# **APPENDIX 1 – REPORTS & BACKGROUND MATERIALS**



# STRATEGIC PLAN (2020-2024)

This Plan draws from *Mulmur's Thriving Future*, the first Mulmur Strategic Plan of 2013-2018, the *Mulmur Community Economic Development Strategic Plan* of 2016, and the *Imagine Mulmur in 3D* document of 2019.

This Plan identifies four priority paths, each having an array of subsets, and collectively are intended to provide both focus and guidance for Mulmur Council.

To enhance the community impact of these goals, and build on the Mayor's direction for participative leadership, it is recommended that members of Council will assume a championship role for one of the priority paths.

# **VISION STATEMENT**

The Township is committed to sustainable growth while protecting the environment, scenic beauty, natural resources and agriculture and rural and community character of the Township. The Township wishes to be a highly desirable, safe, prosperous, beautiful and natural community to live, work, learn and play.

# FOUR STRATEGIC PATHS

Responsibly managing the fiscal resources of Mulmur and providing opportunities for success

rosperous

Communication with and social connectivity within the Mulmur community Providing local services to support the needs of Mulmur residents and businesses

**NITIOO** 

0

Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Finan cial/People)

ustainable

Connected

# Growing a Prosperous Mulmur

Responsibly managing the fiscal resources of Mulmur and providing opportunities for success

#### • Retain, enhance and attract businesses

Action 1 – Help existing small businesses grow through awareness, red tape reduction, education

- Action 2 Actively engage with county, provincial and federal agencies to obtain resources to support local initiatives
- Action 3 Produce "Investing/Locating in Mulmur" promotional materials

Action 4 – Develop Mulmur Business Directory and focus on Mulmur businesses

Action 5 – Develop and Implement a Broadband Strategy so that Businesses have access to high quality internet services.

#### • Pursue responsible growth in residential and employment areas

Action 1 - Promote local employment opportunities and awareness

Action 2 – Update On-Farm Diversification and Home Industry regulations in the Township's Official Plan

Action 3 - Encourage residential development in Mansfield and other Hamlets

Action 4 – Implement Aging in Place policies in the Township's Official Plan

#### • Identify, research and plan for future fiscal pressures

Action 1 – Implement recommended service efficiencies from County efficiency study Action 2 – Explore and identify financial opportunities for investment and income generation

Action 3 – Ensure Asset Management Plans renew infrastructure as projected Action 4 – Track grant opportunities and increase grant writing capacity

# **Growing a Connected Mulmur**

*Communication with and social connectivity within the Mulmur community* 

• Inform and engage the community through a variety of communication tools and channels

Action 1 – Develop and implement a communication strategy for the Township Action 2 – Identify and articulate Mulmur's key messages on a regular basis using effective channels

Action 3 – Invest in communication resources, technology and tools

Action 4 - Create "Go Local Package" for distribution to residents and newcomers

#### • Support community events to bring residents together

Action 1 – Provide a variety of events in Mulmur to enhance inclusiveness

Action 2 – Publicize all events in Mulmur through available channels

Action 3 – Pursue new opportunities identified in Recreation Efficiency Study

Action 4 – Build a calendar of community/tourism events and link with high traffic community calendars in the region

Action 5- Encourage the use of local businesses for community events and services

#### Actively seek better cellular and internet connectivity for residents and businesses

Action 1 – Develop a Broadband Strategy and Seek Partnerships to build better connectivity and infrastructure.

# **Growing a Supportive Mulmur**

*Providing local services to support the needs of Mulmur residents and businesses* 

#### • Develop future plans for services and amenities in Mulmur.

Action 1 – Identify lower tier and upper tier responsibilities and service gaps

Action 2 – Determine key needs for community and medical services within Mulmur

Action 3 – Streamline approvals for services by amending permitted uses where needed and expediting site plan approval process

Action 4 - Encourage Enbridge Gas to support Mansfield extension

# • Facilitate education and training for Mulmur residents and entrepreneurs/businesses

Action 1 – With input from organizations such as Dufferin Board of Trade, identify and support employment programs and opportunities for Mulmur residents and youth

Action 2 – Recognize Youth Leadership efforts through awards at Primrose Elementary and Centre Dufferin Secondary School.

Action 3 – Conduct sector round tables to support ongoing adaptive management

#### Identify and develop new leaders through civil engagement

Action 1 – Identify and support succession in administrative team, community committees, boards and ad-hoc groups

Action 2 – Encourage Mulmur residents to become involved in the decision making at Mulmur Township through participation in committees and ad-hoc groups.

# Celebrate success of residents including students, volunteers, Mulmur team members and business achievements

Action 1 - Recognize grand openings of new businesses

- Action 2 Recognize individuals and groups leading community change and/or improvements in Mulmur
- Action 3 Recognize leadership at Council meetings and/or Town Hall meetings
- Action 4 Investigate a nomination portal for residents to identify changemakers and outstanding citizenship.
- Action 5 Develop an employee recognition program

# Growing a Sustainable Mulmur

Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People)

#### • Protect rural character

Action 1 – Update policy and definition for "rural character"
 Action 2 – Review changes to the Provincial Policy Statement to determine viewshed protection
 Action 3 – Implement rural character through zoning

#### • Be proactive in the sustainable use of non-renewable resources

Action 1 – Adopt and implement recommendations from the Green Energy Plan Action 2 – Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate

Action 3 – Monitor provincial decisions and implement single use plastics policy

Action 4– Protect agricultural land and water and forest resources

- Explore opportunities to improve the protection of water and air quality, waste management and adaptations to climate change and extreme weather events
  - Action 1 Audit municipal activities with a focus on reducing energy consumption and environmental footprint
  - Action 2 Partner with the citizens, organizations and other levels of government to promote grants and activities to mitigate contributions to and effects of climate change
  - Action 3 Investigate waste management solutions that support enhanced environmental protection.

#### • Promote and preserve Mulmur's natural attractions to residents

Action 1 – Post Bruce Trail "Loops of Mulmur" Map developed by Community Events Committee on Mulmur website

Action 2 – Support Cycling and Equestrian Activities in Dufferin Forest, on trails and on Mulmur roads

Action 3- Encourage development of the Pine River Fishing Area through the "Friends of Pine River" volunteers





# Township of Mulmur Recreation Master Plan

February 2021





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#### Appendix

Appendix A: Demographic Mapping

# 1 Introduction

## 1.1 What is a Recreation Master Plan?

The purpose of the Recreation Master Plan for Mulmur is to strategically guide and manage municipal planning for parks and recreation assets and services over the next 10 years (to 2030). This Plan will further effective planning, budgeting and implementation of stated goals and objectives for recreation, parks and trails and help the Township guide and manage the development of parks and recreation assets, services, programming and events.

## 1.2 Purpose and Scope of the Master Plan

The principal objective of the Master Plan is to document current municipal recreation assets and develop a series of recommendations and actions to accommodate the current and future recreational needs of the municipality over the next ten years (to 2030). The Master Plan is an integrated plan that evaluates needs and strategies related to the following:

Indoor Facilities	Outdoor Amenities	Parkland & Trails	Service Delivery
Community Centre / Arena	<ul><li>Sports Fields</li><li>Sports Courts</li><li>Playgrounds</li></ul>	<ul><li> Parks &amp; Open Space</li><li> Trail Network</li></ul>	<ul><li>Partnerships</li><li>Programming</li></ul>

The Master Plan provides guidance to develop an appropriate level of service related to recreation for Mulmur residents. It is a flexible blueprint – many of the recommendations contained in this document are stand-alone and can be implemented separate and apart from decisions required to implement other aspects of the Master Plan. The Master Plan should also be placed in the broader context of all obligations of the Township of Mulmur. Changes in the wider municipal environment in terms of fiscal priorities, can be expected to impact the priorities contained in this Master Plan.

#### 1.3 Plan Development Process

Ongoing changes in population and demographics, as well as the landscape of delivery of programs and services, has resulted in the need for an evaluation of the Town's recreation delivery system. In accomplishing this, the process of developing this Master Plan required:

- A township-wide review of existing assets (including facility conditions, revenues and expenditures, utilization, planned capital investment and standards of provision on a population basis).
- Public engagement activities and outreach with key internal and external stakeholders.
- Analysis of local, regional, and provincial demographic and leisure trends, as well as best practices in other communities.
- Review of strategic plans, policies, and priorities (local, regional, and provincial) to develop long-term recreation recommendations that enable the Township to take full advantage of programming, investment, and partnership opportunities.
- Historic and forecasted population dynamics and demographic change and the impact of this on the delivery of recreation.

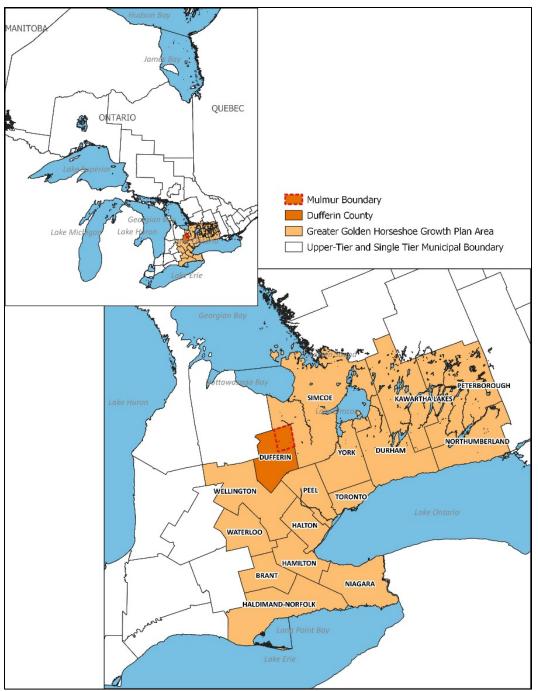


# 2 The Context of Changing Needs

## 2.1 Locational Analysis

The Township of Mulmur is a lower-tier municipality in the northeast portion of Dufferin County and lies within the Greater Golden Horseshoe Growth Plan Area.





The Township of Mulmur is one of eight lower-tier municipalities within Dufferin County's jurisdiction. The Town of Orangeville is the largest urban centre and county seat, with just over half the population.

Dufferin County Lower Tier Municipalities	2016 Population
Orangeville	28,900
Mono	8,609
Shelburne	8,126
Amaranth	4,079
Mulmur	3,478
Melancthon	3,008
Grand Valley	2,956
East Garafraxa	2,579
Dufferin County Total	61,735

The Township includes six hamlets and settlement areas: Mansfield, Honeywood, Terra Nova, Kilgorie, Primrose, Rosemont, and Violet Hill, shown in the map below.

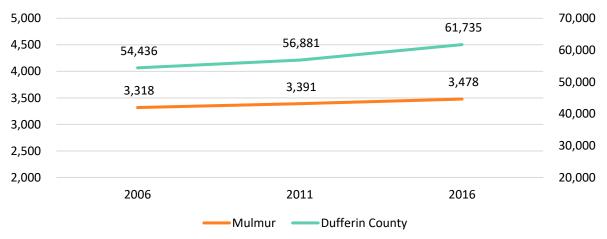
# Honeywood • Terra Nova • Eiligorta • Kansifield • Futurrose •

Exhibit 3: Population Centres within the Township of Mulmur

## 2.2 Planning for a Changing Demographic

As per the 2016 Census data, the Mulmur's population is 3,478 residents with a population of 70 people of Indigenous identity, including First Nations and Mètis. The Township's community profile indicates a seasonal population of an additional 6,200 residents.

The following chart compares population growth in the Township and the County from 2006 to 2016. Over this period Mulmur experienced population growth of 4.8%. This is compared to population growth in Dufferin County of 13.4% over the same period.



#### Historic Population Growth Comparison (2006-2016)

Source: SPM based on Statistics Canada Census Data, 2011, 2016.

The recommendations and service levels identified within this report utilize the most recent growth projections in the 2019 Development Charge Study, the Dufferin County Official Plan, and the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan for the Greater Golden Horseshoe establishes a population forecast for the County of 80,000 people in 2031. Based on this forecast, the Township's population is expected to increase to approximately 4,290 by 2031, an increase of 23%. The compound growth rate based on these projections is 1.41% per year over the 15-year period.

**Exhibit 4: Estimated Population Projections to 2031** 

Municipality / Year	2016	2021	2026	2031	2016-2031 Pop. Growth	2016-2031 Pop. Growth Rates
Dufferin County Projections						
Total Population	61,735	67,306	73,380	80,000	18,265	30%
Township of Mulmur Projections						
Total Population	3,478	3,749	4,019	4,290	812	23%

Source: Sierra Planning and Management based on the Dufferin County Official Plan and Township of Mulmur Development Charge Study, 2019.

Investment in recreation must be viewed as part of the quality of life equation, resident attraction and economic development strategy for the Township and means to achieve growth targets.

#### 2.2.1 Areas to Accommodate Future Growth

From 2006 to 2016, the greatest amount of population growth has been in the southeast of the Township, in and around Mansfield. There was more modest growth in the south-central area containing Violet Hill. There was a modest population decline in the western part of the Township containing Honeywood, Kilgorie, and Primrose. Appendix A provides mapping details related to population change.

Mansfield, Honeywood, and Terra Nova have been designated as settlement areas in the Official Plan, with much of the growth anticipated to occur in Mansfield, where most of the residential land designated for development is located. The average number of new dwellings per year in the Township was 16.6 from 2012 to 2018, growing from 10 at the beginning of the period to 23 at the end.

It is important to note that servicing constraints may limit the amount of growth. The Official Plan states that Mansfield will be served by a municipal water system and private sewage disposal systems. The Plan states that development should only occur when detailed hydrogeological studies are provided to confirm that the use of private septic systems will not adversely affect the groundwater supplies and ensure that there is sufficient water available to meet demand.

The Official Plan and Primrose Employment Lands Secondary Plan designates Primrose as the focus of industrial, commercial, institutional, and related development, with most employment lands located in the Primrose Business Park.

#### 2.2.2 Aging Demographics

While the Township is expected to continue to experience aging (similar to many other communities in Ontario), it is still important to provide recreation opportunities to attract young families to the Township and to provide opportunities for those currently living in the Township. Children and youth (population under 19 years of age) are fairly even geographically distributed within Mulmur, but with a slightly higher percentage in the southeast around Mansfield, as well as the northwest around Honeywood, west of Terra Nova, and west of Kilgorie. It should also be noted that there is a significant youth population to the northwest of Mulmur in Grey Highlands.

Areas with the highest proportion of older adults (65+) are in the central, southwestern, and northeastern parts of the township including Primrose, Terra Nova, and Kilgorie.

See Appendix A for mapping details related to age distribution across the Township.

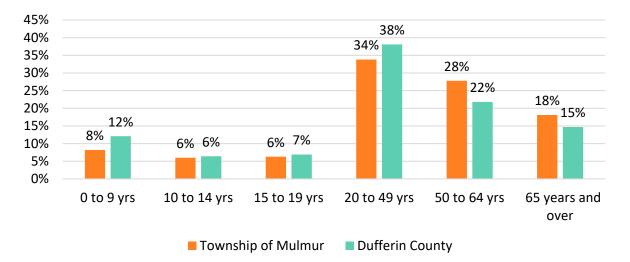
From the perspective of this Master Plan, planning for age-friendly and multi-generational spaces will be important to address the needs of children, youth, young adults as well as older residents (which is more important in rural areas to counteract rural isolation). This is of growing importance as the population ages. As shown in the exhibits below, the share of the population under 19 years old has dropped from 26% in 2006 to 20% in 2016, with the share of population over the age of 65 (older adults) rising from 13% to 18%. Mulmur's population profile is slightly older than the County as a whole.

Continuous monitoring of future need and demand for recreational facilities and amenities will be important going forward to ensure the continuation of services and to sustain the current level of service provided in the Township.

Age Cohort	2006 Pop.	% Share	2016 Pop.	% Share
Children (0-9)	345	10%	285	8%
Youth (10-19)	530	16%	430	12%
Young Adults (20-39)	645	19%	665	19%
Adults (40-64)	1385	42%	1480	42%
Older Adults (65+)	425	13%	630	18%
Total	3330	100%	3490	100%

#### Exhibit 5: Mulmur Population Age Profile 2006 - 2016

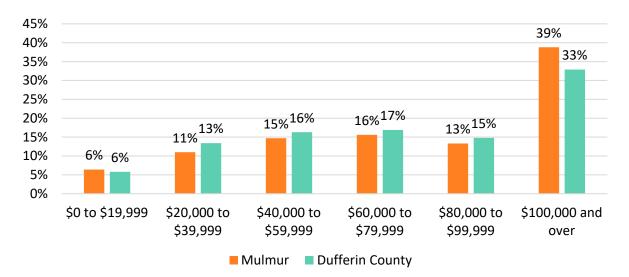
Source: SPM based on Statistics Canada Census Data, 2006 and 2016



#### Exhibit 6: Township and County Age Distribution

#### 2.2.3 Considerations of Income

As per the 2016 census, Mulmur has a median household income after tax of \$82,816, moderately higher than that for Dufferin County as a whole (\$77,256). 38.8% of households have an income of over \$100,000, compared to 32.9% for the County.





In 2016, 4.2% of Mulmur's population was under the Low-Income Cut-Off Threshold, after tax (LICO-AT)<sup>1</sup>. This is slightly above the County as a whole at 3.9%, but well below the 9.8% in Ontario as a whole.

The geographic areas that had the highest proportions of resident household under the Low-Income Threshold in 2016 were mostly focused near the north-east of the Township. See Appendix A for mapping details.

<sup>&</sup>lt;sup>1</sup> Statistics Canada defines low-income cut-off (after tax) as: Income levels at which families or persons not in economic families spend 20 percentage points more than average of their after-tax income on food, shelter and clothing.

## 2.3 Community Aspirations for Recreation

Over the course of the Master Plan process community engagement activities generated input from nearly 500 residents and stakeholders through various methods, including:

- One community workshop;
- One public online survey the results of which are provided under separate cover; and
- Staff and senior management interviews.

The results of these activities provided for an array of responses. Several common themes and aspirations emerged for the future provision of recreation over the long-term, summarized as follows:

Theme 1: Multi-Use Facilities	<ul> <li>Provide a variety of spaces within facilities that are flexible for multi-purpose use for community gathering, and places for residents of all ages and abilities to participate in recreational pursuits.</li> </ul>
Theme 2: Enhanced Programming	<ul> <li>Expand the programs offered to residents, with consideration for the changing demographics and community needs through enhanced partnerships.</li> </ul>
Theme 3: Inclusive and Accessible	<ul> <li>Upgrade and renew existing facilities to ensure compliance with AODA requirements to enable access by all residents.</li> </ul>
Theme 4: Improved Communications	<ul> <li>Enhance communication between the Township and its residents to provide key information related to recreation, community events, and other happenings.</li> </ul>

## 2.4 Trends & Best Practice

#### 2.4.1 Service Delivery

Key trends that have emerged in service delivery methods for recreational and sport programming include:

- **Volunteerism** National trends show a decline in volunteerism, however those who volunteer are doing so on a more frequent basis;
- Performance measures Recreation sector performance measures are increasingly shifting from outputs to outcomes (shift from output measures such as capital costs, number of registrants to outcome measures such as how the program benefited the community and health indicators);
- **Partnerships** Communities are increasingly entering into partnership agreements with community groups and the private sector to maximize cost efficiencies; and
- Creating Community Hubs the need to animate neighbourhoods with an increase of recreational activity, and work with local groups to determine neighbourhood needs. A community gathering space that provides a range of programming can create a greater sense of belonging, empowerment, and cohesion within diverse populations.

#### 2.4.2 Indoor Recreation Infrastructure

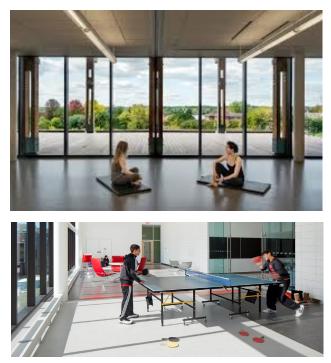
Well designed and functioning recreation and sport facilities, trails and parks is key to creating and maintaining healthy communities. Current trends and best practice related to the design and functionality of indoor and outdoor recreation facilities are summarized below.

