



ELECTRONIC AGENDA AD-HOC PLANNING ADVISORY COMMITTEE AUGUST 25, 2021 1:00 PM

THIS MEETING IS BEING HELD ELECTRONICALLY USING VIDEO AND/OR AUDIO CONFERENCING.

To connect only by phone, please dial any of the following numbers. When prompted, please enter the meeting ID provided below the phone numbers. You will be placed into the meeting in muted mode. If you encounter difficulty, please call the front desk at 705-466-3341, ext. 0

+1 204 272 7920 Canada
+1 438 809 7799 Canada
+1 587 328 1099 Canada
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada

To connect to video with a computer, smart phone or digital device and with either digital audio or separate phone line, download the zoom application ahead of time and enter the digital address below into your search engine or follow the link below. Enter the meeting ID when prompted.

<https://us02web.zoom.us/j/84602248258>

Meeting ID: 846 0224 8258

1. CALL TO ORDER

2. APPOINTMENT OF A CHAIR

Recommendation: THAT the Committee appoint _____ as Chair.

3. APPROVAL OF THE AGENDA

Recommendation: THAT the Agenda for August 25, 2021 be approved.

4. DISCLOSURE OF PECUNIARY INTERESTS

5. ADMINISTRATION

5.1 Overview of Official Plan Process

5.2 Round Table Sessions/Schedules

6. INFORMATION ITEMS

6.1 Ad-Hoc Planning Advisory Committee Mandate

6.2 Township of Mulmur Official Plan (current)

6.3 Provincial Policy Statement

6.4 Provincial Growth Plan

6.5 Greenbelt Plan

6.6 Niagara Escarpment Plan

6.7 County of Dufferin Municipal Comprehensive Review

7. ITEMS FOR FUTURE MEETINGS

7.1 Round Table Findings

8. ADJOURNMENT

Recommendation: THAT the meeting adjourns at ___ pm and meet again on January _____, 2022 at _____, or at the call of the Chair.



OFFICIAL PLAN UPDATE

Community Engagement Series

WHAT IS AN OFFICIAL PLAN?

The Official Plan includes policies on how land in your community should be used and provides a 20-year plan for development. It is also used to implement upper tier and Provincial policy.

An Official Plan generally includes the following:

- Vision and Guiding Principles
- Long term Goals
- Conservation of Resources
- Protection from Hazards
- Direction on Future Development
- Infrastructure
- Implementation



CITIZENS' GUIDE



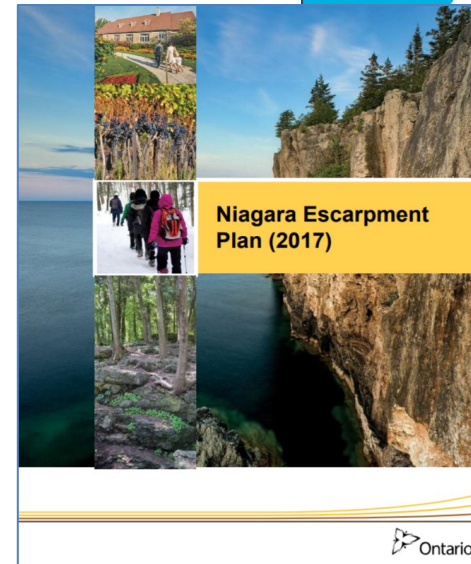
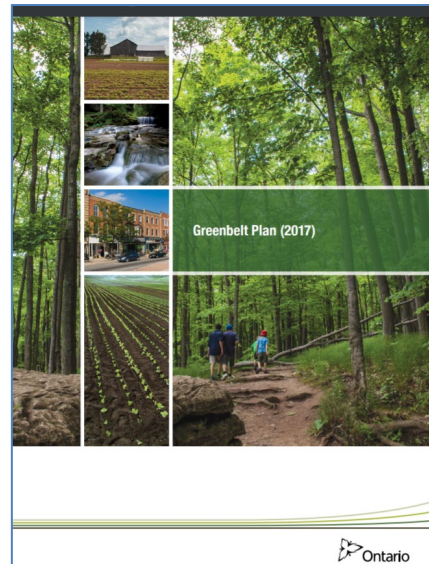
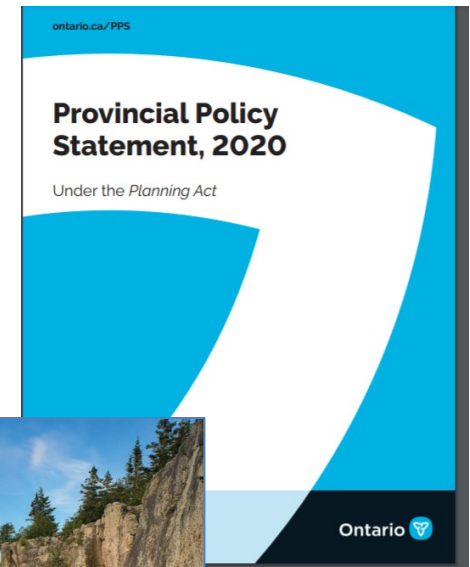
OFFICIAL PLANS



