



AGENDA
AD-HOC PLANNING ADVISORY COMMITTEE
AUGUST 12, 2022
9:00 AM

MEETING DETAILS

In-Person Location: Mulmur Township Offices, located at 758070 2nd 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 29, 2022 be approved.

4. DISCLOSURE OF PECUNIARY INTERESTS

5. ADMINISTRATION

5.1 Open House (Discussion on scheduling and content)

- Executive Summary
- Official Plan Questionnaire

5.2 Official Plan Preamble

Recommendation: THAT the Ad-hoc Planning Advisory Committee forward the second draft of the Preamble to Council.

6. INFORMATION ITEMS

6.1 Notice of Public Meeting and Open House

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 29, 2022 2:30 PM

Present: Leah Pressey - Chair
Jan Benda
Paul Cohen
Grace Franco Lloyd
Mike Marchinkiewicz
Tracey Atkinson – CAO/Clerk/Planner

Regrets: Lisa Swinton
Jim MacDougall

1. CALL TO ORDER

The Secretary called the meeting to order at 9:12 a.m.

2. APPROVAL OF THE AGENDA

Moved by Franco-Lloyd Seconded by Cohen

THAT the agenda be approved as amended to include Official Plan Timelines.

CARRIED.

3. PREVIOUS MEETING MINUTES

Moved by Cohen Seconded by Franco-Lloyd

THAT the minutes of June 9, 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 Official Plan Timelines

Tracey Atkinson, CAO/Planner, provided an update on timelines, including not holding an Open House in July and hosting a statutory public meeting in September.

Members discussed what is going to be presented and whether it would be in-person or virtual.

Moved by Pressey Seconded by Franco-Lloyd

THAT the Ad-Hoc Planning Advisory Committee recommend Council host an open house to present the draft Official Plan Policies to the public.

CARRIED.

5.2 Mandate Goal #3: Protect Rural Character

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

Members reviewed the second draft of the Garden Township vision statement, definition, rural character definition and policy to support a garden township and rural character. Members discussed each section and amended the wording.

Moved by Pressey Seconded by Franco-Lloyd

THAT the Ad-Hoc Planning Advisory Committee forward the draft policies as amended to Council.

AND THAT the Committee recommend Council consider re-forming a Planning Committee to assist in future Official Plan amendments.

CARRIED.

6. INFORMATION ITEMS

6.1 Genius Loci (Jan Benda)

7. ITEMS FOR FUTURE MEETINGS

8. ADJOURNMENT

Moved by Cohen Seconded by Marchinkiewicz

THAT the meeting adjourns at 11:23 am and meets again at the call of staff.

CARRIED.

AMENDMENT TO MULMUR OFFICIAL PLAN

EXECUTIVE SUMMARY

3.0 BASIS OF THE PLAN

Background

The policies set out in this Plan have been established through a process of background review and public consultation. Throughout the development of this Plan, the public indicated a desire to maintain the Township's open landscape and protect its natural features and scenic resources.

Garden Township

The overarching vision is that Mulmur should gradually develop into a Garden Township reflecting the 21st century rural lifestyle of its residents as well as supporting development which protects the environment and mitigates climate change. The word "garden" derived from the word "guard", means guarded or protected land. Thus, "Garden" as a guiding principle of the Official Plan focuses to protect the land. A clear understanding of its meaning and its impact on the Plan is essential. Its definition should help to establish controlling methodologies, strategies, policies and bylaws.

Goal

The Garden Township framework is intended to make Mulmur a better place to live, gratifying present residents and enticing future generations to settle in the township. Its purpose is to guide development to work in harmony with nature and so reveal the hidden spirit and informal beauty of the Canadian wilderness of Mulmur. Ideally, the intervention of man should be almost indistinguishable from the wild nature. The Garden Township concept will put Mulmur "on the map" for township design in Ontario.

Planning concept

Essentially, the Garden Township concept is a planning framework rather than a marketing tool. It shall govern planning in Mulmur to proportion the land use for residences (urban, farm type or cottages), recreation, services, agriculture and supporting industry in order to protect Mulmur's rural character as well as its spirit (genius loci).

Environment diversity

Maximum environmental diversity in a minimum space is Mulmur's greatest asset. Different locations within Mulmur have quite different characteristics - geography, vegetation, wildlife, water systems, natural features etc. To realize the concept of the Garden Township, each area with its specific characteristics will be recognized as an "individual garden" with its own definition, name, descriptions of features etc. This collection of diverse "gardens" will result in a new and attractive territory. Organizing the township in this way will simplify its management. Any future development must be not just in line with each garden's character, but also further enhance it.

Rural Character

Mulmur's rural character is unique even though it does not have any significant anchor towns. The lack of a well-defined centre point, like a market place or village square with a town hall, and other facilities shall be offset by the recognition of "individual gardens". Mulmur's community shall be established around, and defined by these Gardens. Each garden shall have simple facilities in place - such as bench, gazebo, water fountain etc. - to establish a nucleus for community life. This is the foundation of Mulmur's special rural character.

Rural Communities and Lifestyle

What distinguishes a rural area from an urban region is the relationship of the residents with the land and the local community. Many rural residents accept responsibility for the physical environment and the community, concerning themselves with the livelihood of neighbours and their safety. This attitude is not just an act of good faith, but also an essential survival mechanism. Rural life can be harsh with environmental difficulties such as snow storms and drought - these difficulties will only increase as climate change worsens over the next few decades. It is therefore imperative that the rural community plan for resilience. The Garden Township planning framework is a way to strengthen our rural community against destructive forces of nature and detrimental development. The individual gardens will strengthen communities by giving individuals a stronger sense of identity within Mulmur. The framework policies will ensure that planning supports a healthy thriving community as opposed to one that withers under the pressures from self serving businesses and deep pocket developers.