#### **Multi-Use Facilities**

There is an increasing focus on creating flexible multi-use "destination" facilities as recreation, entertainment and family centres and community hubs.

#### Accessibility

Improving accessibility within recreation facilities for people with disabilities due to the passing of the Accessibility for Ontarians with Disabilities Act (AODA) where



Flexible Multi-Purpose Spaces, Oak Ridges Community Centre (top) / Meadowvale Community Centre (bottom)

municipalities are required to improve opportunities for participation for people with disabilities through the removal of barriers, with the goal of making Ontario fully accessible by 2025.

#### **Sustainability**

There is an increasing focus on the overall sustainability of a facility (e.g. net zero/carbon neutral) rather than achieving a specific certification program status (e.g. LEED).

#### 2.4.3 Parkland Design and Development

While each municipality sets its own goals and priorities in the development of its parkland system, common trends that can have an impact on the development / redevelopment of parks, trails, and other outdoor facilities include demographic changes (e.g. aging communities and rising senior needs for passive pursuits), participation trends in traditional field sports, active transportation and active living, and linking recreation and leisure services to resident's quality of life.

The Township should aim to incorporate key design trends and best practices into the design and/or redesign of parks in the future. These include:

#### **Inclusion and Accessibility**

Accessibility requirements under the Design of Public Spaces Standard of the Accessibility for Ontarians with Disabilities Act (AODA) apply to new construction and the redevelopment of elements in public spaces, including parks, trails and other public amenities. Design Standards for Public Spaces encompasses recreational trails, outdoor public use eating areas, outdoor play spaces, exterior paths of travel (e.g. sidewalks), accessible parking, and maintenance, among others.

Ensuring that all park amenities, including play facilities, are welcoming and easily navigable for all ages and abilities is an important consideration. It is important to consider not only mobility devices, but those with cognitive and other issues (i.e. autism, sensory disorders, visual and hearing impairments, etc.). Many park designers are striving to include all types of ages and abilities within the same play / park space by designing amenities that can be used in a multitude of ways.

Current common practice is to engage the community throughout the park design and development stage.

#### **Nature Based Play**

Natural play elements are increasingly becoming more prominent in playground planning. Many benefits of connecting children with nature have been documented, including that a child's social, psychological, academic, and physical health is positively affected when they have frequent contact with nature. Mixing elements of the natural environment with the built environment only enhances the play experience and often see the highest use. One of the main things that natural play environments combat is static play elements or park designs that children may get bored with quickly. Incorporating natural elements with play places supports higher levels of play through repeated use and can help to encourage children to get outside and explore.

#### **Outdoor Fitness Equipment**

There is a trend in many communities to design parks and their amenities that appeal to older adults. The outdoor gym trend is one of these amenities, often including various mechanical devices ranging from simple situp stations to rowing machines, elliptical trainers and leg presses. Signs indicate that the devices are intended for people aged 12 and older, however, in public parks there is no control over the age or skill level of users, and there is no supervision. The equipment does have moving parts and is subject to often harsh winter conditions. Therefore, safety is often a consideration for municipalities, however the benefits to residents often outweigh these concerns.

#### **Maintenance and Sustainability**

Many municipalities are facing strained budgets when it comes to the maintenance



Nature-Based Playground, Salisbury, NB



Bamboo Climbing Structures, Valleyfield, QC



Fitness Stations, Peterborough, ON

and operation of public spaces, as new parks and facilities are acquired through the development process. In order to reduce the maintenance and operational requirements for parkland and park amenities, park development and renewal in the future municipal governments are now contemplating sustainability practices, specifically related to:

- Designs that encourage sustainable maintenance practices; (e.g. xeriscapes, naturalized landscapes, etc.);
- Incorporating native, drought-resistant vegetation features (to reduce watering requirements); and
- Utilizing durable materials and infrastructure (i.e. furniture, play equipment, etc.).

## 2.5 The Link Between Physical Activity and Wellbeing

The various facets of "wellbeing" often relate to physical and mental health. 'A Framework for Recreation in Canada: Pathways to Wellness' (2015) is a national framework that explores the idea of "wellbeing" in the provision of recreation in Canada. The framework guides the continued evolution of recreation in Canada and is a joint initiative of the Interprovincial Sport and Recreation Council and the Canadian Parks and Recreation Association. This framework is premised on the assertion that recreation provides multiple pathways to wellbeing for individuals, communities and for our built and natural environments, and allows for a revisioning of recreation's capacity for achieving wellbeing. The national framework identifies key benefits of recreation and summarizes them as follows:

#### **Enhances Mental and Physical Wellbeing**

• The availability and accessibility of parks and recreation facilities promotes increased levels of physical activity, which in turn, enhances self-esteem, personal growth, and life satisfaction for people of all abilities.

#### **Enhances Social Wellbeing**

• Provides developmental opportunities for children and youth, which supports social relationships in clubs and organizations. Helps decrease anti-social behaviour.

#### **Creates Strong Families and Communities**

• Builds social capital in the form of arts, recreation programming, festivals, and parades. Community events help form relationships between neighbours and promotes positive civic behaviour, mutual caring and volunteerism.

#### **Economic Benefits to Investing in Recreation**

• Recreation spending creates jobs, fosters tourism, makes communities more attractive places to live, learn, work, play and visit. "Upstream" investments can also improve individual and community wellbeing, which reduces costs in health care, social services and justice.

A variety of socio-economic factors can have an influence on participation in physical recreation including age, income, marital status, place of residence, health challenges, consistent access to recreational opportunities, social media, among others. On a more local level, the following trends related to participation have been observed:

- Participation in informal and unorganized activities is becoming more common than in organized programming.
- Key motivators for participation include a desire to maintain a healthy, active lifestyle.
- Time and/or availability of program offering is commonly cited as a barrier to participating in recreational activities.

# 3 Master Plan Values & Priorities

The Master Plan and its recommendations are based on the following vision, principles, goals, and objectives for planning and investment in recreation in Mulmur.

## 3.1 The Vision for Recreation

A proposed vision for recreation in the Township of Mulmur was developed as part of the Master Planning process, and reads:

"The Township of Mulmur will maximize the benefits of accessing recreation in the community, with a focus on the provision of services and renewed facilities, to meet 21<sup>st</sup> Century resident needs."

## 3.2 Planning Principles

The Master Plan and its recommendations are based on the following principles for planning:

1

Prudent advancement of the expansion of recreation services through improved programming and facility investment.

Strategically invest in recreation infrastructure for resident retention and attraction (e.g. young families).

3

Adopt an asset management approach to investment in infrastructure that reflects prudent capital investment. This includes consideration for replacing, decommissioning and/or repurposing assets where warranted.

Δ

Recognize Mansfield and Honeywood as the primary hubs, and Terra Nova as a secondary hub, for recreation within the Township, focusing facility development in these locations.

Address the needs of target populations (youth and seniors) through recreation planning and optimization of existing facilities, ensuring recreation facilities and opportunities are inclusive and accessible for all.

Provide an effective range of indoor and outdoor spaces for community recreation activities and programming.

Protect and enhance Mulmur's natural environment as important assets for active and passive recreation, and tourist opportunities.

#### 3.3 Goals & Objectives

Goal 1:

Make parks and recreation accessible to all

#### **Objectives:**

- Plan for and invest in multi-use and multi-generational (8-80) spaces – this may include investment in indoor facilities but also parks, trails, and other open spaces.
- Strategic investment in recreation infrastructure for target groups including youth and seniors.
- Co-locate appropriate township-owned facilities and/or township resources.

#### **Objectives:**

- Provide and support programs and seeking partnerships with organizations or groups that promote health, wellness, and quality of life.
- Protect the natural environment and prioritize effective management of these assets for recreational purposes.
- Facilitate the growth of existing trail systems and promote active transportation through integrated networks of parks, trails, and open spaces.

#### **Objectives:**

- Renewal of aging assets based on effective asset management principles.
- Priority for investment to maintain existing facilities that have a viable lifespan before investing in new facilities. This requires a comparison of the costs and benefits of facility renewal against new construction.
- Pursue all opportunities to develop recreation infrastructure by leveraging upper level government and other funding programs that arise over time.

#### **Objectives:**

- Balance the need for local organization of recreation and facility planning with benefits of coordinated township-wide planning and oversight.
- Encourage community involvement in the development and operating of programs.

# living

Goal 2:

Promote health,

wellness, and active

Goal 3:

Facility renewal and investment

Goal 4:

Support, promote and partner for access to facilities

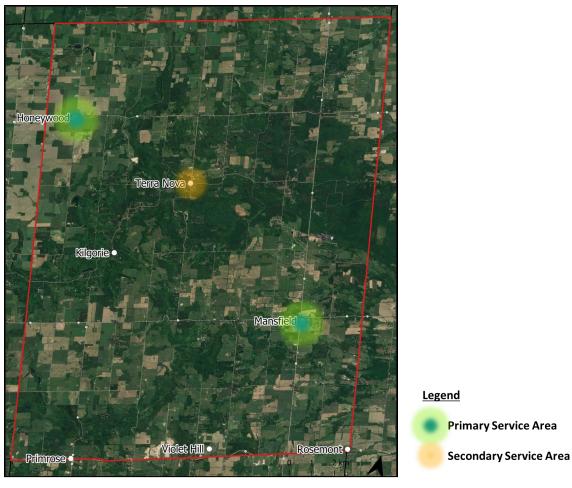
## 3.4 Approach to Planning and Service Levels

The recommendations of this Master Plan cover a range of considerations for the provision of indoor and outdoor recreation facilities as well as parks, open space, and trails, specifically as it relates to capital investment and development and the implementation of projects over the 10-year life of this Plan. The recommendations have been informed by a variety of inputs, and are the product of a balanced assessment of the following long-term capital planning and asset management factors:

- Defined levels of service for each class or category of facility dependent on the nature and scale of use of amenities (i.e. township, community and/or neighbourhood level of service, as appropriate);
- Current and projected population-based standards of provision and the implications of forecasted resident growth on current levels of service;
- Capital implications of aging infrastructure and options to enhance the delivery and operation of assets through future investment and other efficiencies; and
- Community "needs and wants" as expressed through public engagement. Community needs and wants are those that are expressed by members of the public, stakeholders, and community groups. They reflect the aspirations of the community as communicated through the public engagement activities associated with the Master Plan process.

Due to the geographic reach of the Township, there is a need to establish appropriate levels of service for the settlement areas as well as for the more rural areas. This provides a framework to guide future planning and municipal investment in recreation. At present, recreational facilities are focused in Honeywood (at the NDCC) and Mansfield – the identified location for future growth within the Township. Therefore, this Master Plan recognizes Mansfield and Honeywood as primary service areas, offering the broadest range of recreational facilities and services. The third settlement area of Terra Nova, the location of the Township offices, is recognized as a secondary service area providing fewer facilities and/or services related to recreation. This echoes the policies within the official plan to provide sufficient parks, open spaces, and recreational opportunities in or near settlement areas within the Township.

#### **Exhibit 8: Service Area Nodes**



#### 3.5 Approach to Asset Management

The Township has an existing Asset Management Plan (AMP) developed in 2016 which covers the typical hard municipal infrastructure such as bridges, roads, and buildings. With a recognition that in many parts of Ontario, existing infrastructure is degrading faster than it is being repaired or replaced, the Province implemented the Asset Management Planning for Municipal Infrastructure Regulation, O. Reg. 588/17, which came into effect in January 2018.

To improve the ways in which the Township plans for its infrastructure, including its recreation infrastructure in the future, the existing AMP needs updating. In this regard, planning for the operation, maintenance, renewal, replacement, and disposal of municipal infrastructure should be expanded to also focus on recreation and community facilities, open space, and parks within the Township's portfolio.

#### **Recommendations: Service Levels**

- 1. Maintain the current distribution of recreation amenities in the Township with Honeywood and Mansfield as primary service areas, and Terra Nova as a secondary service area. Future asset management priorities should also be considered.
- 2. Implement and update the 2016 Asset Management Plan, as per O. Reg. 588/17, retaining a specific and enhanced focus on recreation and community facilities, open space, and parks in addition to the traditional emphasis on hard infrastructure.
- 3. The location of any major recreation infrastructure (e.g. sports fields, community centres, etc.), as well a future replacement and/or expansion of existing facilities, should represent the most appropriate location based on considerations of land ownership, site suitability, co-location with other municipal recreation infrastructure, and capital costs associated with servicing and development.

# 4 Service Delivery and Programming

## 4.1 Current Model of Service Delivery

The Township is the primary provider of indoor and outdoor publicly accessible recreation facilities. Mulmur's Recreation Department currently plays a role in the direct delivery of dropin programming (public skating) within the NDCC and is responsible for the maintenance and management of outdoor recreation assets (e.g. playgrounds, ball diamonds, etc.).

The Township currently supports a Community Development Model for the provision of recreation services, balancing its operation with facilitating programs and services led by other organizations/non-profits at municipal facilities and other public and private facilities. The delivery of services in Mulmur is also supported by several agencies and key stakeholders, including:

- Upper Grand District School Board;
- Nottawasaga Conservation Authority;
- Dufferin County (Forest Tracts);
- Ontario Parks (Boyne Valley Provincial Park, Pine River Provincial Fishing Area); and
- Others, including Mansfield Ski Club, Mansfield Outdoor Centre, Rawhide Adventures, Toronto & North York Hunt, and Unicamp of Ontario.

While this model is effective, evolving the role that the Township plays in the provision of recreation will be important going forward.

## 4.2 Effective Partnerships

While the provision of recreation services has traditionally relied on municipal governments, communities are increasingly entering into partnership agreements with community groups and the private sector to maximize cost efficiencies. Partnerships continue to be an important aspect to the provision of recreation services in Mulmur.

Currently, the Township partners with community-based organizations that utilize Township facilities to provide recreation programs and services, providing recreational opportunities for a range of residents. These community partners/organizations include:

#### Hockey / Skating

Ice sports are provided through a variety of leagues and organizations, including Honeywood Minor Hockey, Shelburne Minor Hockey, Ladies Hockey League, Honeywood Figure Skating Club, among others.

#### **Baseball**

Ball leagues that program at the Township's ball diamonds include Mansfield Minor Ball and Mansfield Mens League.

#### **Township of Melancthon**

The Township of Mulmur currently partners with the Township of Melancthon to collectively operate the North Dufferin Community Centre, through a Management Board. A cost-sharing agreement is currently in place, where capital and operating costs are shared equally by each municipality. Continuing this cost-sharing agreement with Melancthon is important going forward.

#### **Recommendations: Service Delivery & Effective Partnerships**

- 4. Maintain a Community Development Model for the delivery of recreation in the Township. Under this model, where volunteer and agency groups have historically serviced the recreation programming needs of the community, the Township should continue to support these initiatives through the provision of access to facilities for activities.
- 5. The Township should give consideration to staffing requirements necessary to successfully implement the Township's recreation mandate. Specifically, consider expanding the job description of the NDCC Management role to encompass a broader range of job responsibilities including responsibility for indoor and outdoor recreation, community development of programming opportunities and co-ordination of all recreation and leisure services provided and/or facilitated by the Township. This permanent, full-time job description includes management of the NDCC and events at the Township's facilities.
- 6. Investigate opportunities for new and/or expanded partnerships to improve service levels, enhance program delivery, and leverage public funding.
- 7. Continue the cost-sharing agreement with the Township of Melancthon for the operation and maintenance of the NDCC / a new multi-use recreation facility in Honeywood.

## 4.3 Identified Programming Needs

Existing programs offered by the Township are limited to drop-in public skating activities at the NDCC. Respondents to the public survey indicated that they mostly participate in public skating (38%), hockey (22%), and learn to skate programs (16%) in Mulmur. Yoga was also a common program with 7% of respondents having participated over the past year – this is provided in neighbouring communities.

30% of survey respondents (n=198) indicated that there are programs they would like to access that are not currently offered by the Township. Engagement with the community at large resulted in numerous suggestions for an expanded suite of recreational programs. Suggestions for programming, to be offered either by the Township or local community organizations, included the following:

Fitness Programs	General Interest Programs
Gymnastics	Technology / Computers for Older
• Fitness for Older Adults, such as chair Pilates	Adults
and chair yoga	<ul> <li>Safety and First Aid</li> </ul>
<ul> <li>Aerobics for all ages</li> </ul>	Cooking
Drop-In Pickleball	Gardening
Dance Classes	<ul> <li>Arts and Crafts for all ages</li> </ul>
Cycle Club for Teens, Adults	Bridge, Cards
• Yoga, Zumba, Tai Chi	Shuffleboard
Boxing, Martial Arts	Book Club
Learn to Skate for Teens, Adults	
Walking / Hiking Club	

A lack of awareness of the programs that are currently offered was identified by survey respondents as the primary barrier limiting their participation in recreation programming. This was followed by a lack of desired programming being offered (36% of respondents), distance / location of facilities or programs (22%), and a lack of appropriate facilities (22%) to host such programs.

With a growing population of older adults, the opportunity exists to offer intergenerational programs in Mulmur that encourage participation and interaction from all age groups. Going forward, it will also be important to focus on providing programming opportunities and spaces for Mulmur's youth. Opportunities to strengthen programming through municipal partnerships will also need to be explored to take advantage of synergies between neighbouring municipalities, Dufferin County, the public library, or others, to bolster programming opportunities within the Township. As a first step, these initiatives could be explored and/or implemented by a summer student hired by the Township as a pilot project.

#### **Recommendations: Programming Needs**

- 8. Work with community groups and local partners to expand the suite of traditional and non-traditional programs offered through new or expanded partnerships (e.g. Library, County, sports groups, Ontario Parks, and other agencies), ensuring programming for all age groups, with a special focus on youth and seniors. This can help to enhance the utilization of existing recreation infrastructure.
- 9. As programming levels increase, develop a methodology to track program registrations and assess the rate of take-up for programs offered by the Township or its partners. Continuous tracking can help determine the complement of programs that should be offered in the future.

#### 4.4 Marketing and Communications

In response to consultation that identified a lack of awareness of programs available to the community, the Township can take a lead role in helping promote the recreational opportunities available to residents. The Township should seek to promote communications and awareness of available programs, drop-in activities, and other events undertaken by third parties using the Township's facilities.

The opportunity exists to improve marketing and communication methods for the promotion of services exist through the development of a community services directory on the Township's website and in print form (e.g. Community Guide). In addition to a service directory, Community Guides often provide other important municipal information to residents, such as waste collection schedules, planned construction projects, and so on. This should also include a listing of available space for rent within parks, community centres, and sports fields that can be provided to the community for specialized events or activities.

#### **Recommendations: Marketing & Communications**

10. Develop a 'Community Guide' for the Township that includes recreation and leisure resources. The guide should include a community calendar of events and provides details on all programs offered in Mulmur (municipal / non-municipal), complete with contact information of organizers for programs that are not directly delivered by the Township. This should be an online / digital information tool with hardcopies located in key municipal facilities or distributed directly to residents and provided on an annual or semi-annual basis.

## 4.5 Fees & Cost Recovery

The Township of Mulmur establishes user rates for facility rentals on an annual basis. The current user fee structure subsidizes access to recreation for key groups, including minor participation. At present, the Township does not have a formal User Fee Policy in place to guide levels of cost recovery and subsidization.

In order to ensure continued fair and equitable pricing, a comprehensive review of user fees should be completed to confirm, validate and prioritize an approach to pricing going forward that is in keeping with best practice and to address the appropriateness of the current level of cost recovery of the Recreation Department and the current user fees being charged. Municipal cost recovery for recreation is estimated at 21% based on the Township's 2019 Operating Budget, which is relatively low.

#### **Recommendations: Fees & Cost Recovery**

11. Review, on an annual basis, the user fees and pricing schedule for facility and park rentals and programming fees (as appropriate). Rate setting should be informed by principles for cost recovery and subsidization, as determined by the Township.

