

APPENDIX 4 – COPIES OF CORRESPONDENCE

Letter from Jim MacDougall, November 4, 2021

Some notes on how Mulmur should consider future development applications for Recreational Zoned intending to incorporate Accommodation Units.

Township of Mulmur Comprehensive Zoning By-Laws

ACCOMMODATION UNITS

Means a dwelling unit that is only used for vacation purposes and does not provide year-round habitation. An accommodation unit does not form a principal dwelling.

It should be made more explicit how the township intends to apply the language in the definition *"...does not provide year-round habitation,..."*

I do appreciate that the MSC is a unique entity in Mulmur – as it has a significant existing membership and is offering the "Accommodation Units" to its members only. The risk is that another party uses this precedent to offer residential use buildings for new developments – where the primary intent is to offer year round housing – and have them become a member of the golf club or the hiking club.

It doesn't seem reasonable to encourage or allow year round habitation for individuals who could move into an Accommodation Unit under the guise of Recreation. This seems to stretch the definition of Accommodation Unit beyond its intended purpose.

This appears to be supported by the language in 3.12.2 – "ancillary short term (temporary) residential accommodation. I would argue that the MSC is a unique example of where this was reasonable but that the type of "Accommodation Units" proposed at the MSC should NOT set a precedent as being acceptable on other properties zoned for Recreation. A stricter definition of "Accommodation Units" should be adopted / amended.

3.12.2 HIGH IMPACT RECREATIONAL USES

Except where permitted by this by-law, the following activities, developments and uses, as well as all other uses of a similar nature shall be prohibited, and may only be permitted by site-specific amendment to this by-law:

- *Outdoor education centre;*
- *Camping Establishment*
- Fishing or hunting camp or club;
- *Resort;*
- *Golf course;*
- *Shooting Range*
- Paintball or paintball range;
- Auto racing or any other form of motorized vehicle racing or race track;
- Public or commercial motorcycle or ATV riding or racing, race course or trail; and
- Related and ancillary short term (temporary) residential accommodation.

Note: Outdoor recreational facilities and activity centers are permitted in many zones and include a variety of uses.

Mulmur OP

8.6.3 PERMITTED USES

Uses permitted in the Recreation designation include:

- a. Uses permitted in all designations (Section 5.38)
- b. Existing recreational developments, activities and uses;
- c. Public parks including fairgrounds on land owned or under the control of government authorities;
- d. Recreational development and related activities in accordance with Section 5.39;
- e. Ancillary residential uses including accommodation facilities for patrons and employees, and existing trailer parks, and;
- f. Ancillary commercial uses providing goods and services to the patrons of the recreational facility or use.

Similarly the OP appears to anticipate accommodation facilities for patrons and employees – not purchasers of Life Leases or similar exclusive use long term year round accommodation.

Examples of other approaches to defining Accommodation Units

Township of Clearview Zoning By-law 06-54

ACCOMMODATION UNIT OR TEMPORARY RESIDENTIAL USE

Means a room or suite of rooms used or maintained as part of a tourist resort or use for the accommodation of the traveling or vacationing public, and which does not contain a kitchen.

Huntsville

Huntsville Zoning By-law 2008-66P Consolidated September 2019

2.29 COMMERCIAL ACCOMMODATION UNIT shall mean a rental unit within a tourist establishment to be rented out for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without food. Such rental shall be in the form of normal daily rental, or interval ownership which shall include forms of rental such as time-sharing or Interval ownership, Fee Simple, and which shall have a turnover frequency exceeding 12 times per year.

Excerpt from an email shared in October 2021.

"this whole municipal re-zoning process and recreational zoning classification seems like a loophole that MSC is taking advantage of to put residential condos where some form of seasonal recreational occupancy was anticipated. David - (the Mulmur lawyer) how can you be comfortable that this proposal is in fact for "Accommodation Units"?"

ACCOMODATION UNITS

Means a dwelling unit that is only used for vacation purposes and does not provide year-round habitation.
An accommodation unit does not form a principal dwelling.