Identity and sustainability

People's identification with a place is a key prerequisite for a prosperous and sustainable community. The built environment - the architecture - plays a very important role in this. It needs to be one which is in harmony with nature, contemporary in technology and comfortable in lifestyle. Further to this is the role of architecture - both structure and community design - in effective affordable housing. It is the goal of Garden Township concept to make Mulmur a "destination" and a desirable place to live by enhancing Mulmur's distinctive identity.

Connectivity

Roadways are the lifelines of healthy communities. Yet these lifelines need to be planned appropriately so as not to interfere with the Garden Township ideology. Gravel roads invite dog walking, jogging and bicycle riding, where the road becomes the sidewalk. Yet, 80 km/h speed limits interfere with these important activities by making them dangerous, dusty and unpleasant. The introduction of strategically placed low speed limits (40 km/h), boulevards, and narrow roadways with sidewalks and trees, are a few ways to make these lifelines more diverse in their intended use and thus more supportive of all community members.

Challenges

The Township has many significant environmental areas and natural features, quality resources and outstanding scenery, all of which reinforce its unique and vitally important rural character. The greatest challenge for the Township over the next 20 years will be to balance supplies and demands for resource use and growth, with the need to preserve and protect all things that establish Mulmur as a Garden Township.

*Prepared and written by:
Leah Pressey & Jan Benda,
members of Ad-Hoc advisory committee
July 25th 2022*



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OFFICIAL PLAN QUESTIONNAIRE

WHAT IS YOUR VISION FOR MULMUR:

WHAT DO YOU CURRENTLY LIKE ABOUT THE TOWNSHIP'S OFFICIAL PLAN:

WHAT DO YOU THINK SHOULD BE CHANGED:

WOULD YOU LIKE TO BE ADDED TO THE CIRCULATION LIST? YES NO

NAME: _____

EMAIL: _____

FIRST DRAFT POLICY (PREAMBLE)

3.0 BASIS OF THE PLAN

The policies set out in this Plan have been established through a process of background review and public consultation. Throughout the development of this Plan, the public indicated a desire to maintain the Township's open landscape and protect the natural features and scenic resources that facilitate the unique environment of beauty and spirit.

The overarching vision for the Township to be Garden Township is derived from the origins of a garden, as a guarded or protected place and encapsulates the various definitions of a garden including: cultivated land; landscaped areas; an environment with aesthetic values; natural and built areas; an open air place; and a recreation area. For Mulmur, creating a Garden Township requires land use policies and patterns that will create a space for a serene lifestyle where people work, learn, and play as well as proportionally scaled communities where people live.

The Official Plan and Growth Management Strategies direct the majority of residential growth to the existing communities in the Township. Growth in the communities has always been, and remains dependent on, the ability to provide adequate services on a sustainable basis. The role of the Township in accommodating population growth, and employment over the planning period has been defined in relation to growth allocations established for the County of Dufferin in the Land Needs Analysis (2022)

The Township has many significant environmental areas and natural features, quality resources and outstanding scenery, all of which reinforce its unique and vitally important rural character. The greatest challenge for the Township over the next 20 years will be to balance the demands for resource use and growth, with the need to preserve and protect all things that make Mulmur a Garden Township.

EXISTING POLICY (PREAMBLE)

3.0 BASIS OF THE PLAN

The policies set out in this Plan have been determined following a process of background review and public consultation. The following is provided to explain the reasoning behind the policies contained in this Plan.

The Township has always been, and remains essentially rural in character. Throughout the development of this Plan, the public has indicated, at every public consultation opportunity, a desire to maintain the open landscape character, and preserve and protect the natural features and scenic resources of the Township.

From its beginnings to the present, the Township has had a predominantly agriculture-based economy. For several decades, there has been a steady influx of recreational property owners, predominantly from the urban areas to the south, into the Township. More recently, young families have also begun to migrate to the area.

This migration is, in large part, the result of the desire of many urban area residents, both working and retired, to live in an attractive rural environment; an increased ability to work from home and a trend toward more self-employment, and the availability of desirable lots and quality housing.

These factors have resulted in a strong demand for rural properties and rural community living. A strengthening rural economy associated with these new residents is emerging. Corresponding to these trends is a demand for more and better facilities and services.

The previous Official Plan and Growth Management Strategies directed growth to the existing communities in the Township wherever possible. This Plan echoes that direction, while providing for the preservation of the character of the existing communities. Growth in the communities has always been, and remains dependent on the ability to provide adequate services on a sustainable basis. The role of the Township in accommodating population growth, and employment over the planning period has been defined in relation to growth allocations established for the County of Dufferin in the Growth Plan for the Greater Golden Horseshoe. An appropriate balance has been struck between the desire to accommodate a fair share of the County's growth, primarily within settlement areas, while recognizing that opportunities for limited growth exist within the rural areas of the Township.

The Township has many significant environmental areas and natural features, quality resources and outstanding scenery, all of which reinforce its unique and vitally important rural and community character. The greatest challenge for the Township over the next 20 years will be to balance the demands of growth and resource use with the need to preserve and protect all those things that make Mulmur Township such a special place.

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.