# 5 Overview of Assets

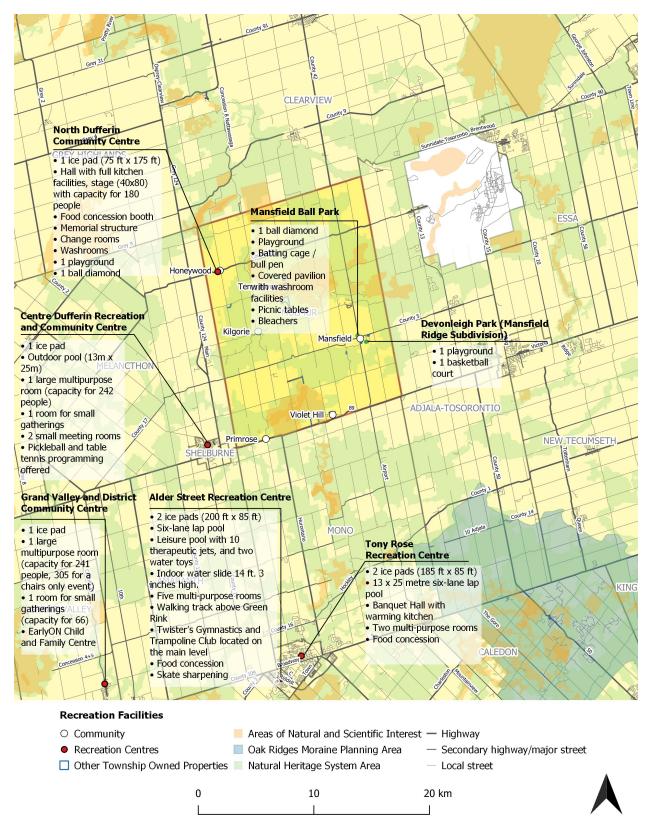
The Township of Mulmur is in proximity to larger population centres, such as Orangeville, that provide a wide variety of indoor and outdoor recreational assets for use by residents. These hubs service both their local community as well as the broader regional population by providing larger-scale facilities with a variety of amenities that are not found in Mulmur (e.g. indoor pools, multi-surface arenas, multi-purpose rooms, outdoor amenities).

The Township of Mulmur's municipal recreation asset base provides services on a more localized level, and consists of the following:

Indoor Recreation Facilities	<ul><li>1 ice pad</li><li>2 community rooms</li></ul>	NORTH DUFFERIN COMMUNITY CENTRE
Outdoor Recreation Amenities	<ul> <li>2 ball diamonds</li> <li>1 basketball court</li> <li>3 playgrounds</li> </ul>	
Parkland and Trails	<ul> <li>3 municipal parks totalling 7.1 hectares</li> <li>130 km of trails (not Township owned)</li> </ul>	

The exhibit on the following page shows the locations of both the local and regional recreation assets in proximity to, and within, the Township of Mulmur.

#### **Exhibit 9: Township and Regional Recreation Facilities**



# 6 Indoor Recreation Facilities

## 6.1 North Dufferin Community Centre (NDCC)

The NDCC, built in 1965, is approximately 27,424 square feet in size, in a two-storey structure. The facility consists of an undersized ice surface (75ft x 175ft) with associated changerooms, washrooms and spectator seating, and the Nordruff Room, located on the second floor, which has a stage, kitchen facilities, and washrooms. A standard NHL ice rink measures 200 feet by 85 feet wide.

The community centre is situated in Honeywood, in the northwest portion of the Township. The centre is located adjacent to the Fire Hall and outdoor space, which includes a ball diamond, playground, and memorial structure. At present, the NDCC is a community hub for recreation as it is the only indoor recreation facility in the Township.

While the facility is in the Township of Mulmur, the Township of Melancthon (directly to the west) shares the operating and capital cost requirements, as it is an important community centre for their residents as well.

#### 6.1.1 Utilization

To calculate the prime-time utilization rate of the ice surface and Norduff Room at the NDCC, the following assumptions were employed:

- Weekday evenings (4:00pm to 10:00pm)
- Weekend days and evenings (8:00am to 10:00pm)

#### **Ice Surface**

The ice surface is primarily used by local sport groups, including Honeywood Minor Hockey Association, Honeywood Mens Recreational Hockey, Shelburne Minor Hockey, Ladies Hockey, Honeywood Hockey Moms, Fiddlers, Hillbillies, and Honeywood Figure Skating Club. The Hockey Training Institute also booked time at the facility over the past few years, however the group has since moved out of Mulmur and it is assumed that they will no longer be using the NDCC. Additionally, free public skating is offered on Sundays, and the dry floor has been used for ball hockey in the past (not at present).

Based on data provided by the Township, utilization of the ice surface has remained relatively steady over the past 4 seasons; however, it is consistently low – around 50%.

Ice Surface (NDCC)	2016	2017	2018	2019
Prime Time Hours Booked	822	757	723	887
Weeks Operational (Ice In)	26	27	26.5	30
Prime Time Hours Available	1508	1566	1537	1740
Prime Time Utilization Rate (%)	55%	48%	47%	51%

#### Exhibit 10: Prime Time Utilization Rate for NDCC Ice Surface

Note: Prime time hours available vary annually based on the number of weeks the ice is operational.

#### **Norduff Room**

The Norduff Room (hall on 2nd floor) is typically rented for banquets, weddings, family reunions, meetings, and used by clubs. Based on the data provided by the Township, the utilization of the Norduff Room is low (less than 5%), however, it is important to note that low utilization rates (often less than 10% or 15%) are common for community hall facilities that are in rural locations, close to larger population centres, and in need of upgrades.

A review of recent utilization rates for similar facilities in comparable communities shows that use of the Norduff Room is in line with the rates experienced elsewhere. For example, the Town of Erin's most rural community hall has an annual utilization rate of 2%, while the more urban hall facilities ranged from 5% to 16% annually. Similarly, the Township of Scugog has a variety of hall facilities (urban/rural, stand-alone, and as part of a larger arena complex), with utilization rates ranging from less than 1% to 21%.

#### 6.1.2 Standard of Provision

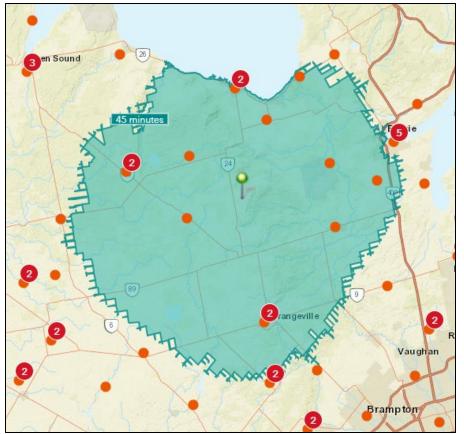
As a shared facility between the two municipalities, the standard of provision as it relates to ice has been calculated on a population basis to include the populations of both municipalities. With one ice pad in the Townships, the existing population-based service level for indoor ice provision is 1 pad per 6,486 residents.

This Master Plan recognizes that the NDCC is an important arena within the regional ice circuit. When considering ice on a regional scale (those arenas within a 45-minute drive of the NDCC), ice is provided at 1 sheet per 9,438 residents. Arenas have historically been provided in smaller, rural communities throughout Ontario, and therefore typically result in a high standard of provision when compared to larger communities.

<b>Exhibit 11: Regiona</b>	I Supply of Ice Arenas
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			_		ndard of
Municipality	Pads	Facility/ies	Population	Pro	ovision
Town of New Tecumseth	2	Alliston Arena, Beeton Arena	41,439	1 per	20,720
		Alder Street Arena, Tony Rose			
Orangeville	4	Memorial Arena	28,900	1 per	7,225
		Collingwood Arena, Eddie Bush			
Collingwood	2	Memorial Arena	21,793	1 per	10,897
Essa Township	2	Angus Arena, Thornton Arena	21,083	1 per	10,542
Wasaga Beach	1	Wasaga Arena	20,675	1 per	20,675
Clearview	1	Stayner Arena	14,151	1 per	14,151
		Flesherton & District Arena,			
Grey Highlands	4	Markdale Arena	9,480	1 per	2,370
Shelburne	1	CDRC	8,126	1 per	8,126
Southgate	1	Dundalk Arena	7,190	1 per	7,190
Mulmur / Melancthon	1	NDCC	6,486	1 per	6,486
Total	19		179,323	1 per	9,438

Exhibit 12: Map of Regional Ice Supply



#### 6.1.3 Building Condition

A high-level visual review of the NDCC building was conducted by WGD Architects to determine the general state of repair and functionality. This review was conducted as part of a more detailed Efficiency Review for the NDCC (provided to the Townships under separate cover).

General observations indicate that the facility is generally tired and, in many respects, does not meet user needs. This is especially true for accessibility. By 2025 municipalities are required to provide accessible public facilities. This relates to circulation, water closet facilities and spectator viewing for the arena. In general, the facility is due for major additions and alterations to make it a more usable facility for the community.

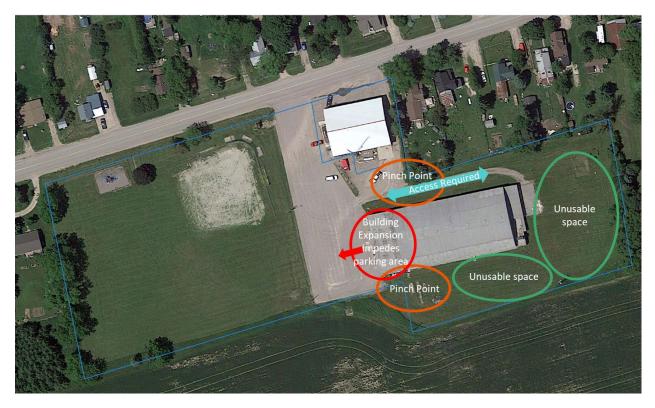
The Township had previously developed a listing of specific repairs and improvements required for the NDCC building with an associated order of importance – this was provided for review as part of the assessment. The review of condition conducted for the current work generally supports the required repairs and improvements identified by the Township. An order of magnitude cost estimate for the necessary replacement and repairs totals over \$2 million in hard construction costs.

#### 6.1.4 Site Observations

Through the development of the Efficiency Review for the NDCC, several issues related to the existing site and siting of the building were observed, including:

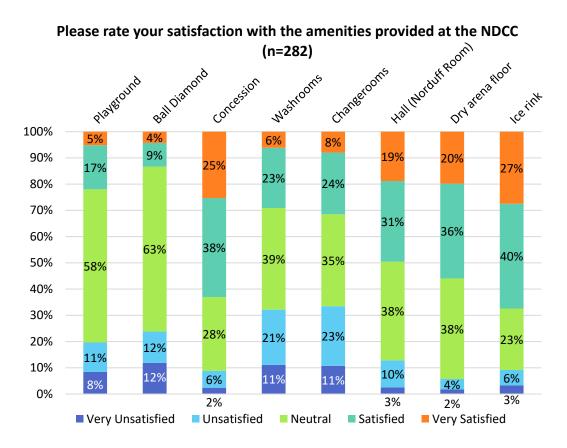
- Restricts use of outdoor amenity space on the east side of the arena;
- Pinch points at the north and south limits of the site where the arena lies;
- Requirements for access to the ice plant located on the east side of the arena limits expansion capabilities to some degree; and
- Any future expansion of the building would need to occur on the west side, impeding the currently limited parking area and outdoor space for recreational activities.

**Exhibit 13: NDCC Site Observations** 

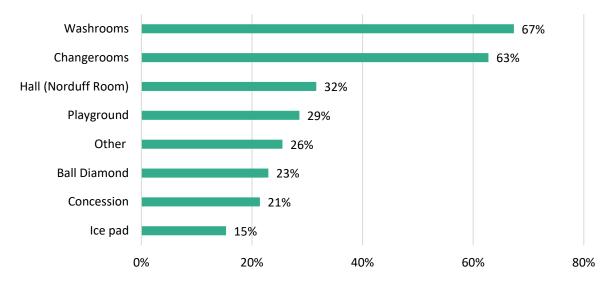


#### 6.1.5 What We Heard

The ice rink had the highest level of satisfaction, with 67% of respondents indicating they were either 'satisfied' or 'very satisfied'. This was followed by the concession with 63% of respondents being 'satisfied' or 'very satisfied', and the Norduff Room with 50% of respondents being 'satisfied' or 'very satisfied'. The changerooms and washrooms, as well as the outdoor amenities had higher levels of neutrality and/or dissatisfaction.



80% of respondents (n=238) felt that upgrades or improvements were needed at the NDCC. Washrooms and changeroom improvements were identified by the most people as areas of upgrading.



#### What existing amenities would you like to see upgraded/expanded? Please check all that apply. (n=196)

Access to, and accessibility within the facility, as well as equipment and space improvements were identified as key barriers affecting resident's participation in activities and programs at the NDCC. In order to enable improved access and participation at the NDCC, respondents provided a variety of suggestions, many of which centred around general facility modernization and accessibility issues, including:

- Improved lobby area;
- Additional spectator seating in the ice rink;
- Expanded / reorganized parking lot with drop off area; and
- Accessible washrooms, elevator to access second floor, automatic door openers, etc.

#### **6.1.6 Operating Financials**

Based on a 5-year average, the NDCC has operated with a \$86,000 deficit (before Township contributions). Rental revenues have remained relatively stable, with prime-time rentals increasing since 2016. While wages have increased, other expenses such as insurance and hydro have decreased over the past 5 years.

It is noted that the contributions provided by both municipalities have increased significantly over the past 5 years to support the operation of the facility. It is commonplace for municipal recreation facilities to operate with a deficit.

	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Budget	5-Year Average
Revenues	\$ 144,241	\$ 133,148	\$ 129,457	\$ 113,734	\$ 131,506	\$ 130,417
Expenses	\$ 217,471	\$ 183 <i>,</i> 458	\$ 209,592	\$ 234,607	\$ 236,361	\$ 216,298
NOI Before						
Contributions	\$ (73,230)	\$ (50,310)	\$ (80,135)	\$ (120,873)	\$ (104 <i>,</i> 855)	\$ (85,881)
Twp.						
Contributions	\$ 44,500	\$ 64,740	\$ 50,554	\$ 110,048	\$ 104,854	\$ 74,939
NOI After						
Contributions	\$ (28,730)	\$ 14,430	\$ (29,581)	\$ (10,825)	\$ (1)	\$ (10,941)

#### Exhibit 14: Historic Operating Financials, 2016-2020

#### 6.1.7 The Strategy for the NDCC

This Master Plan supports the retention of indoor ice in Mulmur. The goals of this Plan provide for the development of opportunities for target groups, such as children and youth as part of the quality of life equation to retain and attract young families to the Township – a loss of indoor ice would contradict this objective.

Based on the existing standard of provision, utilization and what we heard from the community, there is no need for additional ice to be provided within the Township. However, with an undersized rink at present, replacing the ice to be a full-size pad (85ft x 200ft), addressing the needs for new / expanded changerooms, and enhanced lobby space is warranted. The need for improved parking and the community space (Norduff Room) to be accessible by all members of the community and meet AODA requirements are of equal importance.

Beyond ice, the NDCC is an important hub for the community as it is the only indoor recreation facility in the Township. There is an opportunity to provide balanced services with additional programming at this hub, thereby developing recreation in Mulmur in general. Therefore, building additional / improved community space as part of a multi-use recreation facility will be important for the community going forward.

While a more detailed Efficiency Review of the NDCC has been completed under separate cover, the presumption is that the Township will invest in a new building and develop the services and programming offered in an appropriate way to activate the facility. Therefore, it is recommended that the Township replace the existing NDCC with a new multi-use recreation facility / community centre. The NDCC Efficiency Review Report focuses on the Honeywood location to ensure its proximity to the Township of Melancthon residents (which currently shares the cost of operating the facility), with the facility's preferred siting in an alternative location on the property. This would allow for the development of an NHL size ice pad, appropriately sized changerooms, and the inclusion of community space to be located on the ground floor, without compromising any elements of design requirements, and enable the existing ice pad to be used in the interim until the new facility is fully operational. Renovation of the existing facility in its existing location would not appropriately address the concerns identified.

The Master Plan recognizes the need to service Mulmur's growing population in Mansfield - the Township will need to consider this when determining the best location for a new multi-use recreation facility. However, if a new multi-use recreation facility is to be a cost-shared proposition in the future, the location in which it is developed will need to reflect this consideration. Extending the existing cost sharing agreement to the new facility would be required if it is located in Honeywood, but also including the outdoor amenities provided at the site in such an agreement should be explored.

#### **Recommendations: North Dufferin Community Centre**

- 12. Immediately initiate the development of a) funding strategy to assess and secure sources of capital funding for a new replacement single-pad multi-use recreation facility. A range of sources should be explored, including all levels of government and potential non-profit partners; and b) operational business case for a new multi-use community centre.
- 13. Following the development of a funding strategy and operational business case for a new multi-use recreation facility, initiate the design progression required to move the project towards implementation. This includes detailed program requirements (to be confirmed through a public engagement process, and discussions with staff and Council), schematic design, and design development phases.
- 14. The Township should seek to design, develop, and commission a new multi-use recreation facility and community centre within 5 years.
- 15. With the successful implementation of a new multi-use recreation facility, decommission the existing NDCC building.

## 6.2 Community Room at Township Offices

In addition to the Norduff Room at the NDCC, there is a community room on the lower level of the Township office building, located in Terra Nova. This space, approximately 3,000 sq. ft. in size, is used on an occasional basis for community meetings, special events and other public uses.

The potential exists to increase the utilization of this space through expanding the programs offered within the Township and could be used for a wide variety of activities such as fitness classes, arts and crafts programs, and community group meetings. This may require some upgrades and/or retrofitting the space to be appropriate for such programs.

#### **Recommendations: Community Room at Township Offices**

- 16. Expand the promotion of the community room at the Township Offices as a viable and affordable location for events and programming rentals.
- 17. Evaluate the potential for increased revenue opportunities through enhanced programming (municipal or non-municipal) that are suitable for the community room at the Township Offices.

#### 6.3 Other Indoor Recreation Facilities

In addition to the arena and community rooms, a high-level assessment of other indoor recreation facilities that are not currently provided by the Township was undertaken to review future opportunities over the plan period and beyond.

#### **Gymnasiums**

Gymnasiums are often provided and controlled by local school boards (e.g. Primrose Elementary School) or places of worship, however these facilities are often not designed to the standard required for adult game play. While requirements for a gymnasium is not evident, engagement activities identified the need for appropriate indoor space to take part in unstructured sports and recreation activities as part of a multi-use community centre.

As Mansfield is expected to be the primary location for future population growth, the opportunity exists for the development of a multi-use community centre to serve Mansfield residents locally. A facility of this type could potentially include a municipal standard gymnasium and other dry uses such as multi-purpose rooms, complemented by outdoor amenities depending on the configuration of an identified site. This is a long-term proposition, which will likely occur beyond the timeframe identified in this Plan.

#### **Indoor Pools**

The current supply of pools within the region provides a variety of indoor aquatics options for Mulmur residents based on needs. Survey respondents indicated that they use indoor pools provided in Orangeville, Brampton, Collingwood, Wasaga Beach and at Base Borden.

While some survey respondents (12) identified that they would like to see an indoor pool in Mulmur, the population base does not support the development of an indoor pool (typically provided at 1 pool per 30,000 to 40,000 residents). Therefore, the development of an indoor pool in Mulmur is not recommended over the Plan period.

#### Fitness Studios / Multi-Purpose Rooms

In order to offer a suite of programs to residents, having the appropriate space(s) to hold the programs is important. The need for appropriate space for a variety of programs (fitness or otherwise) was identified by 9 survey respondents, as well as workshop attendees. Survey respondents indicated that they access these facilities in Creemore (for yoga, tai chi, and pickleball), Orangeville, Shelburne, Alliston, Wasaga Beach and Everett.

The opportunity exists for inclusion of multi-purpose space as part of a renewed / revitalized NDCC and/or through the development of a new facility in Mansfield in the future.

#### **Youth and Senior Space**

Space for youth and older adults can be dedicated or non-dedicated space. Providing nondedicated space for youth and older adults enables increased interactions with all generations.

From a regional perspective, Orangeville currently provides dedicated space for both youth and older adults, while Shelburne provides older adult space for residents. Engagement activities identified the need for more opportunities for both youth and older adult programming to be offered in Mulmur. These programs could be provided within multi-purpose space as part of a renewed / revitalized NDCC and/or at a future facility in Mansfield.

#### **Walking Track**

Indoor walking tracks are increasingly being included as part of new ice and/or gymnasium spaces. Walking clubs for older adults often utilize these facilities during the non-prime house, animating the facility during the day which often have low utilization.

#### Weight / Cardio Room

Weight / cardio room are typically supplied by private providers. The current supply of weight / cardio rooms in region (both public and private) provides options for Mulmur residents. Survey respondents indicated that they currently access these facilities in Orangeville, Shelburne, Owen Sound, Wasaga Beach, Alliston, and Base Borden.

3 survey respondents indicated that they would like to see a weight / cardio room in Mulmur, however these facilities require oversight staffing and are therefore not recommended to be offered by the Township.

#### **Recommendations: Prospect for a New Community Centre**

18. Contingent on the replacement ice arena and multi-use recreation facility being located in Honeywood, over the Plan period and as the population grows in Mansfield, continue to monitor community demand for flexible indoor recreation space that can accommodate a variety of structured and unstructured activities in Mansfield. This would likely be a dry use facility (no ice, no pool) as a long-term proposition (beyond the Plan period). The facility could include a multi-use activity court / gymnasium, flexible community space for programming and rentals, and/or meeting rooms.

# 7 Parkland & Trails

## 7.1 Parkland Supply

The Township owns and maintains parkland for recreational uses in 3 locations totaling 7.1 hectares:

Park Name	Features	Мар
Honeywood Park	<ul> <li>Size: 3.19 ha</li> <li>1 ball diamond (unlit junior)</li> <li>Playground</li> <li>Memorial Structure</li> <li>Adjacent to NDCC and Fire Hall</li> </ul>	
Mansfield Ball Park	<ul> <li>Size: 1.61 ha</li> <li>1 ball diamond (unlit senior)</li> <li>Playground</li> <li>Park Building (concession, washrooms, picnic pavilion)</li> <li>Benches</li> </ul>	
Devonleigh Park (Mansfield Subdivision)	<ul> <li>Size: 2.33 ha</li> <li>Basketball Court</li> <li>Playground</li> <li>Walking path</li> <li>Open lawn</li> <li>Benches</li> </ul>	

There is also maintained open space behind the Township offices in Terra Nova that, while not designated parkland, has the potential to be used for recreation activities or other amenities. It is also important to note that there is a naturalized parcel of land (not currently maintained as parkland) owned by the Township in Violet Hill.

Other Township- Owned Open Space	Features	Мар
Township Offices	<ul> <li>Size: 1.0 ha</li> <li>Maintained open space only</li> <li>No amenities</li> </ul>	Maintained open space
Kingsland Ave., Violet Hill	<ul> <li>Size: 3.7 ha</li> <li>Naturalized / forested parcel</li> <li>No amenities</li> </ul>	Notestatilite

Beyond the municipal supply, there are 809 hectares of Dufferin County Forest Tracts, and over 500 hectares of Ontario Parks properties that are publicly accessible for recreational purposes.

## 7.2 Parkland Standard of Provision

Based on the three properties designated as parkland, the current standard of provision of parkland is 2.0 hectares per 1,000 residents. This is a comparable standard to other municipalities of similar characteristics. If the open space at the Township offices and in Violet Hill is included, the standard of provision would increase to 3.4 hectares per 1,000 residents.

	Total	Area	Current Standard	Comparable Target
				2.0 - 2.5 ha per 1,000
Parkland	3	7.1 ha	2.0 ha per 1,000 population	population in rural locations

To maintain a minimum standard of 2.0 ha per 1,000 population over the Plan period, an additional 0.7 hectares of parkland will be required by 2030 based on population growth estimates.

## 7.3 Parkland Development & Design

The design and development of parks has traditionally been led by the Township. Certain park projects and specific facility development may also involve developer and/or community volunteer contributions to fundraising and resourcing for design and construction of specific park projects.

Section 2.4.3 of this report summarizes the key trends and practices related to the design and development of parkland. Through implementation, these trends can serve to enhance the overall user experience and contribute to resident's quality of life. Ease of access to, and inclusivity within, parks, open space and trails encourages use by a broad range of users. Designing a linked and easily navigable network of parks and trails, incorporating a variety of amenities and barrier-free designs, designing for active and passive uses as well as structured and unstructured play, and providing the appropriate parking facilities (vehicular, bicycle or otherwise) are important considerations for the Township in the future. As parks are developed and/or redeveloped, all park, trail and open space amenities must be designed to AODA standards.

It is becoming common practice to engage with the community throughout the park design and development process to ensure the amenities that are identified as needed are considered for inclusion. The Township should investigate ways in which the community can be involved as it relates to park development and/or redevelopment.

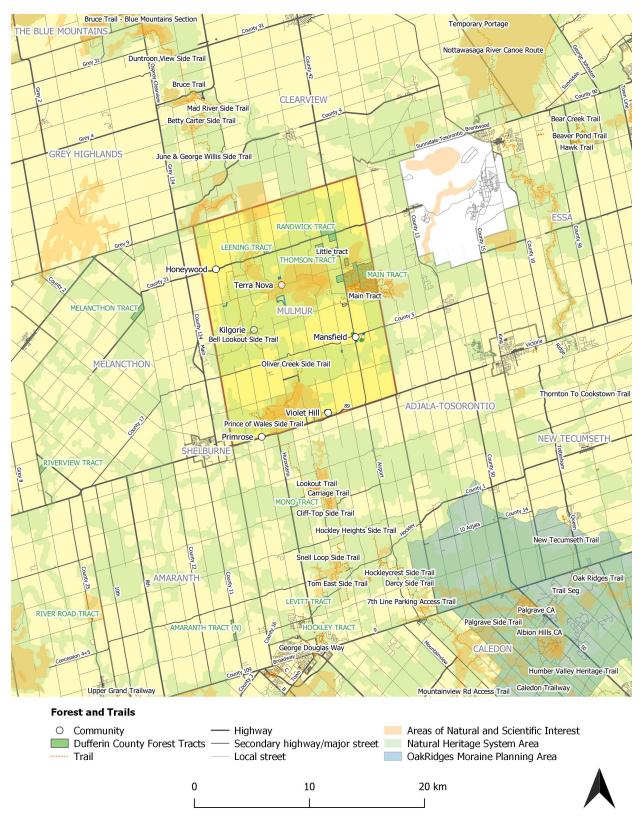
As part of the planning for a new multi-use recreation facility in Honeywood to replace the NDCC, and due to the relocation of the building to another location on the site, the park area designated for outdoor recreation will need to be relocated and designed appropriately. The opportunity for the Townships of Mulmur and Melancthon to work together to develop and operate / maintain the outdoor areas, in addition to the indoor facility, should be explored.

#### **Recommendations: Parkland**

- 19. Maintain a minimum parkland provision standard of 2.0 hectares of parkland per 1,000 residents over the course of the Plan period. This results in an additional 0.7 hectares of parkland by the year 2030 based on estimated population growth.
- 20. Maintain existing parkland within the settlement areas as outdoor recreation hubs for their respective communities.
- 21. As new subdivisions are planned and designed, the Township should ensure that each neighbourhood has appropriate access to parkland and/or open space.
- 22. Ensure that new parks are designed with the user's comfort, safety, and accessibility in mind, through use of CPTED (or similar) principles, as well as adhering to AODA Design Standards.
- 23. Encourage and facilitate the community's participation in park design, development and renewal projects by obtaining public input during the planning and design process, fostering partnerships and joint ventures in park development/renewal, and promoting awareness of park projects and initiatives through effective public communications.

#### 7.4 Trail Network

There are approximately 130 kilometres of trails within Mulmur, however none are under Township ownership. The local trail network is comprised of 80 kilometres of trails within Dufferin County Forest Tracts, and 50 kilometres of Bruce Trail which connects to a broader network of trails across Ontario.

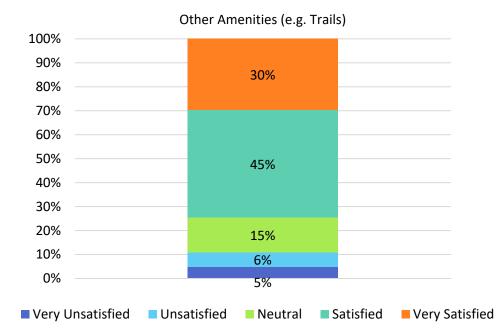


#### Exhibit 15: Mulmur's Local and Regional Trail Network

67% of survey respondents (n=209) indicated that they use other amenities not owned by the Township, a majority of which identified use of the Bruce Trail and/or the trails within the Dufferin County Forest Tracts.

In general, respondents were satisfied with the trails provided in Mulmur. Specific comments regarding improvements to the Dufferin County Forest Tract Trails included:

- Increasing the shared use of single-track trails to include equestrian, bicycle, pedestrian, dog walkers, etc., and providing sharing etiquette (through signage) for users; and
- Improved signage, trail maps, loop identifiers and markers, and visitor information.



## Please rate your satisfaction with Other Amenities that are not Municipally-Owned, Including Trails

With a growing older adult population across the province, walking for leisure or exercise is increasing as a top recreational activity being undertaken. Trails and active transportation routes are therefore a key consideration as part of the overall recreational network in Mulmur.

Trails in Mulmur are used by not only residents of the Township but also visitors and tourists. Ensuring that adequate trail-related information is available to visitors as well as residents will be important going forward. Use of technology such as smart phone applications (app), could be employed to provide trail routing information, trail etiquette, and locations for parking, that could be accessed from anywhere. It is understood that Dufferin County is currently in the process of developing such an app; Mulmur should work to support this effort. Additionally, subdivision planning is an opportunity to create connectedness within and beyond neighbourhoods and to allow access to parkland, open space and the broader regional trail network. Requiring these key connections as a condition of the development process should be set out through Official Plan policies.

#### **Recommendations: Trail Network**

- 24. Work with Dufferin County and local stakeholders, trail groups and the community to identify required improvements and barrier-free access opportunities within the Dufferin County Forest Tracts, as well as to determine locations for trail-related amenity improvements (e.g. parking, signage, portable washrooms, etc.).
- 25. Develop policies in the Township's Official Plan to require the dedication of land for pedestrian and bicycle pathways as a condition of the subdivision of land, as provided for under the Planning Act (s. 51(25)(b)).

# 8 Outdoor Recreation Amenities

Mulmur's indoor recreation facilities are complemented by an inventory of outdoor assets, providing residents with the opportunity to engage in both active and passive recreation and leisure pursuits. These facilities are concentrated in the Mansfield and Honeywood settlement areas.

## 8.1 Ball Diamonds

#### **Supply & Utilization**

There are currently 2 ball diamonds in the Township's supply, one located at Mansfield Ball Park and one located adjacent to the NDCC in Honeywood.

It is understood that the Mansfield Ball Diamond is booked by baseball groups, namely Adult Men's Baseball and Mansfield Minor Baseball, for regular practices and games during the summer months. Based on data provided by the Township, the diamond is understood to be well used, with bookings accounting for nearly 50% of available time on weekday evenings and weekends (prime time hours<sup>2</sup>).

#### Exhibit 16: Mansfield Ball Diamond Prime Time Utilization, 2017-2019

	2017	2018	2019
Adult Men's Baseball	58	56	60
Mansfield Minor Baseball	305	292	237
Total Prime Time Hours Booked	363	348	297
Total Prime Time Hours Available	795	742	636
Prime Time Utilization Rate (%)	46%	47%	47%

Note: The total hours available differs from year to year based on the number of weeks the ball diamond is available for play, as maintained by the Township.

The ball diamond at the NDCC was built in 1978 and is not currently used for any formal practices or game play.

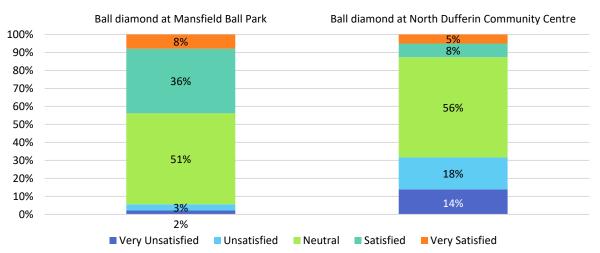
#### **Standard of Provision**

With 2 ball diamonds in the current supply, the Township is providing ball diamonds at a standard of 1 diamond per 1,739 residents. Based on population growth estimates, the standard can be expected to decrease to 1 diamond per 2,145 residents by 2031. Typically, ball diamonds are targeted to be provided at a standard of 1 per 3,000 to 3,500 residents. This is deemed to be an appropriate target for Mulmur considering local conditions and other external variables.

<sup>&</sup>lt;sup>2</sup> Prime time hours can be defined as weekday evenings between 4pm and 9pm, and all day on weekends (8am to 9pm).

#### What We Heard

Engagement activities indicated the need for upgrades and/or refurbishment of both existing diamonds to improve usability by the community – many comments related to the improvement of the NDCC ball diamond were general in nature due to its poor current state, while specific suggestions for improvement included outfield diamond maintenance and lighting at Mansfield Ball Park.



Please rate your satisfaction with ball diamonds (n=168)

Respondents to the public survey indicated that they also use ball diamonds outside of Mulmur, most notably in Shelburne, Hornings Mills, Badjeros, Orangeville, Dundalk, Lisle and Grand Valley.

Based on population standards, utilization rates and what we heard from the community, there is no need for additional ball diamonds over the Plan period. With Mansfield Ball Diamond being the main ball facility in the Township, this asset should be maintained and potentially improved for player satisfaction. Working with local user groups, the Township should continue to monitor demand and ensure field conditions meet the requirements for game play.

As observed on site, and identified through engagement activities, the ball diamond in Honeywood is aged with infield/outfield limits not well defined as a result of inactivity and is a smaller size facility than the diamond in Mansfield and therefore can not easily accommodate youth and adult play. In general, this speaks to a lack of demand in this location and is impacted by the relative distance from the more populous areas in the Township's southern portion. It is recommended that the Township decommission the ball diamond in Honeywood to enable the development of a new multi-use recreation facility on the site, which is envisioned to be complemented by alternative outdoor recreation opportunities, and/or alternative recreation amenities, as appropriate.

#### **Recommendations: Ball Diamonds**

- 26. Continue to maintain the ball diamond at Mansfield Ball Park in good condition for continued use by the community over the Plan period. Explore the feasibility of undertaking improvements to the ball diamond at Mansfield Ball Park including field leveling, netting replacement, track maintenance, the provision of shaded spectator seating areas, and batting cage improvements. This process should commence immediately and include engagement with current ball diamond user groups.
- 27. Require ball diamond user groups to provide registration numbers on an annual basis. The collection of this data will enable the Township to monitor and assess ball diamond utilization and capacity more accurately on an on-going and periodic basis over the longer-term.
- 28. Assess the feasibility of investing in lighting at the Mansfield Ball Park to enable extended seasonal and evening play / increase the capacity of this facility.
- 29. Formally decommission the ball diamond at Honeywood Park.

### 8.2 Basketball Courts

#### **Supply & Utilization**

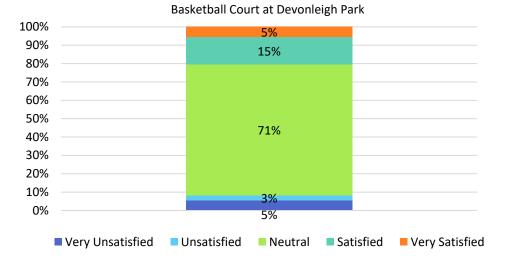
There is currently one basketball court in the Township located at Devonleigh Park in the Mansfield Subdivision, installed in 2011. Use of this amenity is understood to be on a casual basis, as is typical for municipal outdoor basketball courts.

#### **Standard of Provision**

Standards for basketball courts are typically based on the youth population – those aged 10-19 years. With one basketball court, the Township currently provides 1 court per 430 youth. If the percentage share of youth is to remain consistent to 2030, and with no change in the supply, the standard of provision is expected to decrease to 1 court per 722 youth by 2030, which is within an acceptable range. Comparable targets in similar communities is typically 1 basketball court per 800 youth.

#### What We Heard

Through consultation, it is understood that residents also use basketball courts / nets in Shelburne and Orangeville. Respondents to the public survey indicated that the nets at Devonleigh Park are in need of repair / replacement, and some would like to see an additional basketball court in Mulmur, potentially in Honeywood at the NDCC site.



#### Please rate your satisfaction with basketball courts (n=73)

Based on population standards and engagement activities there is no need for additional basketball courts over the Plan period.

#### **Recommendations: Basketball Courts**

30. Continue to maintain the basketball court at Devonleigh Park in good condition for continued use by the community over the Plan period. Plan for net repair / replacement in the short-term to improve usability of this amenity.

## 8.3 Playgrounds

#### Supply

There are currently 3 playgrounds within the Townships supply, at the NDCC, Mansfield Ball Park, and Devonleigh Park. This is supplemented by a playground at Primrose Elementary School which is maintained by the local school board.

#### **Standard of Provision**

Within an urban context, playgrounds are often targeted to be provided within 500 to 800 m of major residential areas without any major barriers impeding access (i.e. railways, major roads, waterways, etc.). With Mulmur being largely rural in nature, playgrounds have historically been provided within the settlements areas and co-located with other amenities (e.g. at the NDCC and Mansfield Ball Park). More recently, with newer development in the Mansfield area (Mansfield Subdivision), parkland, and subsequently playground amenities, have been provided to serve these residents. This methodology and standard of provision is recommended to continue as new development occurs.

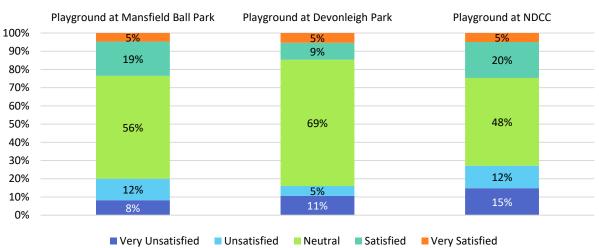
#### Condition

The playgrounds at the NDCC and Devonleigh Park are nearing end of life (installed in 2006), while playground at Mansfield Ball Park has approximately 5 years left in useful lifespan (installed in 2011).

#### What We Heard

Respondents to the public survey identified the need for playground upgrades at NDCC and Mansfield Ball Park. The location of both playgrounds were identified as unsafe – with the NDCC playground being too close to the road, and the Mansfield Ball Park playground being situated far from the road near the wooded area.

Based on survey results, the highest level of dissatisfaction was with the NDCC playground, while respondents noted that the playground in Devonleigh is not suitable for toddlers, did not have enough variety, and there is no swing set.



#### Please rate your satisfaction with playgrounds (n=241)

Survey respondents indicated that they also use playgrounds located in Alliston, Orangeville, Shelburne, Collingwood and Hornings Mills. Some of these facilities, especially those located in the larger communities, provide a broader variety of play structures for children of all ages and abilities, and are often co-located with other recreation amenities for children and youth within parks.

#### **Strategy for Playgrounds**

The Township should continue to maintain existing playgrounds in good condition for community use, addressing current standards for safety and accessibility of play structures through the development of a playground replacement strategy. Typically, when a play structure reaches the 14-year mark, replacement should begin to be planned for.

With the anticipated development of a new multi-use recreation facility in Honeywood to be located on the eastern side of the site (where the playground is currently located), the playground will need to be decommissioned in the short-term to enable building construction to occur. The playground should be replaced in an appropriate location on site; this should be determined through a detailed site planning exercise.