IN A SERIES
Updated 2010

PROVINCIAL PLANS & POLICY

- Provincial Policy Statement, 2020
- A Place to Grow, 2020
- Greenbelt Plan, 2017
- Niagara Escarpment Plan, 2017

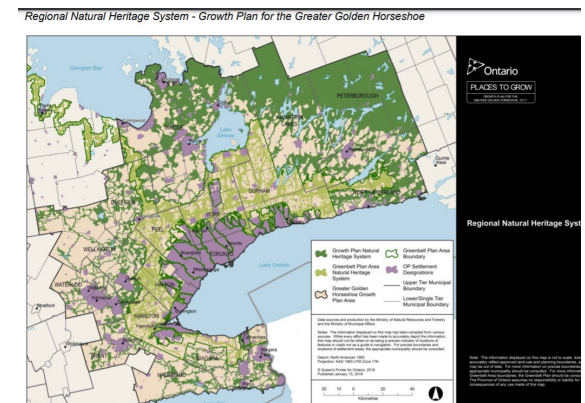
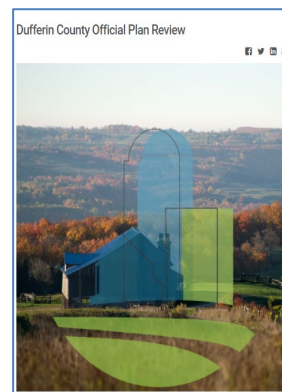
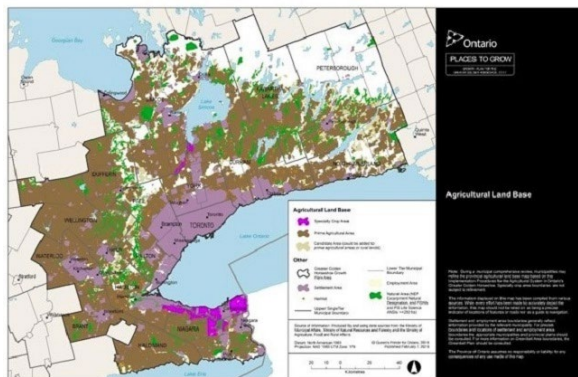


WHY NOW?

The Planning Act sets out that at a minimum of every 10 years, the Municipality is to consider updates to its Official Plan.

The County of Dufferin is currently undertaking a Municipal Comprehensive Review (MCR), which will include amendments to the County Official Plan and be implemented through the Mulmur Official Plan update.

The Province Agricultural Land Base is to be incorporated by July 1, 2022 and the Natural Heritage mapping through the MCR.



PUBLIC ENGAGEMENT

Community Round Table Information Sessions

- September 16 – Home Business, Economic Development & 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





Round Table – September 16

Home Business, Economic Development & Removing Red Tape

- Home Business
- Home Industry
- Agricultural (On-farm diversitified, Ag-related – Nov 10/21)
- Commercial
- Business Park
- Industrial
- Food booths
- Official Plan Designations (County Projections)
- Zoning- permitted uses

What do we like?

What needs to loosen up? What needs to tighten up?

Round Table – September 29

Second Dwellings & Cottages

- Second Dwelling Permissions
 - 8ha full dwellings
 - >1ha dwelling with 50%FA and 80m² max
 - Basement and attached lofts
- Minimum Floor Area
- Road Frontage
- Cottages
- Pool houses
- Bunkies

What do we like?

What needs to loosen up? What needs to tighten up?

Round Table – October 13

Recreation and Playing Around in Mulmur

- Recreation Master Plan
- North Dufferin Community Centre – Addition
- Recreation Coordinator
- Masfield North Recreation Area

Prioritizing recreational needs and wants

- Dirt Bikes
- Trails
- Parkland Dedication and Development
- Mansfield Recreation Advisory Committee

Addressing recreational issues and conflicting priorities

Round Table – October 20

Protecting the Environment

- Provincial Policy Statement
- Niagara Escarpment Plan
- Growth Plan
- Natural Heritage Area Mapping
- wetlands, woodlots, ANSIs, floodplains, steep slopes, endangered species, habitat (wildlife, fish), water resources
- Agricultural Lands
- Aggregate Resources
- Regulated Lands/ CA Mandate

Understanding and Implementing Provincial Policy



Round Table – October 27

Rural Character & View Shed Protection

- What is Rural Character?
- Provincial Policy Statement – View sheds

Balancing urban design and streamlining process

Round Table – November 9

Road Safety & Infrastructure

- Road Safety Mandate
- Infrastructure
- Site Plan Development Process

Road design in new development

Round Table – November 10

Farm Protection & Opportunities

- Prime Agricultural Land Base Mapping
- Ag-Diversified Use
- Ag-Related Commercial
- Ag-Related Industrial
- Home Occupations, Industries
- Drainage Act
- Regulated Lands and Tree Removal
- Fill By-law
- Severances and MDS
- NMP

What land use and development issues are Mulmur Farmers facing?

