



**AGENDA**  
**AD-HOC PLANNING ADVISORY COMMITTEE**  
**JUNE 29, 2022 9:00AM**

**MEETING DETAILS**

**In-Person Location:** Mulmur Township Offices, located at 758070 2<sup>nd</sup> Line East  
**Phone Connection:** 1 647 374 4685 Canada / 1 647 558 0588 Canada  
**Video Connection:** <https://us02web.zoom.us/j/84602248258>  
**Meeting ID:** 846 0224 8258

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

Recommendation: THAT the Agenda be approved.

**3. APPROVAL OF THE MINUTES**

Recommendation: THAT the Minutes of June 9, 2022 be approved.

**4. DISCLOSURE OF PECUNIARY INTERESTS**

**5. ADMINISTRATION**

**5.1 Mandate Goal #3: Protect Rural Character**

- Vision Statement
- Garden Township Definition
- Rural Character Definition
- Scenic Recourses and Dark Sky

Recommendation: THAT the Ad-hoc Planning Advisory Committee forward the draft policies as amended/presented to Council.

**6. INFORMATION ITEMS**

**6.1 Genius Loci (Jan Benda)**

**7. ITEMS FOR FUTURE MEETINGS**

**8. ADJOURNMENT**

Recommendation: THAT the meeting adjourns at \_\_\_\_ pm and meets again at the call of staff.



**MINUTES**  
**AD-HOC PLANNING ADVISORY COMMITTEE**  
**June 9, 2022 2:30 PM**

Present: Jan Benda  
Paul Cohen  
Leah Pressey  
Lisa Swinton  
Tracey Atkinson – CAO/Clerk/Planner

Regrets: Jim MacDougall  
Mike Marchinkiewicz  
Grace Franco Lloyd

**1. CALL TO ORDER**

The Secretary called the meeting to order at 2:33 p.m.

**2. APPROVAL OF THE AGENDA**

**Moved by Cohen Seconded by Swinton**

THAT the Agenda be approved.

**CARRIED.**

**3. PREVIOUS MEETING MINUTES**

**Moved by Swinton Seconded by Benda**

THAT the minutes of May 19, 2022 be approved as amended.

**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 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)

Members reviewed the draft vision statement and discussed the placement of the vision statement and rural character within the Official Plan document. Members suggested further tightening the vision statement and identifying both environmental sustainability and financial sustainability.

Members reviewed the draft garden township and rural character definitions and policies and discussed ways to strengthen each section.

Direction was given to members to send further suggestions to staff for consideration.

**5.2 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)

**6. INFORMATION ITEMS**

**6.1 Mulmur Township Planning Principals (Jan Benda)**

**6.2 Rural Character Brainstorming Results**

**6.3 Draft On-Farm Diversified Uses**

Comments were received on the first draft of the on-farm diversified use and housing policies.

**6.4 Draft Aging in Place – Housing Policy**

**7. ITEMS FOR FUTURE MEETINGS**

**7.1 Draft #2 - Definitions and Policies**

**7.2 Mandate Goal #4: Be Proactive in the sustainable use of non-renewable resources**

**8. ADJOURNMENT**

**Moved by Swinton Seconded by Cohen**

THAT the meeting adjourns at 4:35 pm and meets again on June 23, 2022 and July 7, 2022 at 2:30 pm, or at the call of staff.

**CARRIED.**

## **SECOND DRAFT OF A GARDEN TOWNSHIP VISION STATEMENT**

Mulmur will be a Garden Township, committed to protecting the environment, agriculture, and providing for balanced and sustainable development while nurturing rural character.

## **SECOND DRAFT OF DEFINITION OF GARDEN TOWNSHIP**

Garden Township: means an area dominated by its natural landscape and rural character, with various focal points, settlement areas and cultivated lands. A garden township provides for a range of amenities to remain a highly desirable, safe, prosperous, beautiful, and natural place for its residents to live, work, learn, and play.

## **SECOND DRAFT OF RURAL CHARACTER DEFINITION**

Rural Character means: the visual landscape established through preferred patterns of land use and development that prioritize agriculture, natural environments, and low-density development to facilitate a serene lifestyle.

Rural Character within settlement areas means establishing the perception of a natural landscape through the strategic preservation and placement of natural elements within the built environment.

## **SCENIC RESOURCES, VIEWSHEDS, DARK SKY and FEATURES**

## **SECOND DRAFT OF POLICY TO SUPPORT GARDEN TOWNSHIP & RURAL CHARACTER**

To be a Garden Township, Mulmur will preserve the scenic resources and rural character of the Township. A visual impact assessment shall be required for any development proposals under the Planning Act where there is a potential for visual impacts to ensure that the built form does not predominate over the natural environment.

The Township will limit light pollution and conserve energy by protecting a dark sky. A lighting study shall be required for development proposals under the Planning Act where there is a potential for dark-sky infringement.

## GENIUS LOCI OF THE MULMUR GARDEN TOWNSHIP

The expression “rural character” refers to the physical reality of the environment, genius loci refers to its spirit. Such concept is not indicating traditional principles of the indigenous culture or abstract “magic”. Genius loci is referring to something important, what is next to impossible to formulate as zoning bylaws, or other restrictive planning rules. **Genius loci** is a collection of the unique qualities and meanings that characterizes specific area, place or even the building. The spirit of the place is not the poetic conception of romantics but the way a place works and affects our bodies and minds, how it organizes our behaviour and feelings.

In the ancient Roman times the genius loci was understood as the guardian spirit that is connecting the nature with the human settlement. And this connection is making the difference between ordinary place and the place which become a point of natural gravitation of people. Such place can be easily recognized for its unique form, logical and natural appearance. People remember such point or place because they can develop an emotional relation with it. The genius loci of the existing Mulmur countryside can reveille a hidden meaning and beauty behind the overall concept of Mulmur Garden Township (MGT).

This relation had its practical use when planing department can direct the township development, location of public buildings, definition of the natural and manmade features etc. As the nature symbolizes the ever lasting laws of the universe, buildings are symbolizing the order of the world.

### Genius loci

- *Words “character” and “genius loci” are sometimes wrongly used as synonymous*
- *Genius loci is more than just the character or rural character however words character and genius loci are usually perceived together.*
- *Genius loci is a spirit of the place*
- *It refers to place, house, village, city, landscape, region.*
- *It cannot be governed by zoning or bylaws however it is very important to have it in mind*
- *It needs to be protected, developed and cultivated by selecting architectural forms and its location*
- *Such concept can be seem as magical and fleeting but in fact it is one of the most powerful essence of the entire Mulmur countryside.*

### Note:

Definition by Oxford dictionary

*Latin term ‘the genius of the place’, referring to the presiding deity or spirit. Every place has its own unique qualities, not only in terms of its physical makeup, but of how it is perceived, so it ought to be (but far too often is not) the responsibilities of the architect or landscape-designer to be sensitive to those unique qualities, to enhance them rather than to destroy them. Alexander Pope, in Epistle IV (1731) of his Moral Essays, addressed to Lord Burlington, states in his Argument that, ‘instanced in architecture and gardening,... all must be adapted to the genius of the place, and... beauties not forced into it, but resulting from it’.*