#### **Recommendations: Playgrounds**

- 31. Develop a playground replacement strategy through appropriate asset management planning. Any play structure that has reached a 14-year age trigger should be phased for replacement immediately.
- 32. The Township should seek to replace the playground at Devonleigh Park immediately, considering a range of user ages and abilities in the design. Engagement with the local community should be undertaken to ensure that local needs are met.
- 33. Decommission the playground at Honeywood Park (NDCC site) in the short-term. A new playground is recommended to be developed elsewhere on the site. If Honeywood is the chosen site for a new multi-use recreation facility, the planning for this facility (and the site as a whole) should be undertaken with the community's engagement.
- 34. When the play structures at the Mansfield Ball Park require replacement, consider relocating it within the park to improve safety of users. This should occur in the medium-term.
- 35. Review and consider trends and innovations in playground design and development, with a potential for alternatives to traditional playground structures (i.e. naturalized playgrounds, etc.). This may help to reduce maintenance requirements in the future.
- 36. Develop additional playgrounds on newly acquired parkland as part of future subdivision planning to serve new neighbourhoods as they are developed.

## 8.4 Other Outdoor Recreation Amenities

Similar to the analysis undertaken for indoor recreation facilities, a high-level review of other outdoor recreation amenities that are not currently provided by the Township was completed to assess future opportunities over the plan period and beyond.

#### Soccer / Multi-Use Fields

At present, soccer is typically accommodated in nearby communities, with survey respondents indicating that they use soccer fields in Shelburne, Orangeville, Clearview, and at Base Borden. It should be noted that there is a junior size soccer field at Primrose Elementary School, however the quality of the field is unknown at this time.

The popularity of emerging field sports, such as cricket, ultimate frisbee, rugby, etc., is growing across the province, and is typically concentrated in larger urban areas. The demand for dedicated fields for these emerging sports is currently being met elsewhere and there is no demand for the Township to provide these amenities.

While there was no express demand identified through community engagement for soccer fields, opportunities exist to provide flexible / unstructured field space to accommodate a variety of activities at the renewed / revitalized NDCC site or alternative location (e.g. Mansfield). Additionally, there is outdoor space at the Township offices that have the potential to accommodate smaller-size mini soccer field(s), however, sports fields are often best provided in conjunction with other outdoor recreation amenities (e.g. playgrounds, sport courts, etc.).

#### Tennis & Pickleball Courts

There are no tennis courts currently being provided by the municipality, and therefore tennis is accommodated in nearby communities. Survey respondents indicated that they use courts in Creemore, Orangeville, Alliston, and Mono.

Pickleball is widely recognized as one of the fastest growing sports in North America. This sport can be played indoors in a gym type setting or outdoors on court facilities (2 pickleball courts generally fit on 1 tennis court).

Multi-use court facilities that can accommodate a variety of court sports such as tennis, pickleball, and basketball are a growing trend in outdoor recreation and should be explored by the Township as new parkland is developed and/or redeveloped.

#### **Splash Pads**

Splash pads are currently provided in the nearby communities of Alliston, Orangeville, Everett, and Thronton. While there are instances where small rural municipalities have decided to invest in splash pads, these facilities are typically provided at a standard of 1 splash pad per 2,500 to 5,000 children. With a number of splash pads located within a short drive and with a

limited population base in Mulmur, the development of a splash pad is not recommended over the Plan period.

#### **Outdoor Pools**

Survey respondents indicated that they travel to use the outdoor pools located in nearby communities, namely Shelburne and Stayner. Today, outdoor pools are often provided based on the historical existence of these facilities within a municipality, with few municipalities developing new outdoor pools. An outdoor pool is not recommended to be developed over the Plan period.

#### **BMX / Skateboard Parks**

At present, skateboard and/or BMX facilities are provided in Orangeville, Shelburne, Collingwood, and Dundalk. BMX and/or Skateboard parks provide unique recreation opportunities for children and youth and are typically provided at a community level in areas of concentrated populations, often at a standard of one per 5,000 youth (aged 10-19 years). While Mulmur's current and future population base does not necessarily meet this threshold, providing recreational opportunities for youth, as a target population, is often an important focus for municipalities. Therefore, the potential exists to explore opportunities to provide skateboard / BMX facilities in Mansfield as part of new parkland and/or indoor recreation facility development.

#### **Outdoor Ice-Skating Rinks**

Outdoor ice-skating rinks are typically provided when there is demand from the local community and are often developed in communities where local groups will assist with the operations and maintenance requirements.

At present, outdoor ice rinks are provided in nearby Orangeville, Shelburne, Collingwood, and Barrie. While only a limited number of survey respondents identified that they would like to see the development of an outdoor ice rink at Devonleigh Park, the Township could explore the feasibility to develop an outdoor rink through partnership with a local community group(s) for operation and maintenance.

#### **Outdoor Exercise Equipment**

Outdoor exercise equipment (e.g. trim trail) provides opportunities for recreation for all ages and abilities and is often developed when there is local demand. These facilities, when colocated with other outdoor or indoor (e.g. walking track) recreational amenities, can be appealing features for recreation users.

#### **Recommendations: Other Outdoor Recreation Amenities**

- 37. As new parkland is developed in Mansfield, consider planning for the development of new multi-use courts in the medium or long term for local use. A multi-use court facility can accommodate a variety of court sports, including tennis, pickleball, and basketball.
- 38. Investigate the feasibility of developing a skateboard / BMX park to improve the offer of recreation amenities for youth in Mulmur. This would best be suited to be located in Mansfield, where new subdivisions, and therefore parkland, are being developed.
- 39. Work with local community groups to determine the feasibility and willingness to develop and maintain / operate an outdoor ice rink at Devonleigh Park or an alternative location in Mulmur.
- 40. Explore opportunities for the development of outdoor exercise equipment. Appropriate locations for developing outdoor exercise equipment may include at the Township Offices (if co-located with other amenities) or at a preferred location in Mansfield.

# 9 Implementation Strategy

This Master Plan is designed to direct municipal decision-making to address priorities for planning and investment in parks and recreation. Recommendations related to the development of new facilities and repurposing of existing ones require detailed consideration of how these required changes will come about – that means further design and concept planning, but also an assessment and technical feasibility of repurposing. All of which will require public review and approval.

The Township will need to further evaluate and investigate the feasibility of implementing individual recommendations/actions through formal study (as may occasionally be required) as well as on an annual basis as part of the municipal planning and budgetary process.

## 9.1 Reviewing & Updating the Plan

While a range of staff support and partnerships will be required to implement the recommendations, commitment and administrative oversight from senior management will be critical for effective implementation.

Individual recommendations crosscut a range of municipal divisions including Recreation, Public Works, Planning, and Finance. The development of an Interdepartmental Working Group is recommended to provide an appropriate mechanism for regularly reviewing and evaluating progress and successful achievement of targets of this Plan and will enable accountability.

Annual progress in the implementation of this Master Plan should be reviewed to determine, and re-adjust as necessary, the timing of recommendations to align with shifts in the municipal planning environment, actual population growth and any changes in facility utilization or provision.

## 9.2 Detailed Phasing Framework

This section summarizes the general timeframe for implementing recommendations of this Plan, organized in terms of their anticipated timing and suggested priority level. Some actions commence with due diligence (as in the case of facilities) moving through to full implementation. Other recommendations are immediate requirements – this is particularly true of those policy and administration related requirements which set the tone for future recreation planning priorities.

The timing assigned to individual recommendations is considered to an estimate and provides a general indication of when the need to implement the actions could be considered, with consideration of other future variables.

## 9.2.1 Recommendations (2020-2030)

			Additional Recommendations				
#	Recommendation	Ongoing	lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)	
1	Maintain the current distribution of recreation amenities in the Township with Honeywood and Mansfield as primary service areas, and Terra Nova as a secondary service area. Future asset management priorities should also be considered.						
2	Implement and update the 2016 Asset Management Plan, as per O. Reg. 588/17, retaining a specific and enhanced focus on recreation and community facilities, open space, and parks in addition to the traditional emphasis on hard infrastructure.			Year3			
3	The location of any major recreation infrastructure (e.g. sports fields, community centres, etc.), as well a future replacement and/or expansion of existing facilities, should represent the most appropriate location based on considerations of land ownership, site suitability, co-location with other municipal recreation infrastructure, and capital costs associated with servicing and development.						
4	Maintain a Community Development Model for the delivery of recreation in the Township. Under this model, where volunteer and agency groups have historically serviced the recreation programming needs of the community, the Township should continue to support these initiatives through the provision of access to facilities for activities.						
5	The Township should give consideration to staffing requirements necessary to successfully implement the Township's recreation mandate. Specifically, consider expanding the job description of the NDCC Management role to encompass a broader range of job responsibilities including responsibility for indoor and outdoor recreation, community development of programming opportunities and co-ordination of all recreation and leisure services provided and/or facilitated by the Township. This permanent, full-time job description includes management of the NDCC and events at the Township's facilities.			Year 2			
6	Investigate opportunities for new and/or expanded partnerships to improve service levels, enhance program delivery, and leverage public funding.						

			Additional Recommendations				
#	Recommendation	Ongoing	lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)	
7	Continue the cost-sharing agreement with the Township of Melancthon for the operation and maintenance of the NDCC / a new multi-use recreation facility in Honeywood.						
8	Work with community groups and local partners to expand the suite of traditional and non- traditional programs offered through new or expanded partnerships (e.g. Library, County, sports groups, Ontario Parks, and other agencies), ensuring programming for all age groups, with a special focus on youth and seniors. This can help to enhance the utilization of existing recreation infrastructure.						
9	As programming levels increase, develop a methodology to track program registrations and assess the rate of take-up for programs offered by the Township or its partners. Continuous tracking can help determine the complement of programs that should be offered in the future.				Year 4		
10	Develop a 'Community Guide' for the Township that includes recreation and leisure resources. The guide should include a community calendar of events and provides details on all programs offered in Mulmur (municipal / non-municipal), complete with contact information of organizers for programs that are not directly delivered by the Township. This should be an online / digital information tool with hardcopies located in key municipal facilities or distributed directly to residents and provided on an annual or semi-annual basis.			Year 2			
11	Review, on an annual basis, the user fees and pricing schedule for facility and park rentals and programming fees (as appropriate). Rate setting should be informed by principles for cost recovery and subsidization, as determined by the Township.						
12	Immediately initiate the development of a) funding strategy to assess and secure sources of capital funding for a new replacement single-pad multi-use recreation facility. A range of sources should be explored, including all levels of government and potential non-profit partners; and b) operational business case for a new multi-use community centre.		Year 1	+ Year 2 as required			

			Additional Recommendations				
#	Recommendation	Ongoing	lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)	
13	Conditional on the development of a funding strategy and operational business case for a new multi-use recreation facility, initiate the design progression required to move the project towards implementation. This includes detailed program requirements (to be confirmed through a public engagement process, and discussions with staff and Council), schematic design, and design development phases.			Year	2 - 4		
14	The Township should seek to design, develop, and commission a new multi-use recreation facility and community centre within 5 years.				Years 5-6		
15	With the successful implementation of a new multi-use recreation facility, decommission the existing NDCC building.					Year 7	
16	Expand the promotion of the community room at the Township Offices as viable and affordable location for events and programming rentals (Priority but "hold" due to health restrictions)		Hold	Year 2			
17	Evaluate the potential for increased revenue opportunities through enhanced programming (municipal or non-municipal) that are suitable for the community room at the Township Offices.		Hold	Year 2			
18	Contingent on the replacement ice arena and multi-use recreation facility being located in Honeywood, over the Plan period and as the population grows in Mansfield, continue to monitor community demand for flexible indoor recreation space that can accommodate a variety of structured and unstructured activities in Mansfield. This would likely be a dry use facility (no ice, no pool) as a long-term proposition (beyond the Plan period). The facility could include a multi-use activity court / gymnasium, flexible community space for programming and rentals, and/or meeting rooms.					Years 7+	
19	Maintain a minimum parkland provision standard of 2.0 hectares of parkland per 1,000 residents over the course of the Plan period. This results in an additional 0.7 hectares of parkland by the year 2030 based on estimated population growth.						

			Additional Recommendations				
#	Recommendation	Ongoing	lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)	
20	Maintain existing parkland within the settlement areas as outdoor recreation hubs for their respective communities.						
21	As new subdivisions are planned and designed, the Township should ensure that each neighbourhood has appropriate access to parkland and/or open space.						
22	Ensure that new parks are designed with the user's comfort, safety, and accessibility in mind, through use of CPTED (or similar) principles, as well as adhering to AODA Design Standards.						
23	Encourage and facilitate the community's participation in park design, development and renewal projects by obtaining public input during the planning and design process, fostering partnerships and joint ventures in park development/renewal, and promoting awareness of park projects and initiatives through effective public communications.						
24	Work with Dufferin County and local stakeholders, trail groups and the community to identify required improvements and barrier-free access opportunities within the Dufferin County Forest Tracts, as well as to determine locations for trail-related amenity improvements (e.g. parking, signage, portable washrooms, etc.).			Year 3			
25	Develop policies in the Township's Official Plan to require the dedication of land for pedestrian and bicycle pathways as a condition of the subdivision of land, as provided for under the Planning Act (s. 51(25)(b)).			Year 2			
26	Continue to maintain the ball diamond at Mansfield Ball Park in good condition for continued use by the community over the Plan period. Explore the feasibility of undertaking improvements to the ball diamond at Mansfield Ball Park including field leveling, netting replacement, track maintenance, the provision of shaded spectator seating areas, and batting cage improvements. This process should commence immediately and include engagement with current ball diamond user groups.						

	Recommendation	Ongoing	Additional Recommendations			
#			lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)
27	Require ball diamond user groups to provide registration numbers on an annual basis. The collection of this data will enable the Township to monitor and assess ball diamond utilization and capacity more accurately on an on-going and periodic basis over the longer-term.					
28	Assess the feasibility of investing in lighting at the Mansfield Ball Park to enable extended seasonal and evening play / increase the capacity of this facility.			Year 3		
29	Formally decommission the ball diamond at Honeywood Park.			Year 2		
30	Continue to maintain the basketball court at Devonleigh Park in good condition for continued use by the community over the Plan period. Plan for net repair / replacement in the short-term to improve usability of this amenity.					
31	Develop a playground replacement strategy through appropriate asset management planning. Any play structure that has reached a 14-year age trigger should be phased for replacement immediately.		Year 1			
32	The Township should seek to replace the playground at Devonleigh Park immediately, considering a range of user ages and abilities in the design. Engagement with the local community should be undertaken to ensure that local needs are met.		Year 1			
33	Decommission the playground at Honeywood Park (NDCC site) in the short-term. A new playground is recommended to be developed elsewhere on the site. If Honeywood is the chosen site for a new multi-use recreation facility, the planning for this facility (and the site as a whole) should be undertaken with the community's engagement.			Year 3		
34	When the play structures at the Mansfield Ball Park require replacement, consider relocating it within the park to improve safety of users. This should occur in the medium-term.				Year 5	
35	Review and consider trends and innovations in playground design and development, with a potential for alternatives to traditional playground structures (i.e. naturalized playgrounds, etc.). This may help to reduce maintenance requirements in the future.					

			Additional Recommendations			
#	Recommendation	Ongoing	lmmediate (Year 1)	Short-Term (Year 2-3)	Medium Term (Year 4-6)	Long Term (Year 7-10)
36	Develop additional playgrounds on newly acquired parkland as part of future subdivision planning to serve new neighbourhoods as they are developed.					
37	As new parkland is developed in Mansfield, consider planning for the development of new multi-use courts in the medium or long term for local use. A multi-use court facility can accommodate a variety of court sports, including tennis, pickleball, and basketball.				Year 6	
38	Investigate the feasibility of developing a skateboard / BMX park to improve the offer of recreation amenities for youth in Mulmur. This would best be suited to be located in Mansfield, where new subdivisions, and therefore parkland, are being developed.				Year 4	
39	Work with local community groups to determine the feasibility and willingness to develop and maintain / operate an outdoor ice rink at Devonleigh Park or an alternative location in Mulmur.			Year 2		
40	Explore opportunities for the development of outdoor exercise installations. Appropriate locations for developing outdoor exercise installations may include at the Township Offices (if co-located with other amenities) or at a preferred location in Mansfield.			Year 3		

## 9.3 Capital Cost Implications

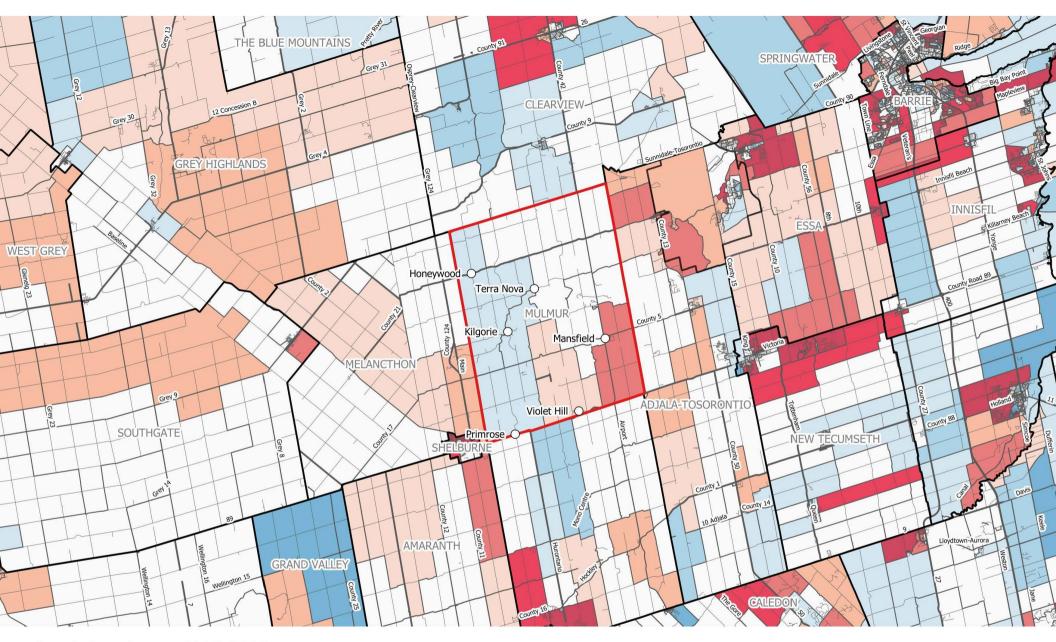
For the Township to plan effectively over the long-term related to recreation facilities and programs, the following provides an indication of the anticipated capital cost implications associated with those notable recommendations for which capital (one-time) costs apply. The relative capital costs are shown in general terms – actual costs will need to be developed by Township staff through implementation plans and long-range budgeting processes.

