



**MINUTES**  
**AD-HOC PLANNING ADVISORY COMMITTEE**  
**March 21, 2022 3:00 PM**

Present: Jan Benda  
Paul Cohen  
Natalie Kosack  
Grace Franco Lloyd - electronic  
Jim MacDougall - electronic  
Leah Pressey  
Lisa Swinton  
Tracey Atkinson – CAO/Clerk/Planner

Regrets: Mike Marchinkiewicz

**1. CALL TO ORDER BY THE SECRETARY**

The Secretary called the meeting to order at 3:01 p.m.

**2. APPROVAL OF THE AGENDA**

**Moved by Pressey Seconded by Cohen**

THAT the Agenda be approved as amended to include appointment of a Chair.

**CARRIED.**

**Moved by Benda Seconded by MacDougall**

THAT Leah Pressey be appointed as chair.

**CARRIED.**

The Secretary vacated the seat and Pressey assumed the role of Chair.

**3. PREVIOUS MEETING MINUTES**

**Moved by MacDougall. Seconded by Cohen**

THAT the minutes of March 3, 2022 be approved.

**CARRIED.**

**4. DISCLOSURE OF PECUNIARY INTERESTS**

Chair Pressey stated that members can declare a pecuniary interest now or at any time in the meeting.

**5. ADMINISTRATION**

## **5.1 Committee Mandate and Role**

Tracey Atkinson summarized the report of Roseann Knechtel. Discussion ensued regarding the committee role, process for Council approval of the Official Plan, committee minutes and recommendations process for agenda inclusion and the timing of the election with respect to mandate #1.

### **Moved by Benda Seconded by Cohen**

THAT the Committee receive the report of Roseann Knechtel, Deputy Clerk, Committee Role and Mandate.

**CARRIED.**

## **5.2 Mandate Goal #2: Pursue responsible growth in residential and employment areas**

### **Update On-Farm Diversification and Home Industry regulations in the Township's Official Plan (Prosperous, Goal 2, Action 2)**

- Implement Aging in Place policies in the Township's Official Plan (Prosperous, Goal 2, Action 4)

Tracey Atkinson, Planner presented the Committee with background related to on-farm diversified uses at the Provincial level and current Official Plan. General discussion ensued regarding the Official Plan, implementation, level of detail in plans versus zoning and the role of the committee versus Council and staff in developing the policy.

The Committee discussed climate change and environmental protection. Staff noted that the Official Plan will contain environmental protection policies that will overlay agricultural properties, and will apply to on-farm diversified uses. Staff also spoke to the history and intention of the on-farm diversified use policies (to provide additional income to the farmer offsetting poor farming returns) and that climate change policies need to be evaluated/balanced with food production needs where it comes to prime agricultural lands.

Members provided the following “umbrella” topics for further discussion on inclusion in an on-farm diversified policy:

- Preference to using existing agricultural buildings
- Limit scale of business (floor area of building, massing, architecture)
- Limited land consumption (% of total holding versus total area utilized)
- Preference to locating on lower quality lands, currently fallow lands or lands with constraints
- Impacts on surrounding neighbours, including signage, illumination (light pollution) and noise

- Buffering opportunities, including trees and topography
- Limiting parking areas
- Owner occupied, rented and ensuring farming continues to be the predominate use of the parcel
- Uses to be prohibited (such as used car dealerships, scrap yards)
- Discussion on restaurants, food trucks, catering businesses
- Conditions (site plan approach versus development permit system)

The Committee discussed that the next step would be for each member to come to the next meeting with any additional “umbrella” topics, and for further discussion on the types of uses that should be encouraged or discouraged, to further support drafting and “test” the proposed policy priorities/clauses.

**DEFERRED: Implement Aging in Place policies in the Township’s Official Plan (Prosperous, Goal 2, Action 4)**

**6. INFORMATION ITEMS**

- 6.1 Resignation: Lisa Thomson**
- 6.2 Township of Mulmur Procedural By-law**
- 6.3 Township of Mulmur Strategic Plan**
- 6.4 Dufferin County Land Needs Assessment**
- 6.5 Past Building/Planning Reports**
- 6.6 Round Table Meeting Notes**

**7. ITEMS FOR FUTURE MEETINGS**

- 7.1 Mandate Goal #2: Pursue responsible growth in residential and employment areas**
  - Implement Aging in Place policies in the Township’s Official Plan (Prosperous, Goal 2, Action 4)
- 7.2 Mandate Goal #3: Protect Rural Character**
  - Update policy and definition for “rural character” (Sustainable, Goal 1, Action 1)
  - Review changes to the Provincial Policy Statement to determine viewshed protection (Sustainable, Goal 1, Action 2)
- 7.3 Mandate Goal #4: Be Proactive in the sustainable use of non-renewable resources**
  - Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate (Sustainable, Goal 2, Action 2)
  - Protect agricultural land and water and forest resources (Sustainable, Goal 2, Action 4)

**8. ADJOURNMENT**

**Moved by Swinton Second by Kosack**

THAT the meeting adjourns at 4:38 p.m. and meet again at the call of the Chair.

**CARRIED.**