

APPENDIX 2 – STATUTORY NOTICES

Community Round Table Information Sessions

- September 16: Home Businesses, Economic Development & Removing Red Tape
- September 29: Second Dwellings & Cottages
- October 13: Recreation & Playing Around in Mulmur
- October 20: Protecting the Environment
- October 27: What is Rural Character & View Shed Protection
- November 8: Road Safety & Infrastructure
- November 10: Farm Protection & Opportunities
- November 17: Seniors & Aging in Place

Will you want to live, work & play in Mulmur in 2041?

758070 2nd Line E Mulmur, ON L9V0G8 | 705 466 3341 | Toll Free 1 866 472 0417 (from 519 only) | www.mulmur.ca



Official Plan Update

BECOME INVOLVED! If you would like to become involved in the Official Plan update, contact planning@mulmur.ca

REPORTS AND INFORMATION! For Official Plan reports, draft documents and information visit: <https://mulmur.ca/town-hall/strategic-plan>

STAY INFORMED! Keep up-to-date on ongoing projects and monthly Council meetings. Join our [email list](#).

PUBLIC MEETING & OPEN HOUSE

FOR A PROPOSED ZONING BY-LAW AMENDMENT AND UPDATED OFFICIAL PLAN

Open House will be held in person at the Township office,
(lower level) in Terra Nova on

Saturday, September 24, 2022

10:00am - 11:30am (lower level)

The statutory public meeting will be held in person and
electronically Wednesday, September 7th, 2022 at
9:00am.

To join Electronically

Phone Connection:

1 647 374 4685 Canada

1 647 558 0588 Canada

Video Connection:

<https://us02web.zoom.us/j/84829988171>

Meeting ID: 848 2998 817

all are welcome



Why are we updating the Planning Documents?

The Township has initiated a review and update of the Official Plan to be compliant and in conformity with Provincial plans and policies, in accordance with the Planning Act requirements and to ensure that its policies address evolving community interests and strategic goals with respect to growth and development.

The Township's Official Plan guides planning decisions for the community and provides direction on how growth and land use should be managed. Ontario's land use planning system applies a provincial policy-driven framework that requires the Township's Official Plan and any municipal planning decisions to align with provincial planning policies.

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- Does it reflect the goals and objectives for our community?
- Is the plan still effective?
- What is working, what isn't?
- Are there areas to strengthen language or be more inclusive?
- Does it support our economic development and strategic goals?
- Does it reflect our community priorities with respect to growth and development?



The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 17, 26 and 34 of the Planning Act (1990) to consider various amendments to the Zoning By-law and an Open House to consider amendments and to initiate the Provincial Conformity Exercise and 10 Year Update.

Anyone wishing to address Council with respect to the proposed amendments will be given an opportunity to do so at the public meeting on September 7, 2022. At the Open House on September 24, 2022 you will have an opportunity to learn more about the Official Plan review project and how you can participate.

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENTS

The proposed Official Plan Amendment would:

- Update the complete application requirements
- Allow delegation of authority to staff on minor zoning application
- Update the Rural Character Policy, Scenic Resources, Viewsheds and Dark Sky
- Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
- Replace the specific Niagara Escarpment Plan (NEP) policies with a high-level policy
- Update the Implementation and Interpretation sections to reflect current tools and legislation
- Simplify and remove duplication from within the Plan

PUBLIC MEETING FOR ZONING BY-LAW AMENDMENTS

The proposed Zoning By-law Amendment would amend the Zoning By-law to address the following matters:

- Simplify the provisions relating to accessory buildings, structures, implement sheds and signs
- Update the provisions related to second dwellings and clarification on requirements, and include maximum floor areas
- Provide consistency with home industry and maximum building sizes
- Provide additional regulations related to on-farm diversified uses, home industry and home occupations
- Removal of duplication with stand-alone by-laws including backyard hens and site plan
- Provide clarity regarding where assembly halls are permitted
- Update definitions

LANDS AFFECTED

No key map is provided as the Amendments affects all lands within the Township. Please note that certain amendments will impact the schedules (maps) to the Official Plan.

ADDITIONAL INFORMATION

A copy of the proposed amendment is available for review at the municipal office during regular office hours and on our website. Persons unable to attend the public meeting may provide written comments up until the time of the public meeting. If you wish to be notified of the decision on the proposed application, you must make an oral or written request to the Township of Mulmur. If a person or public body does not make oral submissions at the public meeting or make written submissions to Mulmur Township before the by-law is passed, the person or public body is not entitled to appeal the decision of Council and the Corporation of the Township of Mulmur to the Appeal Tribunal. Furthermore, the person or public body may not be added as a party to the hearing of an appeal before the Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes.

From: [Tracey Atkinson](#)
To: [Amy Knapp](#); [Peters, Kim \(NDMNRF\)](#); [Grant, Kay \(MMAH\)](#); [Silva Yousif](#); [Rogers, Joanne](#); municipal.circulations@ugdsb.on.ca
Cc: [Tracey Atkinson](#)
Subject: Mulmur Official Plan Update Project
Date: May 10, 2022 12:56:12 PM

Hi Agencies and Ministries,

The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 17, 26 and 34 of the Planning Act (1990) to consider various amendments to the Zoning By-law and an Open House and Public Meeting to consider amendments to the Official Plan and to initiate its Provincial Plan Conformity Exercise and 10 Year Update. The date of the meeting has not been set yet, but I anticipate it will be this fall before the municipal election.

In anticipation, I would like to commence consultations with yourselves, to discuss various amendments that staff are proposing, as well as to ensure that we are addressing any of the concerns that you may have.

The proposed Official Plan Amendment that we are currently working on, and hoping to complete during this term of Council would:

1. Update the complete application requirements
2. Require mandatory pre-consultation on certain files
3. Allow delegation of authority to staff on minor zoning application
4. Update the Rural Character Policy
5. Add a Dark-sky and viewshed policy
6. Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
7. Remove the specific verbatim policies of the Niagara Escarpment Plan (NEP) and replace with a policy that the Niagara Escarpment Plan, 2017, as amended or replaced, applies to all lands within the NEP Area, and that where there is conflict between the Official Plan and NEP, the most restrictive policy applies.
8. Update Part C, Implementation and D, Interpretation to reflect current tools and legislation.

After the election and the County MCR is approved by the Ministry we anticipate preparing a new Official Plan which will include the policies of the proposed Amendment (hopefully approved policy), but will also update large sections of the plan to address the MCR and Provincial conformity.

A formal notice of the public meeting and open houses will be sent once dates are set, but I would like to start the conversation now.

Thank you in advance.

Sincerely,

Tracey Atkinson, BES MCIP RPP Dipl M.M. | CAO | Clerk | Planner
Township of Mulmur | 758070 2nd Line E Mulmur, ON L9V 0G8



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Meeting links and information can be found at www.mulmur.ca. Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes.