



AGENDA
AD-HOC PLANNING ADVISORY COMMITTEE
May 19, 2022 3:00 PM

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/84829988171>
Meeting ID: 848 2998 8171

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 April 13, 2022 be approved.

4. DISCLOSURE OF PECUNIARY INTERESTS

5. ADMINISTRATION

5.1 Mandate Goal #2: Pursue responsible growth in residential and employment areas (Summary chart from previous meeting)

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

Recommendation: THAT the Planner receive the input from the Committee regarding Aging in Place for reference as part of the Official Plan Amendment.

5.2 Mandate Goal #3: Protect Rural Character

- Update policy and definition for "rural character" (Sustainable, Goal 1, Action 1)

Recommendation: THAT the Planner receive the input from the Committee regarding Rural Character for reference as part of the Official Plan Amendment.

6. INFORMATION ITEMS

- 6.1 Current Rural Character Policies**
- 6.2 Survey response on Rural Character**
- 6.3 Current Scenic Value Policy**
- 6.4 Council Motion regarding Official Plan Workplan, May 4, 2022**

7. ITEMS FOR FUTURE MEETINGS

7.1 Mandate Goal #3: Protect Rural Character

- Review changes to the Provincial Policy Statement to determine viewshed protection (Sustainable, Goal 1, Action 2)

7.2 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)

8. ADJOURNMENT

Recommendation: THAT the meeting adjourns at ___ pm and meets again on June 9 at 3:00 or at the call of staff.



MINUTES
AD-HOC PLANNING ADVISORY COMMITTEE
April 13, 2022 3:00 PM

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

Regrets: Jim MacDougall

1. CALL TO ORDER

The Secretary called the meeting to order at 3:05 p.m.

2. APPROVAL OF THE AGENDA

Moved by Cohen Seconded by Franco-Lloyd

THAT the Agenda be approved.

CARRIED.

3. PREVIOUS MEETING MINUTES

Moved by Cohen Seconded by Swinton

THAT the minutes of March 21, 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 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)

Tracey Atkinson, Planner presented the workplan to address on-farm diversification and home industry including a chart for completion by members.

Discussion ensued. Member support diversification and on-farm diversified use and members supplied their views for supporting local farmers and the needs of the community.

Moved by Cohen Seconded by Swinton

THAT the Planner receive the input from the Committee regarding on-farm diversified use for reference as part of the Official Plan Amendment.

CARRIED.

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

Members participated in an brainstorming session. Ideas will be discussed at the next meeting.

5.3 Rural Character Definition: Deferred

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 Franco-Lloyd

THAT the meeting adjourns at 4:36 p.m. and meet again at the call of the Chair.

CARRIED.

DRAFT

Aging in Place: Types of Businesses

Types of businesses and institutional uses that need to be encouraged to be located within Mulmur to provide services to seniors that will allow them to stay residents in Mulmur as they age:

Caregivers

Cleaners

Clubs to join

Dental care

Ease restrictions on renovations

Estetition (at home)

Green spaces

Home care

Home delivery of groceries

Inclusivity (Marketing concept- "we are an all age community)

Landscaping and yard maintenance

Meals on Wheels

Medical center

Optical care (eye doctor)

Pairing highschool students with seniors for technology development

Picnic benches

Places to meet on regular basis (pub, recreation center)

PSW's (+ agencies of them)

Public transportation (subsidized)

Recreational- such as card playing and low cost

Retirement home

Seminars for how to live

Shopping



WHAT IS RURAL CHARACTER?

DID YOU KNOW?

Mulmur translates in Gaelic to “**many bald hills**”....a “**Mal**” is a hill with no trees and “**Muir**” means many.



THE TOWNSHIP'S CREST



The shape - an equilateral triangle, with the "L" of the Irish print in Mulmur forms a tree. The stylized green "M" represents the hills and valleys of our Township with the blue part under the M to represent our streams and small lakes. The fir trees represent the forests, and the stook of grain its main industry, agriculture. In the clear blue sky above, we see a hawk representing the wildlife of the Township.

Excerpt from October 27, 2021 Rural Character and View Shed Protection Round Table Meeting

Rural Character & View Shed Protection

<p>LIGHT POLLUTION</p>	<ul style="list-style-type: none"> • Dark Sky Policy • Development Permit System • Direction for site plan control and subdivisions • Lighting Plan submission requirement
<p>TOWERS: Can towers and infrastructure be underground or blend in like trees</p>	<ul style="list-style-type: none"> • Rural Character Definition
<p>HERITAGE: preserve infrastructure, concrete versus steel bridges. Cultural Heritage and preservation of buildings. Reintroduced preservation and the cultural heritage committee.</p>	<ul style="list-style-type: none"> • Rural Character Definition
<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 • Greenspaces around agricultural so houses are not backing onto farm land 	<ul style="list-style-type: none"> • Rural Character Definition

<ul style="list-style-type: none"> • 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

CURRENT CHARACTER POLICIES

4.2.6 CHARACTER

The Township will remain a rural municipality characterized by large open spaces and a generally dispersed development pattern in rural areas. The density of development within settlement areas will be based on the availability of appropriate services, and must preserve and positively contribute to community character.

5.26 RURAL CHARACTER

Rural character is defined as that which differentiates the rural area from an urban or semi-urban setting, or other built-up area. It is the mix of agricultural uses, vacant open spaces, woodlots and low density, randomly located dwellings in a predominantly rural and natural setting. It is distinguished by open countryside, fields, fencerows and forested areas.

Rural residential development is part of what makes up the rural character. However, the built form need not and generally should not predominate over the natural environment. Rather than the ordered, repetitive built pattern found in urban areas, the development pattern should be discontinuous with relatively large lots and frontages, together with setbacks that vary greatly. The impression is one of an open, natural and rural/agricultural landscape rather than one dominated by man-made structures and landscaped yards.

Commented [TA1]: Lot creation policy.

Residential development forms that have the greatest impact on rural character are clusters or rows of residences at a density and/or under development standards that allow the built environment to dominate. Smaller lot sizes, frontages and setbacks are not characteristic of the rural area. Controls to ensure that development is in accordance with these policies shall be implemented through environmental reviews, zoning provisions and development agreements, where necessary.

Commented [TA2]: Lot creation policy and implementation policy

Agricultural developments and uses are part of what is also expected in prime agricultural areas, and in rural areas where agricultural uses exist, and they do not detract from the character of such areas.

Developments such as ski hills and golf courses are a normal expectation in rural areas, but many other forms of development have the appearance of being out-of-place in scenic rural areas. Large buildings and tall structures, space extensive uses such as resource extraction uses, and extensive tree removal and re-grading of the landscape are examples of developments and site alterations that have the potential to have a major impact on rural character.

The Township shall weigh these impacts against other implications of such proposals, including social, economic and community benefits, the character of the area within which the development is proposed to be located and the policies of this Plan generally, in order to make a determination as to the desirability, and ultimately the appropriateness of any such development.

Commented [TA3]: OPA/Site Plan Implementation policy

Developments and site alterations that have a substantial detrimental impact on the rural character of the area, and the Township generally that, in the opinion of the Township, outweigh the benefits of the proposal, shall not generally be supported or approved.

Commented [TA4]: OPA guidance policy

Where such developments are permitted, all reasonable measures shall be required to mitigate and minimize impacts on the scenic, natural and rural character of the surrounding area and the Township generally.

Commented [TA5]: Site Plan Implementation policy

#1

COMPLETE

Collector: Mulmur Matters- May 2022 (Web Link)
Started: Friday, May 06, 2022 3:34:45 PM
Last Modified: Friday, May 06, 2022 3:36:26 PM
Time Spent: 00:01:41

Page 1: The Township is currently updating its official plan.

Q1

What does Rural Character mean to you? List the top three characteristics you feel apply to rural character and Mulmur specifically.

1. **Spacious**
2. **Good neighbours**
3. **Agri business hub**

Q2

Yes

Does rural character apply to villages and hamlets?

#2

COMPLETE

Collector: Mulmur Matters- May 2022 (Web Link)
Started: Friday, May 06, 2022 4:34:09 PM
Last Modified: Friday, May 06, 2022 4:43:49 PM
Time Spent: 00:09:40
Custom Data:

Page 1: The Township is currently updating its official plan.

Q1

What does Rural Character mean to you? List the top three characteristics you feel apply to rural character and Mulmur specifically.

1. **Small homes on open agricultural landscapes with few houses**
 2. **A small number of stores In small hamlets**
 3. **Quiet dirt roads with sounds of frogs in the forests and wetlands**
-

Q2

Yes

Does rural character apply to villages and hamlets?

#3

COMPLETE

Collector: Mulmur Matters- May 2022 (Web Link)
Started: Saturday, May 07, 2022 4:04:09 PM
Last Modified: Saturday, May 07, 2022 4:09:03 PM
Time Spent: 00:04:54

Page 1: The Township is currently updating its official plan.

Q1

What does Rural Character mean to you? List the top three characteristics you feel apply to rural character and Mulmur specifically.

- | | |
|----|--------------|
| 1. | Quiet |
| 2. | Trees |
| 3. | Hills |

Q2

Yes

Does rural character apply to villages and hamlets?

#4

COMPLETE

Collector: Mulmur Matters- May 2022 (Web Link)
Started: Wednesday, May 11, 2022 8:37:11 AM
Last Modified: Wednesday, May 11, 2022 8:39:03 AM
Time Spent: 00:01:52

Page 1: The Township is currently updating its official plan.

Q1

What does Rural Character mean to you? List the top three characteristics you feel apply to rural character and Mulmur specifically.

- | | |
|----|--------------------------|
| 1. | Beautiful scenery |
| 2. | Peace and quiet |
| 3. | Clean air |
-

Q2

No

Does rural character apply to villages and hamlets?

5.25 SCENIC RESOURCES AND FEATURES

Significant scenic resource areas within the Township, categorized as outstanding, very attractive and attractive, are shown on Schedule B4. This information has been derived from mapping prepared by the Niagara Escarpment Commission that categorized landscapes within and in proximity to the Niagara Escarpment Plan Area according to their level of visual attractiveness.

In order to ensure the preservation of the scenic resources and the overall visual attractiveness and rural character of the Township, this mapping shall be used as a basis for determining the need for visual impact assessment studies in support of development proposals that have the potential to significantly impact on the scenic resources within these areas.

To the extent that such areas are within the boundaries of the Niagara Escarpment Commission, the Township shall generally rely on the Commission to evaluate the visual impacts of developments and ensure that developments which are not appropriate from a visual impact perspective are not permitted, and that all other development is designed in such a way as to reduce visual impacts to acceptable levels. A variety of mitigation measures may be required as conditions of development approvals to address visual impacts.

Beyond the Niagara Escarpment Plan Area, the Township shall take the lead in determining the appropriateness of developments and site alterations, from a visual impact perspective. The Township shall consult with the Niagara Escarpment Commission where the impacts of developments and site alterations may be realized from vantage points within the Niagara Escarpment Plan Area, particularly from ridgelines and established scenic overlooks, and from the Bruce Trail. Similarly, where views to the escarpment from beyond may be affected, the Township shall ensure that the visual amenities of the Niagara Escarpment Plan Area that are visible from adjacent areas are preserved.

Developments that are unusually tall, colourful, reflective, expansive or involve movement, and/or the extensive alteration to natural vegetation or the natural contours of the land are generally regarded as having the highest potential impact. Impacts of such developments and site alterations are also the most difficult to mitigate.

A visual impact assessment shall be required for all such major new developments within the areas identified on Schedule B4, where there is potential for significant impacts on the visual attractiveness of those areas. The Township shall weigh these impacts against other implications of such proposals, including social, economic and community benefits, the visual context within which the development is proposed to be located and the policies of this Plan generally, in order to make a determination as to the desirability, and ultimately the appropriateness of any such development.

Developments and site alterations that have a substantial detrimental impact on the scenic resources or visual attractiveness of those areas, that, in the opinion of the Township, outweigh the benefits of the proposal, shall not generally be supported or approved.

Excerpt from Draft Minutes of regular Council Meeting, May 4, 2022

13.5 Official Plan Workplan – Status Update

Tracey Atkinson, Planner, presented the Township's current status on the Official Plan update and the County of Dufferin's timelines to submit the Municipal Comprehensive Review to the Province.

Council discussed potential dates to hold a Public Meeting and expressed a desire to hold an Official Plan and Zoning By-law Amendment Public Meeting in September 2022.

Moved by Hawkins and Seconded by Cufaro

THAT Council receive the report of Tracey Atkinson, Official Plan Workplan – Status Update;

AND THAT Council direct staff to initiate the proposed Official Plan Amendment for technical amendments and associated consultation in accordance with the Planning Act to further the Ad Hoc Planning Committee mandated items.

CARRIED.



REPORT TO COUNCIL

TO: COUNCIL
FROM: Tracey Atkinson, Planner
Meeting Date: May 4, 2022
Subject: Official Plan Workplan – Status Update

PURPOSE:

The purpose of this report is to advise Council on recent decisions by the County of Dufferin with respect to the Municipal Comprehensive Review and provide an update on the Official Plan process.

BACKGROUND:

“Official Plan Workplan” report, dated February 2, 2022 was provided to Council to summarize the County’s Municipal Comprehensive Review and Conformity Amendment status and to seek direction settlement expansion.

The consultants originally proposed preparing a draft conformity amendment in the spring with an adoption in June and submission to the Minister for approval by July 2022.

On April 19, 2022, County of Dufferin passed the following motion:

WHEREAS the Province of Ontario has required the submission of a Conformity Report to the Growth Plan to be approved by Dufferin County Council and submitted to the Province no later than July 2022;

AND WHEREAS a Lands Need Analysis has been prepared by our consultant WSP and presented to the Community Development and Tourism Committee on January, 2022;

AND WHEREAS municipal consultation is underway and will be considered prior to undertaking any public consultation;

NOW THEREFORE BE IT RESOLVED THAT County Council request WSP to incorporate the following guidelines and principles in the completion of the Land Use Analysis and any subsequent Official Plan policies:

- While acknowledging the Province’s growth targets, the County of Dufferin believes this anticipated growth is best met in urbanized and serviced areas/ communities, which is a clearly an establish principle of the Growth Plan;
- Existing municipal inventories of potential residential units should be respected and be included in any growth targets;
- Municipal ‘employment lands’ should only be converted for residential purposes in rural or settlement areas outside built boundaries when on existing full services and subject to a comprehensive municipal review of employment and residential designations;
- Water and sewage constraints should determine where growth can occur, not through a paper allocation exercise;
- Growth should not occur at the expense of the environment. Planning conditions and controls imposed through Provincial Plans such as the Niagara Escarpment Plan, Greenbelt Plan and Oak Ridges Moraine Plan must be respected. Policies and regulations of the local Conservation Authorities should not be compromised;
- Growth targets should not be met by non-consensual boundary adjustments (i.e. annexations/amalgamations) in Dufferin County;

AND THAT the County of Dufferin advise the Ministry of Municipal Affairs that because of the need for further review and analysis, the County will not be submitting the Conformity Amendment until July 2023.

ANALYSIS:

Based on the revised timing for the County’s MCR and conformity exercise, it will be difficult for the Township of Mulmur to expediently progress through its Official Plan Amendment. As such, staff have reviewed the Workplan, and determined some areas to focus on, that would not be impacted by the County MCR and conformity exercise, and that would address urgent needs and public consultation to date.

The Township of Mulmur has one year after the County completes its conformity exercise to undertake the local conformity exercise.

The following are necessary to address Bill 109, More Homes for Everyone:

- Mandatory site plan pre-consultation
- Complete Application requirements for applications
- Delegation policies for minor rezonings (if directed by Council to address processing time)

constraints)

Ad Hoc Official Plan Committee mandates (from strategic plan implementation):

- 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)
- Update policy and definition for "rural character" (Sustainable, G1, A1)
- Review changes to the Provincial Policy Statement to determine viewshed protection (Sustainable, G1, A2)
- Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate (Sustainable, G2, A2)
- Protect agricultural land and water and forest resources (Sustainable, G2, A4)

Staff anticipate being able to finalize work with the Ad Hoc Planning Committee on the mandated topics and draft policies on the above noted topics over the next few months. Following the preparation of draft policies, staff would recommend a formal public meeting prior such that amendments could be considered. The public meeting should be in addition to a meeting to address the more technical amendments regarding pre-consultation, complete application and delegating minor rezonings.

STRATEGIC PLAN ALIGNMENT:

As noted in Mandate above.

FINANCIAL IMPACTS:

Costs of updating the Official Plan are contained within the existing staff budget and Development Charges reserve fund for growth related studies.

RECOMMENDATION:

THAT Council receive the report of Tracey Atkinson, Official Plan Workplan – Status Update;

AND THAT Council direct staff to initiate the proposed Official Plan Amendment for technical amendments and associated consultation in accordance with the Planning Act to further the Ad Hoc Planning Committee mandated items.

Respectfully Submitted;

Tracey Atkinson

Tracey Atkinson, BES MCIP RPP
CAO/Clerk/Planner



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