These units are being advertised by MSC as offering "**Modern Conveniences Nestled In A 4-Season Paradise**" and they can be occupied year round. The only requirement is that the owner have another property elsewhere.

In my humble non-legal opinion, these condos do "provide year-round habitation" and thus are NOT Accommodation Units.

The definition says three things:

1. that the dwelling unit is only used for vacation purposes - OK, if they show MSC they have another address
2. that the dwelling unit does not provide year-round habitation, - **NOT OK**
3. that the unit does not form a principal dwelling. - OK, if they show MSC they have another address

Two out of three ain't bad but it does not meet the definition of Accommodation Unit.

I don't know what type of development would satisfy that definition. MOC has a trailer park and cabins for rent in the summer - which are certainly Accommodation Units.

Maybe the Site Plan Agreement can require that these Accommodation Units are vacant for a month a year - say April 15 - May 14 for "spring cleaning". That would reduce the attractiveness of people then quietly using these as principal residences. I don't know - there may be other precedents used in other municipalities to ensure that the proposed project satisfies the definition of Accommodation Unit.

How does this make sense? Is there any recourse here? I wish I had said this yesterday - to let council mull this over and have the discussion.

I worry about the precedent it sets for the entire municipality. If you build a golf course on rural lands - then it gets zoned recreational - then you can build another suite of year round condos under the guise of Accommodation Units, when they are in fact residential properties - or multi-residential properties... stacked condos on formerly rural lands ?!

It just seems like a sneaky way to build residential units on land that was not intended for such purposes. Just because they are second homes they are still residential units...

Sorry to go on - I just found this on the StatsCan website as their definition of "year-round habitation" for the purposes of the census:

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=Unit&Id=100236>

A dwelling may be classified as unoccupied or occupied by a person or a group of persons. Unoccupied dwellings must meet three criteria indicating they are suitable for year-round habitation in order to distinguish them from seasonal homes or cottages. They must have a source of heat or power (as evidenced by chimneys, power lines, oil or gas pipes or meters, generators woodpiles, electric lights, heat pumps or solar panels). They must have access to a source of drinking water throughout the year as evidenced by faucets, drain pipes, wells or water pumps. They must provide shelter from the elements as evidenced by complete and enclosed walls and roof and by doors and windows that provide protection from wind, rain and snow. Unoccupied dwellings that do not meet these criteria are deemed to be seasonal and are not included in the count of private dwellings.

I guess my ask is that council ask David (the lawyer) - how do we reconcile this proposed development as providing Accommodation Units as a dwelling unit that does not provide for year-round habitation, when the 4-season paradise condo development clearly does provide for year-round habitation? Should we not impose some form of limit to the year-round habitation in order to satisfy this definition - through the Site Plan Agreement or otherwise?

From: [Grbinicek, Lisa \(NDMNRF\)](#)
To: [Tracey Atkinson](#)
Cc: [Peters, Kim \(NDMNRF\)](#)
Subject: RE: Mulmur Official Plan Update Project
Date: June 27, 2022 9:11:05 AM

Hi Tracey,

My only comment would be with respect to the statement “in the vicinity”. To me that implies close to or surrounding, and not necessarily directly “in”. If you look directly to the Purpose of the NEP it would read to provide for the maintenance of the Niagara Escarpment *and* land in its vicinity.

Thanks,

Lisa

Lisa Grbinicek, RPP, MCIP

Senior Strategic Advisor | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
289 839-0304 | www.escarpment.org



As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: <https://escarpment.org/covid-19-update/>

From: Tracey Atkinson <tatkinson@mulmur.ca>
Sent: June 24, 2022 3:25 PM
To: Grbinicek, Lisa (NDMNRF) <lisa.grbinicek@ontario.ca>
Cc: Peters, Kim (NDMNRF) <Kim.Peters@ontario.ca>
Subject: RE: Mulmur Official Plan Update Project

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Again, greatly appreciated. I misunderstood completely! I have made two more changes as shown below:

The lands within the Niagara Escarpment Plan Area are protected through the Niagara

Escarpment Plan and the Greenbelt Plan. The Township will ensure that future development ~~within and~~ in the vicinity of the Niagara Escarpment Plan Area will be compatible with the natural Escarpment environment and protect this important World Biosphere.