It is important to note that many of the recommendations have other resource implications related to staff time, and operations and maintenance considerations. Capital Cost Implications:

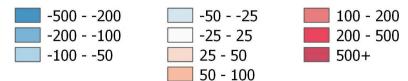
\$ - under \$50,000 \$\$ - \$50,000 - \$1M \$\$\$ - over \$1M

#	Action	Capital Cost Implications
2	Update Asset Management Plan to include Recreation Assets	\$
11	Funding Strategy for new Multi-Use Recreation Facility	\$
12	Design Process for new Multi-Use Recreation Facility	\$\$
13	Develop new Multi-Use Recreation Facility	\$\$\$
25	Mansfield Ball Diamond General Improvements (depending on level	\$+
	of improvements undertaken)	
27	Mansfield Ball Diamond Lighting	\$\$
29	Devonleigh Park Basketball Net Repair / Replacement	\$
31	Devonleigh Playground Replacement	\$\$
35	Develop new playgrounds as neighbourhoods develop	\$\$
36	Multi-Use Court Facility	\$\$
37	Skateboard / BMX park	\$\$
39	Outdoor Exercise Equipment	\$

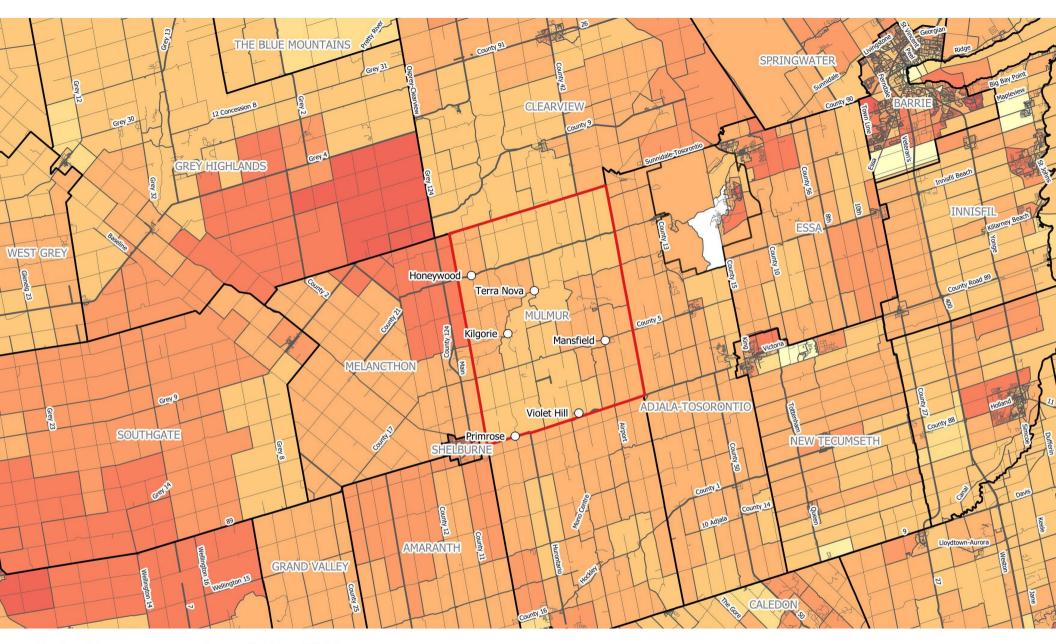
# Appendix A: Demographic Mapping



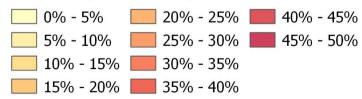
# Population change, 2006-2016



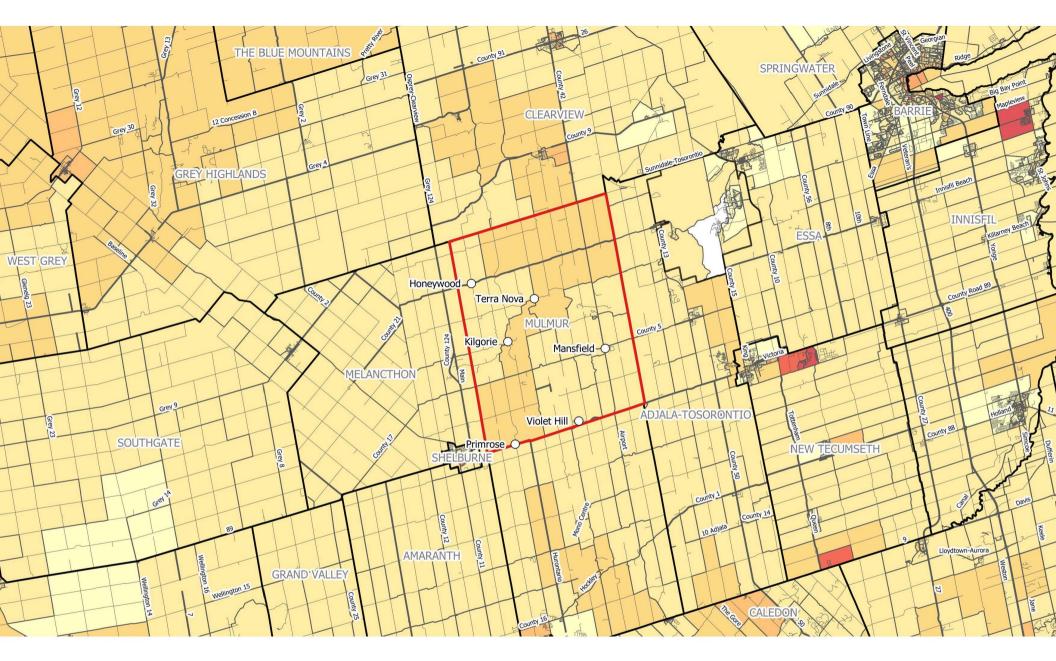




# Under 19, percent total population, 2016



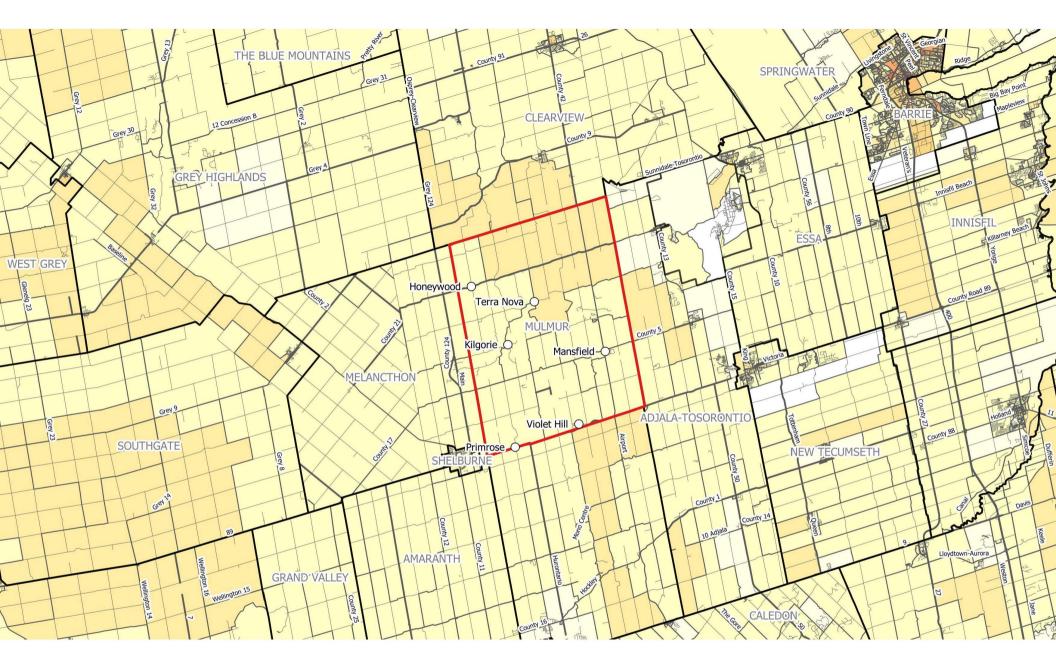
0	10	20 km	



# Over 65, percent total population, 2016

0% - 10%	30% - 40%	60% - 70%
10% - 20%	40% - 50%	70% - 80%
20% - 30%	50% - 60%	80% - 86%

0	10	20 km	
	Ì		



# Population within the Low-income cut-off, after tax (LICO-AT)









### **STAFF REPORT**

TO:	COUNCIL
FROM:	Tracey Atkinson
MEETING DATE:	April 7, 2021
SUBJECT:	Energy Efficient Tools in Development Approvals

### PURPOSE:

The purpose of this report is to provide some background regarding tool that can be used to encourage or mandate energy efficiency in new construction. This report pulls on knowledge from the Building Department and Planning departments only.

#### BACKGROUND:

The Township approved the Energy Plan on November 4, 2020.

#### Moved by: Boxem and Seconded by: Clark

THAT Council approved the report of Tracey Atkinson CAO, dated November 4, 2020.

AND THAT Council approved the energy plan, of Burnside Engineering, dated June 2020, and that implementation of said plan be considered as resources are available. **CARRIED** 

The Dufferin Climate Action Plan was adopted by County Council in March 2021.

The Township has received a pre-consultation application for subdivision lands within Mansfield.

#### **STRATEGIC PLAN ALIGNMENT:**

4. Growing a Sustainable Mulmur: Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People)

#### FINANCIAL IMPACTS:

There are limited financial implications to the municipality. However, requiring developers to build beyond the Building Code requirements may have a financial impact on developers which may provide further delays to providing additional housing in

Mansfield (to make more efficient use of the water system and bring down the costs to existing residents) and to provide affordable housing.

# ANALYSIS:

# **Building Code**

Part 12 of the Building Code gives both a "performance path" and "prescriptive path" for compliance.

An example for residential is highlighted in clause (a) which allows for designers to provide an alternative "performance" design if the design exceeds 15% of the EnerGuide standard or the "prescriptive" Code requirements of insulation, windows, efficiency of furnaces etc. Chapter 3 of SB-12 also allows for performance design that has been established by Energy Star and R2000.

# 12.2.1.1.(3)

3) Except as provided in Sentence (4), the energy efficiency of a *building* or part of a *building* of *residential occupancy* that is within the scope of Part 9 and is intended for occupancy on a continuing basis during the winter months shall,
(a) meet the performance level that is equal to a rating of 80 or more when evaluated in accordance with NRCan, "EnerGuide for New Houses: Administrative and Technical Procedures", or

(b) conform to Chapters 1 and 2 of MMA Supplementary Standard SB-12, "Energy Efficiency for Housing".

# 12.2.1.2. Energy Efficiency Design After December 31, 2016

(1) This Article applies to *construction* for which a permit has been applied for after December 31, 2016.

(3) Except as provided in Sentence (4), the energy efficiency of a *building* or part of a *building* of *residential occupancy* that is within the scope of Part 9 and is intended for occupancy on a continuing basis during the winter months shall,
(a) be designed to exceed by not less than 15% the energy efficiency levels required by Sentence 12.2.1.1.(3), or

(b) conform to Chapters 1 and 3 of MMA Supplementary Standard SB-12, "Energy Efficiency for Housing".

(4) This Article does not apply to,

(a) a farm building,

(b) a *building* that does not use electrical power or fossil fuel,

(c) a manufactured *building* described in Article 9.1.1.9., or

(d) a seasonal recreational *building* described in Section 9.36. or 9.38.

The Building Code gives options for compliance but each one of the options could be chosen, thereby not mandating the higher energy efficiency, but providing R2000 as an option.

More changes to the Building Code are anticipated, but the timing is unknown at this time. Recent changes to encourage home construction and affordability have to be weighed against mandating climate change and energy efficiency goals by the Provincial and Federal governments.

# **Community Improvement Project Area**

Section 28 of the Planning Act allows the identification and collection of funds for a community improvement, which is defined to include "improvement of energy efficiency". This is a very strong tool that requires landowners to financially contribute to a project, without choice.

# Subdivision Review

Section 51 of the Planning Act allows municipalities to approve subdivisions and subsection 24 sets out criteria for considering a draft plan, which regard shall be had, including "(a) the effect of development of the proposed subdivision on matters of provincial interest...." and "(I) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy...", Through the review of a subdivision the Township must have regard for energy efficiency in the design. Unfortunately, given the topography and small parcel size of some developments, the design options can be limited. There may not be significant choice in road orientation, for example to alight houses most efficiently for roof-top solar. Regard for passive design, building orientation and natural cooling and protection features of trees can be accomplished through most projects.

It is noted that the same criteria of subsection 24 apply to the consent (severance) planning process.

# **Subdivision Agreements**

Section 51 of the Planning Act further allows municipalities to apply conditions (in subsection 25) or enter into a subdivision agreement (in subsection 26). These tools enable the municipality to make requirements beyond the Building code, but does require agreement from the developer, and is also appealable to LPAT.

Negotiating subdivision agreements is a process of give and take, and often comes down to feasibility and profit margins. For example, a municipality may be successful in negotiating upgraded windows or insultation if they lessen the requirements for landscaping or boulevard trees. A municipality could also reduce Development Charges in lieu of certain energy efficiencies.

There is case law and examples of where agreements have been entered into and subsequent changes to legislation lessened the developers obligations.

#### **Design Standards**

Design standards must be enabled through the policies of the Official Plan and are implemented through the site plan control and/or subdivision process. Design standards may include a combination of requirements and voluntary guidelines. For example, the zoning by-law may require a minimum landscaping requirement, whereas voluntary

guidelines may encourage roof-top gardens, energy efficiency construction, renewable energy, net-zero footprint.

# **Official Plan**

If a municipality is considering using agreements and conditions as a means of increasing energy efficiency of private dwellings, it is important that this direction and desire be present in the Official Plan policies. Policies that require an energy efficiency or climate change report with the submission of an application provides a greater emphasis during the review process and typically includes recommendations for implementation. This inclusion through Official Plan policies highlights the requirements at the onset of a project so that developers can assess feasibility and built it into their pricing model before purchasing development lands.

# Zero Emission Building Framework, City of Toronto

The City of Toronto approved a Zero Emission Buildings Framework, on December 7, 2018, that includes encouragements and requirements and builds their existing development approval requirements. It is noted that this framework applies to (<u>https://www.toronto.ca/wp-content/uploads/2017/11/9875-Zero-Emissions-Buildings-Framework-Report.pdf</u>)

"In summary, under the Framework, new developments in Toronto will be required to reach select levels of performance in three primary metrics:

• TOTAL ENERGY USE INTENSITY, to encourage higher efficiency buildings and lower utility costs;

• THERMAL ENERGY DEMAND INTENSITY, to encourage better building envelopes, improve occupant comfort and enhance resilience; and

• GHG INTENSITY, to encourage low-carbon fuel choices and reduce building emissions.

To supplement the performance targets, a set of new or updated prescriptive requirements have also been recommended to help ensure modelled performance targets are realized in practice. These requirements extend to the following areas:

- RENEWABLE ENERGY GENERATION: Buildings designed to either accommodate connection to solar technologies, or to supply their 7 total energy load with 5% from renewable energy sources or 20% with geoexchange, will help Toronto to meet its renewable energy generation targets.
- DISTRICT ENERGY CONNECTION: Buildings designed to enable connection or actually connect to a district energy system (where one exists or is slated for development) will help the City of Toronto to reduce emissions from the buildings sector.
- AIR TIGHTNESS TESTING REQUIREMENTS: Requiring buildings to conduct whole building air tightness testing helps to improve the quality and airtightness of the building envelope, as well as the performance gap between building design and performance.
- BUILDING COMMISSIONING REQUIREMENTS: Fundamental commissioning and enhanced commissioning requirements help to ensure that buildings are constructed and operated properly, improving overall building energy performance.
- SUBMETERING: Submeters installed by floor/defined use or by appliance/tenant will help to give a clear picture of building energy use.

• BUILDING LABELING AND DISCLOSURE: Requirements for buildings to annually report their energy consumption aligns with Provincial requirements, while naming the City of Toronto ensures the City can track and help to improve buildings' energy performance over time." (page 7-8)

# **RECOMMENDATION:**

It is recommended:

THAT Council receive the report of Tracey Atkinson for information only, and that further consideration of energy efficiency policies be examined through the next Official Plan update.

Respectfully submitted,

<u>Tracey Atkínson</u> Tracey Atkinson, BES MCIP RPP, Dipl M.M. Planner



# **MANSFIELD NORTH RECREATION AREA**

**<u>Purpose</u>**: The purpose of this memo is to provide background to the Mansfield North Recreation Area and provide excerpts of the applicable sections of the Official Plan.

**Background:** The Mansfield North Recreation Area was introduced through the approval of the Official Plan by the Ministry of Municipal Affairs on April 24, 2012. The previous Official Plan for the Township of Mulmur was approved by the Minister on September 2, 1997. The Official Plan was reviewed in 2004 (and consolidated) and then again in 2009. The 2009 review resulted in the 2012 approved Official Plan (Council adopted the Official Plan on March 2, 2010).

<u>Status:</u> The 2012 Official Plan approval created a framework for development that was recreational based, such as the ski hill and outdoor center as well as a stop-holder for a future "Master Plan". It included overarching support for recreation-related development, tourism and recreation-related housing in an area outside of the serviced settlement areas.

5.2 Recreation and recreation-related developments, including recreation-related housing, may be permitted within the Mansfield North Recreation Area as roughly depicted on Schedule A1, to be more accurately defined in a subsequent recreation area master plan for the area. It is intended that such development that is located on lands that are not already designated for residential purposes in that area shall generally be carried out in accordance with a Recreation Area Master Plan and Master Servicing Plan, to be prepared for that area. Site-specific amendments to this Plan may also be considered for proposals that help achieve the purposes and objectives of this Plan.

5.39 New intensive recreational developments and associated activities shall generally be encouraged to locate within Settlement Areas (where they are oriented toward and serve a local community) or in the Mansfield North Recreation Area (where they are oriented toward the land or a broader recreational or tourism market).

Ministry of Municipal Affairs modification on the 2010 version appear to mainly address protection of prime agricultural lands, which were not identified in close proximity to the Mansfield North Recreation Area.

5.39 ....Recreational uses shall not be permitted in prime agricultural areas. Recreational uses may not be permitted in areas where significant natural resources or features or important scenic features exist, unless it has been demonstrated through appropriate studies that the impacts on the resources or features are minimal and acceptable and/or can be appropriately mitigated. Within the Mansfield North Recreation Area, recreational, recreation-related and even recreation-related residential developments may be considered to contribute positively to the character of this area.

The Official Plan also contained policies to ensure that appropriate studies were required should a development be proposed.

5.39...All proposals for new active and intensive recreational uses shall be supported by appropriate technical background studies, as deemed necessary by the Township, addressing such matters as impacts on surface and groundwater resources, traffic impacts, land use compatibility issues and the preservation of rural character. Unless specifically exempted, all recreational uses shall be subject to the requirements and penalties outlined in the Township's Noise By-law.

Where permitted, golf courses shall be designed and maintained to minimize impacts on the natural and physical environment. The Township shall encourage proponents to develop and operate all new golf courses in accordance with the current Audubon International Manual for Naturalizing Golf Courses.

The Official Plan set out an opportunity on one parcel of land within the Mansfield North Recreation Area, and specifically designated and zoned it for Estate Residential development. The map on the left shows the 2004 Official Plan mapping, with the Estate Residential designation in purple. The excerpt on the right shows the current designation, where only one large vacant parcel remains in purple.



7.0.4 ....Only existing estate residential subdivisions, smaller areas where infilling may occur within such areas, as well as one of the larger, yet undeveloped parcels designated and zoned Estate Residential as of June 16, 2006 and located in the south portion of the East Half of Lot 16, Concession 6 EHS, are included in the Estate Residential designation in this Plan.

If this larger parcel is not developed for permitted Estate Residential purposes, it may be developed for recreation, recreation-related or recreation-related residential purposes, provided adequate justification under the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe is provided.

This may occur either by site-specific amendment to this Plan or in accordance with a Recreation Area Master Plan for all or some smaller portion of the area identified as the Mansfield North Recreation Area, in accordance with Section 8.5.

The 2012 Official Plan introduced a new area, similar to a settlement area, called the Mansfield North Recreation Area, and identified it on the Schedule (map). The new area included objectives, criteria for the designation, permitted uses, policies for development and direction for zoning.

#### 8.5 Mansfield North Recreation Area

Lands included within the Mansfield North Recreation Area are defined on Schedule A1.

#### 8.5.1 Objectives

1)To generally encourage new recreation and recreation-related developments and uses, particularly large-scale and active uses and activities, to locate within this area;

2)To provide for the continuation, and expansion where appropriate, of existing uses and for new recreation-related developments and uses;

3) To provide a policy framework for the preparation of a Recreation Area Master Plan for the area, including a master servicing strategy, to guide and direct recreation and related developments and uses in the area;

4)To protect the significant natural resources and features of the area and, where practical, minimize and mitigate impacts on the scenic qualities and the rural character of the area.