Round Table – November 17

Seniors & Aging in Place

- Affordability
- House Design (bungalow, second units, granny flats)
- Services (health)
- Proximity to amenities

What can we do to keep our seniors in our community?

NEXT STEPS

- Round tables
- Planning Advisory Meetings
- Presentation of Public Engagement Findings to Council
- Draft Mulmur Specific Policies
- Consultation MMAH, NEC and NVCA
- Draft Mapping
- Statutory Open House
- Formal Public Meeting
- Council consideration



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

- © Mulmur Township. All rights Reserved.



REPORT TO COUNCIL

TO: COUNCIL
FROM: Tracey Atkinson, Planner
Meeting Date: May 5, 2021
Subject: 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 dovetail 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

- 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.
3. **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.

6. **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 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Post - Election
<u>BACKGROUND</u>							
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)							
<u>PUBLIC EXPERTISE & MULMUR SPECIFIC POLICY DEVELOPMENT</u>							
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							
<u>GROWTH PLAN & MCR IMPLEMENTATION POLICY DEVELOPMENT</u>							
Review of County MCR Amendment (Dec 2021)							
Engineer and Legal Review							
Draft OP/OPA							
County/Provincial Consultation							
Mapping Updates							
Statutory Open House							
<u>APPROVALS</u>							
Statutory Public Meeting							
Adoption of Official Plan (or Amendments) and Circulation							
Passing of Implementing By-law							
Link OP and Zoning Mapping to Text							



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/build/official-plan>

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

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



Ad-Hoc Planning Advisory Committee

TERMS OF REFERENCE

1. PURPOSE

The Ad-Hoc Planning Advisory Committee ("APAC") is a community task force with a purpose to assist in completing the Official Plan update and outstanding goals of the Strategic Plan.

2. MANDATE

The Mandate of the Township APAC is to:

1. Assist Township staff in the completion of the Official Plan Update

2. Pursue responsible growth in residential and employment areas

- Update On-Farm Diversification and Home Industry regulations in the Township's Official Plan (Prosperous. G2, A2)
- Implement Aging in Place policies in the Township's Official Plan (Prosperous. G2, A4)

3. Protect rural character

- Update policy and definition for "rural character" (Sustainable, G1, A1)
- Review changes to the Provincial Policy Statement to determine viewshed protection (Sustainable, G1, A2)

4. Be proactive in the sustainable use of non-renewable resources

- Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate (Sustainable, G2, A2)
- Protect agricultural land and water and forest resources (Sustainable, G2, A4)

3. ACCOUNTABILITY

Council may request update reports at any time on specific projects or initiatives.

4. MEMBERS/VOTING

Committee structure to be comprised of five (5) to seven (7) public members who are appointed by Council, each of which have voting rights.

The committee will be disbanded upon completion of the Official Plan Update.

5. QUORUM

If quorum is not obtained the day of the meeting within fifteen (15) minutes after the hour appointed the meeting shall be cancelled

6. REMUNERATION

No compensation shall be provided to members of the APAC for their participation.

7. MEETING DETAILS, AGENDA, MINUTES & PROCEDURE

- a) The APAC will meet as required and identified by staff.
- b) The Recording Secretary shall send out meeting invites to all APAC members and post notice of the meeting to the Township website.
- c) Agenda items shall be set by the Committee Chair, in consultation with and under approval of the Recording Secretary.
- d) Members who wish to include an item on the Agenda shall contact the Recording Secretary for consideration.
- e) Committee Chairs shall be appointed for a term of twelve (12) months. The Committee may also elect a Vice Chair to act in place of the Chair in the event that the Chair is absent or the seat has been vacated.
- f) Chair and Vice Chair appointments shall be conducted at the first meeting of the APAC each year.
- g) All meetings shall be conducted in accordance with the Township of Mulmur Procedural By-law.
- h) The Terms of Reference is a living document and will be reviewed once per term of Council at a minimum and may be revised as required by approval of Council.

POLICY DOCUMENTS

Township of Mulmur Official Plan

<https://mulmur.ca/build/official-plan>

Provincial Policy Statement

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

Provincial Growth Plan

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Greenbelt Plan

<https://files.ontario.ca/greenbelt-plan-2017-en.pdf>

Niagara Escarpment Plan

https://files.ontario.ca/appendix - niagara_escarpment_plan_2017 - oc-10262017.pdf

Dufferin County Municipal Comprehensive Review

<https://www.dufferincounty.ca/planning-development/official-plan-and-provincial-land-use-planning-policies>

<https://joinindufferin.com/dufferin-county-municipal-comprehensive-review>