Lands within the Niagara Escarpment Plan Area are identified on Schedule A1 to the Official Plan. The NEC should be contacted to determine if a property is within the **Niagara Escarpment** Area of Development Control.

Where there is a conflict between the policies of this Plan and those of the Niagara Escarpment Plan, the policies of the Niagara Escarpment Plan shall prevail. Where this Plan contains policies that are considered to be more rigorous or restrictive than those of the Niagara Escarpment Plan, and are not considered to be in conflict with the Niagara Escarpment Plan, the more restrictive or rigorous policies of this Plan would then apply.

ROUNDTABLE SUMMARY

The following is a summary of the subject matter, comments and questions received at the Official Plan Roundtable series. Round tables were hosted on the following topics:

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

The summary table includes excerpts from the meeting notes, reflecting questions that were asked and comments received on various topics. Some of the comments that were received will help inform other decision making by Council outside of the Official Plan project. Other comments received from the public will need to be further assessed, and in some cases will require Council direction, prior to drafting policies. The table is intended to summarize public input, streamline discussions and identify where direction is required.

Home Business & Economic Development

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
TOURISM, ECONOMIC DEVELOPMENT – balancing local needs with economic development and recreation for visitors, should Mulmur increase sporting and tourism	Strategic Plan Zoning Amendment required to implement OP	• Permitted Uses	

opportunities, encourage environmentally friendly tourism and nature focused, EDC linked to recreation, trail networks	Transportation Master Plan can include trail mapping. County Active transportation Plan		
TECH CENTRE – permit tech centres and youth opportunities, EDC	EDC Strategic Plan	• Employment permitted land uses	
HOME BUSINESSES – parking, noise in subdivisions, signage, company vehicle parking, hybrid office workers	Zoning Amendment required to implement OP and control parking	• Home Business versus home industry policies • Noise study requirements	
FOOD TRUCKS	Hawkers and Peddlers By-law and application		
INTERNET is a restriction for businesses, can Township office provide internet, internet hub, Dufferin Biz relationship	Strategic Plan Communication Engagement policy (engagement of resident, promotion of towers, removing red-tape) Federal Authority	• Permitted uses could include hub	
RESTAURANT – how to attract more	EDC Zoning Amendment required to implement OP	• Permit restaurants in various designations	
MANSFIELD – what is the long term plan	County MCR for settlement expansion Township Growth Conformity Exercise	• Update Schedule A settlement boundary and land use designation	

Removing Red Tape

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
NOMINCLATURE & TERMINOLOGY	Zoning Amendment required to implement OP	• Provincial terminology and definitions	

Consultation Process – can public be consulted on applications?	Planning Act Regulations complied with. PA does not require circulation on site plan applications.		
MAPPING <ul style="list-style-type: none"> • Small font size • Interactive mapping • Info package • Publicize it • Natural Heritage Mapping – comes from province, don't they tell you what needs to be done? Yes. Do we strengthen it? 		<ul style="list-style-type: none"> • Mapping Updates 	
EDUCATION – communicate the provisions and policies to the public following process			
DEVELOPMENT PERMIT SYSTEM versus Site Plan Control		<ul style="list-style-type: none"> • Official Plan can move to a Development Permit System if directed by Council 	Direction required.

Second Dwellings & Cottages

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
SHORT TERM RENTALS – are they permitted? Inspections, parking, noise, servicing, tourism versus affordable housing, onsite supervision, short term rental on residential properties, camping sites, multiple bunkies equivalent to campgrounds	Short Term Rental By-law Servicing issues	<ul style="list-style-type: none"> • Permitted uses • Housing policies 	Direction required
SECOND DWELLING – demolition and replacement rules, site plan	Zoning Amendment required to implement OP	<ul style="list-style-type: none"> • Second Dwelling Policies 	Direction required

applicability, legalizing illegal structures, bunkies, cabins, increased enforcement, affordable housing, minimum lot sizes,			
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Recreation and Playing Around in Mulmur

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
RECREATIONAL USES – permitting in smaller hamlets, disbursed	Recreational Master Plan	• Recreation policies	
ENTERTAINMENT & ACTIVITIES – dance, cards, theatre, storytelling groups	Programing Zoning Amendment required to implement OP	• Official Plan permitted uses	
MANSFIELD OUTDOOR CENTRE	Some uses are “Grandfathered” Zoning Amendment required to implement OP	• Mansfield North Recreation Area permitted uses and development/expansion/residential policies	Direction regarding residential development in Rec area
LARGE RECREATIONAL LAND USE		• Rural Character Definition (exclusions)	

Protecting the Environment

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
TREE RENTENTION & PLANTING – requiring tree lining, arches of trees,	Tree Preservation By-law Zoning By-law provisions County Forest management and funding	• Climate Change policies • Tree Retention Plan submission requirements Landscaping Plan submission requirements	How does Council want to balance

mitigation for erosion and compaction on trails <ul style="list-style-type: none"> • Offset trees that are taken down, replant equal number of trees to maintain coverage • Preserve certain trees that are in fencerows • Preserve trees through natural heritage – along the same lines as cultural heritage • Regardless of if trees are in existent when development occurs, make it part of the Site Plan and development process 			preservation of farmland versus tree planting?
BRANDING “Its in our nature”		<ul style="list-style-type: none"> • Formatting and Cover page • Natural Heritage Policy update 	
AGGREGATE EXTRACTION - concerns		<ul style="list-style-type: none"> • Aggregate Mapping • Study requirements for new extraction • Policies related to extraction below water table 	
NATURAL HERITAGE PRIORITIES <ul style="list-style-type: none"> • Wetlands. Add buffering zone to local wetlands as well • Woodlands – Tree Bylaw, Significant Woodlands (who identifies if it is significant) – Development would trigger it. Protect more than those that are significant. Tree Swapping, cut and re-plant. • Can we go beyond all minimums? • Wetlands prioritizing Farmers – remove 2 ha of trees but have to replant elsewhere. Council has taken those steps. 150 year old trees vs 	Tree Cutting By-law NVCA regulated NEC mapping	<ul style="list-style-type: none"> • Natural Heritage Policies • Mapping 	

Cultural Heritage and preservation of buildings. Reintroduced preservation and the cultural heritage committee.			
<p>RURAL CHARACTER</p> <ul style="list-style-type: none"> • Rural Character is Mulmur. • Trees, hills • Shopping and services developed in a meaningful way so that it fits into the landscape. • fields, landscapes, barns etc. but it is also recreational areas, homes, etc • Forested buffers to any development and aggregate resources and storage areas. • Open views to streams • Passive recreational uses and trails • Open meadows • Animals / Wildlife • Slower pace of life • Rural character is quiet • Gravel roads • Should emphasize forests and country landscapes • Materials and masses of buildings to fit better into the landscape • Include dark sky and restrict lighting • Right now it talks about what it is not, not what it is • Tree preservation • Cell phone towers (that look like trees) • Agricultural structures that don't look like industrial buildings 		<ul style="list-style-type: none"> • Rural Character Definition 	

<ul style="list-style-type: none"> • Greenspaces around agricultural so houses are not backing onto farm land • Tree screening • Planned buffer areas 			
<p>RURAL CHARACTER – What is not rural character?</p> <ul style="list-style-type: none"> • Wont be about looks, it will be about what impacts and exists within our ecological systems • Natural gradation of trees, not rows (re-wilding book) • Retreat Centres and health centres • Rural tourism – recreation and health • windmills • parking lots • Focus on impact of ecological systems and how it interacts with the environment that it is in, not what we see 		<ul style="list-style-type: none"> • Rural Character Definition 	
<p>DESIGN GUIDELINES</p> <ul style="list-style-type: none"> • Development to look like ski chalets, ski village look, • Redo arena to look like ski chalet • Avoid gas stations and mega stores • Allow building in hamlets to be close to road to preserve character • Site plan control on all commercial zones. 	Design Guidelines	<ul style="list-style-type: none"> • Rural Character Policies 	
<p>VIEWSHEDS - preserve waterway viewsheds</p>		<ul style="list-style-type: none"> • Viewshed Policy and Definition • Viewshed Study requirements 	<p>What will the triggers be for studies</p>

Road Safety & Infrastructure

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
SEASONAL ROADS - Habitation on seasonal roads?	Liability	Road policies prohibit	
STORMWATER - master plan, infiltration trenches, passive design	Master Stormwater Management Plan	• Infrastructure Policies (future Master SWM Plan)	Can this be a addressed at the subdivision level
SIDEWALKS & TRAILS: Include walking and biking into infrastructure development. Hamlets – sidewalks. Mansfield – to get to the baseball diamond crossing Airport Road. Medians instead of sidewalks. Sidewalk or Trail from Primrose School to Superburger/Champ Burger. Public Transportation – Trail from Shelburne to Champ Burger. Walking trails around SWM Ponds Walking on gravel roads is not safe for seniors. Seniors should have walking groups in Mansfield or in parks. Walking loops need benches, walking is good for mental wellbeing, TiaChi, outdoor equipment for seniors	Transportation Master Plan Programing, park development Implementation of Recreational Master Plan	• Infrastructure Policies (future Transportation Master Plan)	
OFF-ROAD VEHICLES - Motorcycle and ATV issues with road noise, routes,	County Trails – Dufferin County Authority Transportation Master Plan	• Official Plan Transportation Policy	Does Twp need a

designated routes for off-road vehicles and horses/pedestrians. See Simcoe County forest approach			Master Road/Trail plan?
SUBDIVISION DESIGN <ul style="list-style-type: none"> • Use trees to narrow vistas and control speed • Boulevards, sidewalks and centre medians • Limit concrete 		<ul style="list-style-type: none"> • Infrastructure Policy 	

Farm Protection & Opportunities

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
PRESERVE AGRICULTURE – impacts of non-ag use of prime ag lands, and long term impacts of fallow and reforestation House placement location?	Tax incentive program Zoning Amendment required to implement OP Development Permit system	<ul style="list-style-type: none"> • Rural Lot Creation policies provision for lot area versus Conservation Land Tax Incentive qualifications • Second dwelling house location 	Should second dwelling placement be further restricted?
SURPLUS DWELLING SEVERANCES – is this a problem?		<ul style="list-style-type: none"> • Agricultural Severance Policies. (See PPS) 	
ON-FARM DIVERSIFIED USES – reduce the number of uses permitted, reduce the size of building	Zoning Amendment required to implement OP	<ul style="list-style-type: none"> • Ag-Diversification Policy 	
CANNABIS FACILITIES – concerns of odour, water use, industrial use opposed to agricultural crop, industrial processing	Zoning Amendment required to implement OP	<ul style="list-style-type: none"> • Employment, Agricultural and Rural Land Use Policies • Odour study submission requirements 	

EVENT BARNS – are they on-farm diversified use or agricultural and what is the public process	Zoning Amendment required to implement OP	<ul style="list-style-type: none"> • Agricultural, Rural and On-farm diversified use policy 	Does Council want event barns? How big should on-farm diversified uses be?
SEVERANCE POLICIES <ul style="list-style-type: none"> • Keep settlement boundaries the same • Second dwellings are becoming family compounds. More multi-generation in our households • Maximum setbacks instead of minimum setbacks 		<ul style="list-style-type: none"> • Severance Policies • Urban Expansion (motion Feb 2/2022) 	

Seniors, Aging in Place & Housing

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		Is Council direction required?
	NO	YES	
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	
BUSINESSES GEARED TO SENIORS: All medical, aliement specialist, are outside of the municipality, Check permitted uses in Primrose business park, Home based businesses	Zoning Amendment required to implement OP	<ul style="list-style-type: none"> • Official Plan permitted uses • Home Based Business Policies 	
RANGE OF HOUSING Group homes Senior clusters Senior compounds Number of kitchens in shared communities	Building code	<ul style="list-style-type: none"> • Housing Policies 	

Sidewalks Maintenance Armstrong subdivision Townhouses – stairs Bungalow, bungaloffs – large accessible doors, single floor design Semi detached shared garage walls and driveways Material is not important. Functionality is important			
MINIMUM HOUSING SIZE • 700 sq ft • Maybe we don't need a minimum as people will choose a minimum • Cost implications of building and lots • Quality of the space versus size • Bachelor size, open concept • “homes for life” to allow portions for rental and aging in place type structure, “lock-outs” • Tax implications of house floor area versus affordability • Climate change implications	Zoning Amendment required to implement OP Tax implications	• Affordable Housing Policies	What is the minimum acceptable size?
GROWTH PROJECTIONS – source of data	Growth Plan County MCR	• Growth Management Policies	
GROUP HOMES, LONG TERM CARE	Zoning Amendment required to implement OP	• Permitted Uses	Direction required

Public Engagement Outside of Official Plan Framework

COMMENTS RECEIVED FROM THE ROUND TABLE MEETING	Is this something that can be addressed in the Official Plan?		
	NO	YES	

	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	Is Council direction required?
<p>SPEED: Can speed limits be reduced to address rural character?</p> <p>Can the Public have input on road classifications?</p> <p>Can Public have input in infrastructure replacement vs rehabilitation and looks?</p> <p>Climate change benefits of reduced speeds.</p> <p>Speed limits and speed bumps</p>	<p>Public Works Department</p> <p>Provincial requirements</p> <p>Provincial requirement</p> <p>Engineering recommendations</p> <p>Strategic Plan</p> <p>Procurement</p>		
Do not upload roads to County.	Council/County Council		
Protect unmaintained road allowances			
COUNTY FOREST USE – horsebacking riding, hunting, walking, mushroom picking, equine, ATV, snowmobiles, etc	County of Dufferin authority within Dufferin Forests		
HUNTING	County authority in County Forests		
Maintaining grass on shoulders	Public Works Department - operational		
PARKING – Bruce Trail Parking impacting farm equipment	Public Works operations Bruce Trail Parking Lot Agreement Signage and Enforcement		
FENCING – impact of snowsteam from plows on wire fences	Public Works operations		
NDCC FACILITY – use, programming, accessibility, outdoor rink, community space, ball diamond	NDCC Board Recreational Master Plan		
<p>SERVICES FOR SENIORS</p> <ul style="list-style-type: none"> Fall prevention course (November Fall prevention month) 	Strategic Plan		

<ul style="list-style-type: none"> • Senior geared courses • Accessible transportation (pick-up bus for usage? Private? Clearview survey formalized route or special pick-up, Uber, taxi, seniors driving seniors, seniors network, consideration for other age groups) • New Tec – community transportation program for medical, groceries, etc geared to seniors (see website) • Township of Prince – bus facility • Services to support the people – healthcare, transportation (paramedics at home, home delivery of groceries) these services need to be promoted. 	<p>County is taking lead on transportation and transit options</p>		
<p>ACCESSIBILITY FOR SERVICES</p> <ul style="list-style-type: none"> • Front counter height and chair • Newsletters – more details about what is happening • Coffee time in basement to start communication and relationship building • Hubs of connection • Think of small events and neighbour activities, street party with BBQ – send to event committee • Need pavilion in a central area (city square) • Townhall weekend meeting • Mayor highlight video recordings • Recording of council meetings 	<p>Communication Plan</p>		

<ul style="list-style-type: none"> • “you are invited” • Community townhall meeting updates more than 2 per year, hamlet tables 			
DEVELOPMENT CHARGES	Development Charge By-law		
PRIMROSE BUSINESS PARK – timelines for construction, business attraction, encouraging ED? Is there anything outside of Primrose for industrial development	Application has met requirements of current OP and will be processed in accordance with PA. Timelines and EDC unknown.		

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: September 19, 2022 2:07 PM
To: Roseann Knechtel <rknechtel@mulmur.ca>
Subject: Proposed Official Plan & Zoning By-law Amendment

Good afternoon,

Thank you for circulating Bell Canada on the proposed Official Plan and Zoning By-law Amendment for the Township of Mulmur. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Have a great week.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617