#### 8.5.2 Criteria for Designation

1)The primary focus of this area is the Mansfield Ski Club, a downhill ski resort, with a number of other recreation lands with facilities and attractions in close proximity, including the 120 ha. Mansfield Outdoor Centre, a 600 +/- ha. tract of Dufferin County Forest, and private lands associated with the Pine River valley;

2)With the exception of a few, small, isolated pockets of predominantly marginal farmland and one existing, smallscale farming enterprise, the lands included within this area are generally neither used for, nor particularly well suited for agriculture;

3) Lands adjacent to existing recreational and residential developments and uses, and areas which may be appropriate for less intensive and passive public or private recreational activities and/or serve as a buffer for future, similar developments and uses between such uses and the surrounding agricultural/rural areas;

4) Lands in the vicinity of the Mansfield Ski Club, designated Estate Residential on Schedule A1.

#### 8.5.3 Permitted Uses

Uses permitted in the Mansfield North Recreation Area shall be those uses permitted in the various designations for specific lands within the area, as shown on Schedule A1.

#### 8.5.4 Additional Policies

A broad area with similar features and potential for possible, compatible recreation, recreation-related and limited recreation-related residential purposes has been identified as the Mansfield North Recreation Area on Schedule A1, primarily to facilitate a comprehensive planning study effort, and to provide for appropriate buffering between such uses and adjacent rural/agricultural areas.

It is not intended that all of the lands within the Mansfield North Recreation Area are to be developed or used for recreational and related purposes contemplated herein. To the contrary, the vast majority of the area is intended to continue to be maintained as public and private open space and as natural and environmental protection areas.

Lands not suitable for recreation and related purposes, or for other purposes identified in a Recreation Area Master Plan or permitted in an approved site-specific amendment to this Plan, will generally remain in a "Rural" land use designation, or where environmental features and/or physical constraints exist, within a "Natural Area" designation, as appropriate.

This Plan recognizes that some recreational development, by their nature, may have an impact on the visual and scenic resources of the landscape, and may also have an impact on the rural character of the area. Within the Mansfield North Recreation Area, recreational, recreation-related and recreation related residential developments shall not generally be considered to negatively impact on, or be out of character with this area.

Where new recreational developments and uses are proposed, facilities should nevertheless be designed and located so as to reduce their visual impacts, and impacts on rural character to the extent practical. Depending on the location and nature of the proposal, a visual impact assessment or landscape analysis, with recommendations for reducing and mitigating such impacts, may be required.

One of the larger, yet undeveloped parcels designated and zoned Estate Residential as of June 16, 2006 and located in the south portion of the East Half of Lot 16, Concession 6 EHS, is included in the Estate Residential designation in this Plan.

If this larger parcel is not developed for permitted Estate Residential purposes, it may be developed for recreation, recreation-related or recreation-related residential purposes, provided adequate justification under the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe is provided.

This may occur either by site-specific amendment to this Plan or in accordance with a Recreation Area Master Plan for all or some smaller portion of the area identified as the Mansfield North Recreation Area.

The boundaries of the Mansfield North Recreation Area are provided for general guidance only at this time, and may be revised to include other adjacent lands, or to exclude lands within the area currently identified. A determination of the area to be included in the study shall be made at the request for proposal stage for the required study, based on the level of interest by landowners, the location of their lands, the lands involved in any development proposal(s) triggering the need for the study, the scope of the work and the resulting costs and benefits, among other factors.

The Township shall direct the required studies and collect the funds necessary to complete the studies through frontending agreements with landowners that may potentially benefit, and/or through best efforts cost recovery agreements and/or through the imposition of area specific Development Charges.

Additional and more detailed polices outlined in the Recreation Area Master Plan study, may be incorporated by amendment to this Plan, or at the time of a municipal comprehensive review.

The policies of Section 5.39 pertaining to recreational development and activities shall have particular application to lands within the Mansfield North Recreation Area, and the master plan may add and modify those provisions to suit this area.

It is generally intended that new large-scale developments and uses on lands not already designated for the purpose within this area be permitted once a Recreation Area Master Plan and a Master Servicing Plan have been completed.

However, the requirement of a Recreation Area Master Plan is not intended to frustrate or prevent good and desirable development and land use proposals from moving forward. The Township may scope, or waive the requirement of the Recreation Area Master Plan accordingly, at its discretion.

In order to realize the goals and objectives of this Plan for this area, the Township may also consider site-specific amendments to this Plan, if the Recreation Area Master Plan has not been initiated or completed, or proves to be too onerous or expensive, or it is deemed unnecessary to comprehensively plan a larger area to accommodate a desirable site-specific proposal.

#### 8.5.5 Zoning

Estate Residential lands not developed for estate residential purposes may only be re-zoned following approval of, and in conformity with another designation applied in a site-specific amendment to this Plan, or in a recreation area master plan.

A new zoning category, or categories, with standards and requirements appropriate for any recreation-related development or recreation-related residential development may be created to reflect the characteristics and appropriately regulate any such approved development(s).

Lastly, the 2012 introduced a place-holder for a Master Plan, that could be developed and incorporated at a later date. Master Plans are developed after extensive studies are undertaken that lead to a Plan that further designates specific land uses and areas within a larger geographic area. For example, a Master Plan could identify different densities of residential development, open spaces, golf courses, trail development, infrastructure, stormwater pond locations, road networks, and other specific recreation uses.

8.5.A Mansfield North Recreation Area Master Plan (To be incorporated at a later date)

<u>Next Steps:</u> Section 26 of the Planning, R.S.O. 1990, CHAPTER P.13 requires that the Township update its Official Plan every 5 to 10 years, and hold an open meeting to discuss revisions that may be required.

Updating official plan

26 (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,

(a) conforms with provincial plans or does not conflict with them, as the case may be;

- (b) has regard to the matters of provincial interest listed in section 2; and
- (c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).
- (1.1) The council shall revise the plan no less frequently than,
- (a) 10 years after it comes into effect as a new official plan; and
- (b) every five years thereafter, unless the plan has been replaced by another new official plan. 2015, c. 26, s. 24 (1).

(1.2) For the purposes of establishing the 10-year and five-year periods mentioned in subsection (1.1), a plan is considered to have come into effect even if there are outstanding appeals relating to those parts of the plan that propose to specifically designate land uses. 2015, c. 26, s. 24 (1).

Consultation and special meeting

(3) Before revising the official plan under subsection (1), the council shall,

(a) consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required; and

(b) hold a special meeting of council, open to the public, to discuss the revisions that may be required. 2006, c. 23, s. 13.

As part of the Official Plan review, the policies of the Official Plan need to be reviewed to determine conformity to Provincial Plans, consistency with policy statements and regard to provincial interest. In addition, it should be reviewed to ensure it is still appropriate and a reflection of the Township of Mulmur's long term plan.



# **REPORT TO COUNCIL**

TO:COUNCILFROM:Tracey Atkinson, PlannerMeeting Date:May 5, 2021Subject:Official Plan Workplan

# PURPOSE:

The purpose of this report is to provide an outline of the tasks and process that must be undertaken to complete the Township's Official Plan Amendment.

# **BACKGROUND & TIMING:**

The purpose of the Official Plan project is to bring the current Official Plan into full conformity with the upper-tier official plan and full conformity with the Growth Plan following the County's Municipal Comprehensive Review (MCR) process. The MCR Process that the County is undertaking, in co-operation with local municipalities, is a series of studies and activities including background research, public consultation, and policy formulation. It is anticipated that the MCR Process will be completed and adopted by County Council for approval by the Minister under the Planning Act, by 2022. Lower-tier municipalities are required to bring their official plans into conformity with the applicable upper-tier official plan and the Growth Plan, within one year of the County MCR being approved and in effect. The timely initiation and completion of the MCR Process is also necessary in view of local municipal plan amendments and planning applications in Dufferin that are pending the completion of the County's MCR.

The current MCR timelines anticipate the County amendment to be available later this year (Q3-Q4 2021). Mulmur Township will have an opportunity to review the draft amendment and give early consideration to its local implementation. The consultants for the MCR proposed Council adoption in December 2021 followed by submission to the Ministry in early 2022. The next step will be a general policy update to be considered in 2023 following Provincial and Municipal elections. Many of the policies will require implementation through a zoning by-law amendment. The process for the zoning amendment process should dove-tail with the Official Plan process.

The aim is to complete the majority of the project prior to the October 2022 municipal election.

# FINANCIAL, STAFFING, LEGAL, OR IT CONSIDERATIONS:

The largest cost of undertaking an Official Plan amendment is the staffing time. The majority of work will be undertaken by in-house planning expertise, which may necessitate additional staff to offset workloads. Additional costs, include consulting services to review policies and update mapping. The Township currently relies on consultants for certain website/social media engineering, legal and digital mapping (GIS).

Budget for staffing and consultants can be funded through existing development charge reserves. The Development Charges Study included \$80,000 and \$40,000 respectively for Official Plan and Zoning By-law updates, being the anticipated cost to hire a consulting firm to undertake the studies. The actual cost to the Township utilizing existing staff and minimizing consultant requirements will significantly decrease the project costs.

A significant portion of costs associated with completing the Official Plan Process, including any additional staff to offset workloads, will be funded by the Township's development charges and therefore not impact the current tax levy.

# OFFICIAL PLAN AMENDMENT CONTENT:

The Township is required to bring its Official Plan into conformity within one year of the County MCR conformity with Growth Plan, which is required in 2022 and implement other new Provincial Plans (i.e., the *Greenbelt Plan, 2017*, and the *Niagara Escarpment Plan, 2017*). The MCR process of the 2019 Growth Plan requires an integrated approach to planning for the next 20 years, addressing such matters as:

- Growth forecasts and allocations, which includes Mulmur's residential and employment growth to 2041 and appropriately designating sufficient lands to match the target growth. It will identify minimum density policies for new development, for people and jobs.
- Intensification targets within Built up areas; intensification target for the delineated built-up area based on maintaining or improving upon the minimum intensification target contained in the current County Official

Plan and provide clarity on the applicability within serviced and privately serviced communities in Mulmur.

- Delineate employment areas and provide a density target appropriate to Mulmur's servicing levels and anticipated development types
- Greenfield area density targets: It may also include alternative targets for certain areas if requested and approved by the Province.
- Settlement boundary expansions if applicable and as supported through the lands need assessment and servicing review
- Natural heritage systems: updated policy and mapping to implement the Provincial Natural heritage system
- Agricultural systems: updated policy and mapping to implement the agricultural systems approach and mapping
- Infrastructure long range infrastructure planning and associated policy updates
- Mansfield Water System review of current policies applicable to the existing and possible expansion of the water system
- Implementation of the County transportation master plan as informed by additional Mulmur input where appropriate, and to include information on active transportation and long-term transportation goals. A review of the energy plan implications and recommendations will also be undertaken
- Update conservation policies (water conservation, water demand management, water recycling, air quality, waste management (as applicable to lower tier)
- It is anticipated that the following will also be included in the policy updates:
  - Cultural Heritage/Archaeology;
  - Sustainability and Climate Change;
  - Affordable Housing and Community Infrastructure;
  - Housing Mix and Type;
  - Aggregate Resources and Management.

The Township has contributed to the County MCR and provided information and/or direction related to a number of the studies. The Township Official Plan amendment is intended to implement the policy direction and provide local guidance to subsidize the high-level policy direction.

The Official Plan amendment will also address matters of a Mulmur-specific nature, such as implementing goals and actions from its strategic plan. The Township has an interest in the following:

• Implementation of the Mulmur Energy Plan

- o Implementation of the Mulmur Recreational Master Plan
- Aging in Place Policies
- Rural Character Definition
- Viewshed Protection policies
- On-Farm diversified Use promotion
- Home Industry policies
- Servicing Policies for Mansfield
- Tree planting policy for steep slopes
- Cannabis
- Technical Severances policies
- Energy Efficiency (see April 2021 Energy Efficiency report of Tracey Atkinson)
- Simplifying the Plan by extracting the NEC policies and depending on the stand-alone document, as amended.

Implementation of the Official Plan amendment would be through amendments to the Zoning By-law.

# CONSULTATION AND ENGAGEMENT:

This section provides a work plan for the planning and consultation tasks to undertake the planning process and ultimately result in an update to the Official Plan, which will be implemented as a comprehensive Official Plan Amendment (OPA), per Provincial requirements.

- 1. This work plan proposes local engagement and consultation which capture all key project participants and stakeholders and allow for different forms of engagement tailored toward the expertise, interests, and responsibilities of these different groups:
- 2. **Council Meetings** Council meetings will provide a formal opportunity and transparency to present key milestones throughout the project.
- Committee Workshops comprised of representatives from formal Committees of Council, like the Economic Development Committee, Road Safety Committee, Communication Committee and Recreational Committee, – these meetings will allow for tailored discussion between related to each focus area, in order to enhance policy development on related matters and areas of expertise.
- 4. **Stakeholder Round-tables** project stakeholders will be invited to participate and provide expertise on specific topics, including agriculture, natural heritage, and rural character.
- 5. **Open Houses** targeted to the general public, these broader consultation opportunities will provide updates and obtain input through discussions, comment forms, as appropriate; these meetings will satisfy all *Planning Act*

requirements.

- County/Provincial Meetings the County and/or Province will be consulted directly at key milestones to meet MCR conformity and Provincial requirements and ensure a streamline approval process.
- 7. **Online Engagement**: An online presence will be established for the Project on the Township's website. The Township's social media channels will be used to encourage public engagement.
- 8. **Formal Public Meeting**: A formal public meeting will be held in accordance with the requirements of the *Planning Act*.

# **RECOMMENDATION:**

THAT the report of the Tracey Atkinson, CAO/Clerk/Planner, regarding Official Plan Amendment Workplan be received;

AND THAT the costs of undertaking the Official Plan amendment and Zoning by-law update be funded through the Development Charges Reserve.

Respectfully Submitted;

Tracey Atkinson

Tracey Atkinson CAO/Clerk/Planner

# Attachments:

Attachment 1 – Timeline



	Q2	Q3	Q4	Q1	Q2	Q3	Post -
BACKGROUND	2021	2021	2021	2022	2022	2022	Election
Finalize Workplan with Council Meeting with Communication Committee (to finalize consultation and engagement							
process)							
OPA and ZBL Specific Policy Overview Report							
Planning Framework Review							
Formal Housekeeping Meeting, Open House to commence project (September 2021)							
PUBLIC EXPERTISE & MULMUR SPECIFIC POLICY DEVELOPMENT							
Meeting with EDC							
Meeting with Road Safety Committee							
Meeting with Recreational Committee/Rec Roundtable							
Agricultural Roundtable							
Aging in Place Roundtable							
Natural Heritage Round Table (including Climate Change & Energy Efficiency)							
Rural Character & Viewshed Round Table							
County/Provincial Consultation							
Presentation of Public Engagement Findings to Council							
Draft Mulmur-Specific OP Policies							
NEC and NVCA Consultation							
<b>GROWTH PLAN &amp; MCR IMPLEMENTATION POLICY DEVELOPMENT</b>							
Review of County MCR Amendment (Dec 2021)							
Engineer and Legal Review							
Draft OP/OPA							
County/Provincial Consultation							
Mapping Updates							
Statutory Open House							
APPROVALS							
Statutory Public Meeting							
Adoption of Official Plan (or Amendments) and Circulation							
Passing of Implementing By-law							
Link OP and Zoning Mapping to Text							



# **REPORT TO COUNCIL**

TO:	COUNCIL
FROM:	Tracey Atkinson, Planner
Meeting Date:	February 2, 2022
Subject:	Official Plan Workplan

# PURPOSE:

The purpose of this report is to advise Council on the status of the County's Municipal Comprehensive Review (MCR) and the Townships Conformity Review and Official Plan project. This report also seeks direction regarding settlement expansions.

# **BACKGROUND & TIMING:**

The consultants for Dufferin County for the MCR on schedule to acquire approval by the Minister by July 2022. The County schedule is as follows:

- January 27 Community Development and Tourism Committee presentation of draft Land Needs Analysis Report
- February 2 Deadline to submit revised Land Needs Analysis Report for County Council agenda
- February 10 County Council meeting to adopt recommendation of Committee
- End of February/March Finalize Land Needs Analysis Report and remainder of Conformity Report for circulation
- March/April Prepare draft Conformity Amendment for Circulation and Public Consultation.
- April/May Public consultation period (Statutory Open House and Public Meeting)
- May/June Revise Amendment based on feedback from Province, Stakeholders and the Public
- June Present Amendment to Council for Adoption

Local municipalities are required to bring their official plans into conformity with the applicable upper-tier official plan and the Growth Plan, within one year of the County MCR being approved and in effect.

Many of the policies will require implementation through a zoning by-law amendment. The process for the zoning amendment process should dove-tail with the Official Plan process.

The original timeline included completion of the majority of the Mulmur Official Plan project prior to the October 2022 municipal election. A report on the policies has not been completed as originally intended, to allow an opportunity to consider public engagement comments in conjunction. The timeline is attached to this report, identifying tasks that have been completed to date.

# MCR & SETTLEMENT EXPANSION:

The MCR report has presented to the County at Committee on January 27, 2022. A copy of the report is available on the County of Dufferin website.

Some of the growth projection highlights include:

- The Growth Plan mandates the County Official Plan to accommodate a total of 95,000 people and 39,000 jobs by 2051 (Schedule 3 of the Growth Plan).
- The majority of growth will be directed to settlement areas with a delineated built boundary, existing or planned water and wastewater system and ability to support complete communities (Orangeville, Grand Valley, Shelburne)
- Limited growth is directed to community settlement areas that are rural, not serviced by municipal water or wastewater systems, such as those in Mulmur.
- The County study projected an increase in population of 625 people (3814 to 4439) to 2051. This is equivalent to 252 houses.
- Approximately 212 houses should be accommodated within the existing settlement areas in Mulmur, and 40 houses outside of settlement areas, such on existing severed lots. Of the 212, only 121 are anticipated to fit within the settlement area, thereby resulting in a potential dwelling capacity shortage of 91 units.
- Projected land supplies are based on 2.5 units per gross hectare of land.
- Mulmur has sufficient land and servicing capacity (existing or planned) to accommodate growth to 2031. This provides enough time to complete the work necessary to justify expansion of the rural settlements.
- The County study projected an increase of 363 jobs (905 to 1268) to 2051. The projection includes 70 jobs of no fixed workplace and 110 work from home jobs. This results in 182 jobs that require employment land to fulfill the 2051 projection.

- Mulmur has a supply of "industrial" type land sufficient for 415 jobs (24.4 net ha) and 41 "employment" type jobs
- Mulmur has dry (unserviced) employment lands that are already designated, and provides a surplus of 375 jobs (22.1 net ha).
- (Excerpt from Dufferin Draft Land Needs Analysis Report, January 2022) 5.6.8 MULMUR

Mulmur may exhaust its Settlement Area land supply by 2038 and may be short by up to 91 dwelling units relative to demand by 2051. Assuming a residential density of 2.5 dwelling units per net hectare, Mulmur may require Settlement Area expansions sufficient to provide 36 hectares of residential growth area. There is sufficient industrial employment area land supply in Mulmur to accommodate projected needs.

The MCR is in draft, and Mulmur will have an opportunity to provide comments with respect to settlement expansion, specifically the expansion of additional residential lands in Mansfield. A settlement expansion needs to be supported by a number of studies, including (but not limited to) an agricultural impact assessment, natural heritage study and servicing. The agricultural and natural heritage studies need to be completed before specific lands are identified. The servicing component is not as time sensitive, and can be addressed through policy until the servicing is further explored and evaluated.

# (Excerpt from Dufferin Draft Land Needs Analysis Report, January 2022) 2.3.1.4 Settlement boundary expansion

Section 2.2.8 of the Growth Plan, 2020 contains policies regarding **settlement area boundary expansions**. Settlement areas represent urban areas and rural settlements within municipalities that are built up areas where development is concentrated, and which have a mix of land uses and lands which have been designated in an official plan for development in accordance with the policies of the Plan. As per Section 2.2.1, settlement areas are to be the focus of growth. Section 2.2.8 of the Plan requires settlement area boundaries to be delineated in official plans. A settlement area boundary expansion may only occur through a municipal comprehensive review where requirements of the Plan has been demonstrated as follows:

- based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area
- the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and
- the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.

