if appropriate, the adjacent land.

Is the previous use inventory attached?

Yes

No. If no, where can it be found?

8. Provincial Policy

8.1 Table 1 below lists the features or development circumstances of interest to the Ministry. Complete Table 1 and be advised of the potential information requirements in noted sections.

Table 1 - Significant Features Checklist

Features or Development Circumstances		If a feature, specify distance in metres	
	YES (4)	NO (4)	
Non-farm development near designated urban areas or rural settlement areas			Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹		_____ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
_____		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
_____		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
_____		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
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_____		_____ metres	Assess development for residential and other sensitive uses within 300 metres.
_____		_____ metres	Assess development for residential and other sensitive uses within 300 metres.

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (Karst topography).

8.2 Regard to the Provincial Policy Statement

For each feature or development circumstance of potential concern identified in Table 1, identify how regard was had to the Provincial Policy Statement. Explain below or attach on a separate page.

8.3 For proposed plan amendments that include permanent housing (i.e. not seasonal) complete Table 2 - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time the official plan amendment was adopted. If additional space is needed, attach on a separate page.

Table 2 - Housing Affordability

For example: Semi-detached - 10 units; 1000 sq.ft./ 5.5 metres, \$119,900			
Housing Type	# of Units	Unit Size (sq.ft) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached			
Link/Semi Detached			
Row or Townhouse			
Apartment Block			
Other Types or Multiples			

8.4 Is there any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposed plan amendment?

- Yes
- No. If Yes, explain in Section 9.1 or attach on a separate page.

9. OTHER INFORMATION

9.1 Is there is any other information that may be useful to the Ministry in reviewing this official plan or plan amendment (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

This is a general amendment to the Official Plan of Tay Valley Township, adopted in response to a request by a landowner for a severance under circumstances not contemplated by the Plan. It is the opinion of staff and Council that this amendment will have little practical effect on the overall volume of lot creation in the Township.

10. Affidavit or Sworn Declaration for the Prescribed Information

(Note: The Deponent or Declarant must be the clerk, commissioner or director of the planning of the municipality or the secretary-treasurer of the planning board or other employee designated by resolution.)


I, KATHY COUCHMAN-DEWET of the TOWN OF MISSISSIPPI MILLS in the COUNTY OF LANARK make oath and say (or solemnly declare) that the information contained in this form and the accompanying material (including that prescribed by the Ontario Regulation for Official Plans and Plan Amendments) is true.

Sworn (or declared) before me

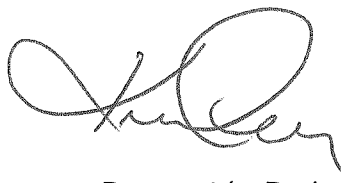
at the

in the

this 12ND day of NOVEMBER 2005



Commissioner of Oaths



Deponent (or Declarant)

Scott Bond, Commissioner, etc.,
County of Lanark, for James M. Bond,
Barrister and Solicitor.
Expires July 10, 2006.

APPENDIX A - Sewage Disposal and Water Supply

Service Type		Potential Information/Reports
Sewage Disposal	a) Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning.
	b) Public or private communal septic systems	Communal systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ . Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² .
	c) Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² .
	d) Other	To be described by the applicant.
Water Supply	a) Public piped water system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning.
	b) Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ . Communal well systems for non-residential development where water will be used for human consumption : hydrogeological report ² .
	d) Individual well(s)	Individual wells for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² . Individual wells for non-residential development where water will be used for human consumption : hydrogeological report ² .
	e) Communal surface water	Approval of a "water taking permit" under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing.
	f) Individual surface water	Servicing options report.
	g) Other	To be described by applicant.

Notes:

1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the amendment.
2. Before undertaking a hydrogeological report, consult MMAH about the type of hydrogeological assessment that expected given the nature and location of the official plan amendment.
3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality.

APPENDIX B - Storm Drainage, Road Access and Water Access

Service Type	Potential Information/Reports
Storm Drainage a) Sewers <hr/> b) Ditches or swales <hr/> c) Other	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.
Road Access a) Provincial highway	Application for an access permit should be made concurrent with this amendment. An access permit is required from MTO before any development can occur.
	b) Municipal or other public road maintained all year
	c) Municipal road maintained seasonally
	d) Right of way
Water Access	Information from the owner of the docking facility on the capacity to accommodate the proposed amendment will assist the review.