Where the need for a settlement area boundary expansion has been justified in accordance with the above criteria, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified.

The Township has received a complete draft plan of subdivision application for the Armstrong property, located directly North of Mansfield. The designated lands include the majority of the parcel, but excludes a small portion of lands at the North-East extent. The Township has received a pre-consultation application and had an initial consultants meeting for another significant parcel of land within the Mansfield settlement boundary.

If Mulmur desires to expand the settlement boundary as part of the County MCR, the appropriate studies need to be undertaken and the expansion incorporated into the MCR, which is scheduled to be finalized mid 2022. It is recognized that completion of the settlement expansion background work may delay the County MCR approval. The County also recognizes that due to the timing of this request, that assistance may need to be provided to the Municipality. Clarity as to the form of support has not been provided at this time.

# **RECOMMENDATION:**

THAT the Council of the Township of Mulmur will consider an expansion to the settlement boundary of Mansfield,

AND FURTHER THAT Mulmur requests clarification from the County of Dufferin regarding the necessary studies, timing and financial matters related to completing the settlement expansion as part of the current Municpal Comprehensive Review project.

Respectfully Submitted;

Tracey Atkinson CAO/Clerk/Planner

### Attachments:

Attachment 1 – Timeline



	Q2	Q3	Q4	Q1	Q2	Q3	Post -
BACKGROUND	2021	2021	2021	2022	2022	2022	Election
Finalize Workplan with Council Meeting with Communication Committee (to finalize consultation and engagement	•						
process)	$\checkmark$						
OPA and ZBL Specific Policy Overview Report							
Planning Framework Review	$\checkmark$	$\checkmark$					
Formal Housekeeping Meeting, Open House to commence project (September)		$\checkmark$					
PUBLIC EXPERTISE & MULMUR SPECIFIC POLICY DEVELOPMENT							
Meeting with EDC			$\checkmark$				
Meeting with Road Safety Committee			$\checkmark$				
Meeting with Recreational Committee/Rec Roundtable			$\checkmark$				
Agricultural Roundtable			$\checkmark$				
Aging in Place Roundtable			$\checkmark$				
Natural Heritage Round Table (including Climate Change & Energy Efficiency)			$\checkmark$				
Rural Character & Viewshed Round Table			$\checkmark$				
County/Provincial Consultation							
Presentation of Public Engagement Findings to Council							
Draft Mulmur-Specific OP Policies							
NEC and NVCA Consultation							
GROWTH PLAN & MCR IMPLEMENTATION POLICY DEVELOPMENT							
Review of County MCR Amendment (Dec 2021)							
Engineer and Legal Review							
Draft OP/OPA							
County/Provincial Consultation							
Mapping Updates							
Statutory Open House							
APPROVALS							
Statutory Public Meeting							
Adoption of Official Plan (or Amendments) and Circulation							
Passing of Implementing By-law							
Link OP and Zoning Mapping to Text							



#### STAFF REPORT

TO:	COUNCIL
FROM:	Tracey Atkinson, CAO/Planner
MEETING DATE:	March 2022
SUBJECT:	OFFICIAL PLAN – POLICY DIRECTION REPORT

#### PURPOSE:

The purpose of this report is to summarize Mulmur specific policies to be further reviewed in relation to future Official Plan Amendments. This report also includes a summary of the public comments received through the Round Table series.

#### BACKGROUND:

Mulmur Council received the Official Plan workplan on May 5, 2021, which included an overview of the Mulmur specific policies to be reviewed as part of the Official Plan update project.

#### STRATEGIC PLAN ALIGNMENT:

The proposed amendments to the Official Plan will align with the Township's Strategic Plan. A more specific reference is provided in the May 5, 2021 report.

#### FINANCIAL IMPACTS:

See report dated May 5, 2021.

#### ANALYSIS:

The Official Plan has been reviewed to identify areas that are not in conformity with the Township Strategic Plan, County Official Plan and Provincial planning legislation, plans and policies. In addition, a series of focused round tables were facilitated to engage with the public on current topics. Each of the land use planning related actions of the strategic plan are identified and reviewed with respect to Official Plan policy or Zoning regulations.

A summary of the anticipated major amendment areas was provided in the May 5, 2021 Planning Report.

Prior to advancing on the development of draft policies with the Ad Hoc Planning Advisory Committee, it is recommended that Council consider the following matters:

# 1. Does Council want to continue with its current zoning and building permit process?

The Niagara Escarpment uses a development permit system (DPS), which is guided by its Plan, and does not have a zoning by-law containing setbacks and regulations. As a result, each application is assessed on its own merits. This process allows attention to site specific impacts opposed to applying general setbacks and standards to address viewsheds and character. Moving to a DPS would require a full-time planner as the site-specific review often requires a site visit, view-shed analysis, circulations, public engagement, appeal process and more detailed over-all review. A DPS approach also introduces uncertainty to potential purchaser and existing landowners and takes significantly longer than the typical weekly turn-over of municipal approval on building permits and property information reports and realtor inquiry responses.

# 2. What is Council's direction related to over-night tourism opportunities and economic development accessory to commercial, recreation and agricultural businesses? Opportunities?

The Township currently allows second dwellings and accessory units which may be used for over-night guests. There are also additional opportunities within some of the designations to allow for hotels, motels, and accessory accommodation. Through the recent round table series, concerns were expressed regarding vacant owners, housing standards with bunkies/tents/rvs, and short-term rentals impacting housing stock available as affordable units. Continuing to permit second units to be developed and used for either permanent or temporary housing and accommodation provides flexibility to the landowner to provide housing for their growing children, parents (seniors), affordable rental housing or income generating tourism while maintaining a principle dwelling to oversee the additional use.

# 3. What is the minimum acceptable dwelling size?

Public comments on minimum dwelling size were received during the Round Table series. A variety of opinions and arguments were presented and are noted in the Round Table Summary. Minimum floor area policies and implementation through zoning may impact: tax base, affordable housing, housing for seniors and climate change. Allowing for a smaller second unit provides opportunities for a range of housing tenure and affordability without impacting the Township tax base.

# 4. Are there any significant changes that Council directs relating to second dwellings? Does Council want more restrictions to the locations or scale?

The Township has legalized existing second dwellings and permitted a range of second units through agreements. The agreements have included site plan drawings indicating the location of the unit, infrastructure, servicing and access/driveway. There were discussions at the time of the previous Official Plan

amendment related to separation distances between second units and principle dwellings. There have also been discussions more recently regarding the size of second units.

# 5. What is Council's vision for the Mansfield North Recreation Area (Mansfield Outdoor Centre, Rec-related residential)

The Mansfield North Recreation Area focusses on the Ski Club and Outdoor Centre and provides a framework for a secondary plan (master recreation area master plan) and to allow for limited residential growth related to the recreational use. The long-term development goals for the area should be discussed. It is recognized that the current plan is silent on servicing and infrastructure, and responsibility agreements, and any full-time residential development area.

# 6. How does Council want to balance tree planting with agricultural land base preservation?

Through the Round Table series it was clear that there are opposing views related to planting/maintaining trees on agricultural parcels. The Official Plan contains a general section on protecting Forest Resources, but also protection for Prime Agricultural Resources. Clarity is required related to the preservation of Agricultural land versus increasing forest resources, which may be seen to be conflicting priorities. Additional review is required related to opportunities to encourage tree planting on slope and less fertile lands.

# 7. Who should have to do viewshed studies?

The Official Plan currently protects views related to a Scenic Value Schedule and deals primarily with viewsheds in relation to the Niagara Escarpment. Major new developments within the viewshed feature mapping with potential for significant impacts are required to undertake a visual impact assessment. The current policy has a weighting requirement with respect to the benefits of the proposal as well.

# 8. Does Council wish to commission any Master Plans, such as a Master Stormwater Management Plan, Servicing Master Plan/Master Servicing Strategy, Master Plan for Mansfield Recreation Area Master Transportation Plan, Master Trail Plan, Active Transportation Plan?

A Master Plan is a document and policy guide, often supported by a mapping schedule that helps create a vision, strategy or coordinated approach to infrastructure design. Often a municipality will undertake master plans in advance of development applications to lay the groundwork and set forth a strategy and coordinate infrastructure development. The Master Plan is then implemented through the Official Plan policies, schedules and zoning by-laws. Through Official Plan implementation, it requires development applications, such as Plans of Subdivision, to be consistent or conform to Master Plan.

# 9. With respect to On-Farm diversified uses, how should Mulmur balance economic development with farm-land preservation?

The Province created Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Pub 851) which details uses permitted by the Provincial Policy statement on prime agricultural lands. The publication speaks to agriculture related uses as well as on-farm diversified uses, and provides examples as well as implementation examples. On-farm uses must be limited in area, secondary in nature and not hinder agricultural operations.

# 10.Should the Niagara Escarpment Plan be embedded in the Township's Official Plan?

Mulmur Township is within the jurisdiction of three Provincial Plans, being the Growth Plan, Niagara Escarpment Plan, and Greenbelt Plan. In accordance with Section 26(1) of the Planning Act, the municipality is required to ensure that the Official Plan: "conforms with provincial plans or does not conflict with them, as the case may be". As such, the Official Plan includes policies to implement the Provincial Plans and, in some cases, duplicates verbatim certain policies or directives. The current Official Plan duplicates complete sections of the 2005 Niagara Escarpment Plan, which has now been replaced by the 2017 plan. Embedding the NEC plan into the Township's Official Plan creates the possibility of non-conformity as the Township has no authority with respect to amendments or replacements of the Niagara Escarpment Plan or planning area.

#### **RECOMMENDATION:**

WHEREAS the Township of Mulmur has a variety of high-quality resources and competing interest;

AND WHEREAS the Township believes in cutting red-tape while protecting what is important and irreplaceable;

AND WHEREAS Council is committed to being financially responsible to its ratepayers, and believes that developers should pay for the cost of studies related to development applications;

NOW THEREFORE, COUNCIL provides the following direction in relation to the drafting of the Official Plan Amendment:

- 1. THAT Mulmur continue to use zoning in place of a development permit system, reflecting staffing levels and processing time;
- 2. THAT Mulmur support economic development including over-night tourism opportunities associated with a commercial, recreation or agricultural business;

- 3. THAT the minimum dwelling size for a principle building continue to reflect a substantial massing, but provides for flexibility in considering the attached garage areas, but that basement units and secondary units not be restricted in size.
- 4. THAT the Second Dwelling policies be updated to require a second dwelling be part of a define cluster of buildings;
- 5. THAT Mansfield North Recreational Area continue to provide flexibility and allow for residential units associated with a recreational area but that it be clarified that such development will not be considered based on entering into any servicing responsibility agreements;
- 6. THAT Forest Resources be protected and tree planting be encouraged, especially on steep slopes, poorer lands and to provide wind breaks for roads, but that Prime Agricultural Areas be protected, primarily for crop production, with the exception of steep slopes and hedgerows/windbreaks and road windbreaks;
- 7. THAT Viewshed studies not apply to green energy, golf courses, ski hills, settlement areas and agricultural infrastructure, and only be required where there is a Planning Act application where the development is intended to be greater than 10.5m in height or a significant number of buildings, and is within a high scenic value area;
- 8. THAT the Township do not initiate any master plans or secondary plans as part of the current Official Plan amendment;
- 9. THAT On-Farm diversified uses be further restricted in accordance with the OMAFRA guidelines to provide additional protection for prime agricultural lands, and surrounding landowners and that on-farm diversified policies also be applied to rural lands; and
- 10. THAT staff be directed to remove the embedded Niagara Escarpment Plan from the Township's Official Plan to ensure conformity.

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, BES MCIP RPP CAO/Clerk/Planner



# STAFF REPORT

TO:Ad-Hoc Planning Advisory Committee (APAC)FROM:Tracey Atkinson, PlannerMEETING DATE:March 21, 2022SUBJECT:Pursuing Responsible Growth: On-Farm Diversified Uses

#### PURPOSE:

The purpose of this report is to provide the Committee with information implementing Mandate Goal #2: Pursue responsible growth in residential and employment areas. More specifically, this report speaks to updating the On-Farm Diversification and Home Industry policies in the Township's Official Plan (Prosperous, Goal 2, Action 2).

#### **BACKGROUND:**

The current Official Plan does not contain policies with respect to On-Farm Diversified Uses as the land-use was not introduced until 2020 through the new Provincial Policy Statement (PPS).

The PPS provides high-level direction that allows "on-farm diversified uses" on rural lands and prime agricultural areas within municipalities.

Section 2.3.3: ..... Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

6.0 Definitions..... On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce valueadded agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

At the March 2, 2022 regular Council meeting, the following motion was carried:

.....THAT on-farm diversified uses be further restricted in accordance with OMAFRA guidelines to provide additional protection for prime agricultural lands, and surrounding landowners and that on-farm diversified policies also be applied to rural lands.

Of specific note, the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Pub 851) includes restricting on-farm diversified uses to 2% of the farm parcel and to a maximum of 1 hectare and that the building floor area be limited (eg. 20% of the 2%). A copy of the full guidelines is available at the following link:

http://www.omafra.gov.on.ca/english/landuse/facts/permitteduseguide.pdf

# THE ROLE OF COMMITTEES:

The Ad-Hoc Planning Advisory Committee's (APAC) role is to assist staff in determining the types of businesses that could be contemplated as "on-farm diversified" businesses on agricultural properties and "home industry businesses" within the Township (outside of the NEC).

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, BES MCIP RPP Dipl M.M. Planner



# STAFF REPORT

TO:Ad-Hoc Planning Advisory Committee (APAC)FROM:Tracey Atkinson, PlannerMEETING DATE:March 21, 2022SUBJECT:Implementing Aging in Place

#### PURPOSE:

The purpose of this report is to provide the Committee with information implementing Mandate Goal #2: Pursue responsible growth in residential and employment areas. More specifically, this report speaks to updating the policies related to providing opportunities for housing and services for seniors so that our residents may be able to age in place (Prosperous, Goal 2, Action 4).

# **BACKGROUND:**

Section 5.4 of the current Official Plan contains policies with respect to providing a range of housing types:

- provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents
- maintain the ability to accommodate residential growth for a minimum of 10 years
- maintain land with servicing capacity sufficient to provide at least a 3 year supply of residential units.
- ensuring that a minimum of 25 percent of residential housing within settlement areas is affordable to low and moderate income households. This shall also be achieved by permitting forms of housing appropriate for each settlement area, to meet the social, health and well-being needs of current and future residents, including special needs requirements, and through residential intensification and redevelopment.

The 2020 Provincial Policy provides the following direction on housing:

1.1.1 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;

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 includes the following:

2.2.6.5 Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

# THE ROLE OF COMMITTEES:

The Ad-Hoc Planning Advisory Committee's (APAC) role is to assist staff in determining

- 1) the types of businesses that need to be encouraged to located within Mulmur to provide services to seniors that will allow them to stay residents in Mulmur as they age; and
- 2) how to promote affordable housing and housing to allow for aging in place on private services (and therefore larger lots with higher infrastructure costs)

Respectfully submitted,

# <u>Tracey Atkínson</u>

Tracey Atkinson, BES MCIP RPP Dipl M.M. Planner



# STAFF REPORT

TO:Ad-Hoc Planning Advisory Committee (APAC)FROM:Tracey Atkinson, PlannerMEETING DATE:March 21, 2022SUBJECT:Pursuing Responsible Growth: Home Industry

#### PURPOSE:

The purpose of this report is to provide the Committee with information implementing Mandate Goal #2: Pursue responsible growth in residential and employment areas. More specifically, this report speaks to updating the Home Industry policies in the Township's Official Plan (Prosperous, Goal 2, Action 2).

#### **BACKGROUND:**

The current Official Plan contains the following definition with respect to Home Industries:

**Home Industry**: means a small scale use, providing a service primarily to the local community or area and which is accessory to a residential use or agricultural operation, performed by one or more residents of the household on the same property. A home industry is conducted primarily in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc.

The Official Plan does not specify all of the areas where Home Industries should be permitted. The zoning by-law sets out the specific zones where the uses are permitted, being the majority of the lands within the rural and agricultural area.

Home Industries are not the same as Home Occupations, which are generally located within a dwelling unit, with minimal visibility and impact.

**Home Occupation**: means an occupation, which provides a service as an accessory use primarily carried out within a dwelling or in an addition to the dwelling, performed by one or more residents of the household on the same property. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.

# THE ROLE OF COMMITTEE:

The Ad-Hoc Planning Advisory Committee's (APAC) role is to assist staff in determining the types of businesses that could be contemplated as home industries in the rural and agricultural areas of the Township, generally on lots larger than an acre and outside of the NEC.

Respectfully submitted,

<u>Tracey Atkínson</u>

Tracey Atkinson, BES MCIP RPP Dipl M.M. Planner



# **REPORT TO COUNCIL**

TO:	COUNCIL
FROM:	Tracey Atkinson, Planner
Meeting Date:	April 6, 2022
Subject:	Land Needs Analysis and Settlement Expansion

# **PURPOSE:**

The purpose of this report is to advise Council on the status of the County's Land Need's Assessment and engage with the County related to the expansion of settlements.

# BACKGROUND:

Letter attached from the Dufferin County Director of Development & Tourism, dated February 28, 2022.

The following motion was approved by Mulmur Council on February 2, 2022, and forwarded to the County.

THAT the Council of the Township of Mulmur will consider an expansion to the settlement boundary of Mansfield,

AND FURTHER THAT Mulmur requests clarification from the County of Dufferin regarding the necessary studies, timing and financial matters related to completing the settlement expansion as part of the current Municpal Comprehensive Review project.

# **ANALYSIS:**

The County's is seeking information related to the Township's intent and existing documentation related to settlement expansion. Each of the information requests are detailed below.

1. How do the projections outlined in the LNA meet with your vision of the community over the next 10, 20, and 30-year periods (i.e. would the community like to exceed growth projections, or are the projections too aggressive, etc.)?

As per the Township's motion, of February 2, 2022, the Township of Mulmur has expressed an interest in accommodating the growth projected through the Land Needs Analysis, and recognize that full accommodation of such growth would require an expansion to the settlement boundary.

#### 2. Are servicing expansions planned that would ensure continued uninterrupted growth?

Mansfield is the Township's largest settlement hamlet, and is the only settlement with a municipal water system. It is noted that a full build-out of the existing settlement area is anticipated to require an additional well and additional storage capacity. While the Township has not commissioned any engineering studies regarding expanding water services and infrastructure, it is understood that such infrastructure could be planned and developed without impacting the rate of growth.

3. Are there constraints (or opportunities) to land development or servicing that should be additionally considered?

The Township is not aware of any significant development or servicing constraints. The Township currently has three wells and one water tower servicing Mansfield. The Township recognizes that there are prime agricultural lands and rural lands abutting the current boundary. It is noted that current provincial servicing hierarchy policies may be a limited factor.

4. What efforts has your Municipality taken (or plans to take) that would increase the speed at which development can take place (i.e. zoning to permit more as-of-right development)?

The Township of Mulmur has commenced its Official Plan update and Conformity Review. An Ad Hoc Planning Advisory Committee was struck, and staff have facilitated eight topic specific roundtables. The Township of Mulmur's strategic plan includes removing red-tape.

5. For Municipalities where the LNA outlines a need for an expansion to settlement boundaries, can you outline the specific geography where you'd like to see those expansions take place (or would be best suited)?

Mansfield is the Township's largest settlement hamlet and is the only settlement with a municipal water system. It is appropriate for Mansfield to be the focus of future growth for this reason. The specific lands in proximity to be considered should be informed through appropriate technical studies which have not been commissioned to date.

# **RECOMMENDATION:**

THAT Council receive the Land Needs Analysis and Settlement Expansion report of Tracey Atkinson, COA/Clerk/Planner and direct staff to forward the report and motion to the County of Dufferin.

Respectfully Submitted;

*Gracey Atkinson* Tracey Atkinson, BES MCIP RPP Dipl M.M. CAO/Clerk/Planner