



MANSFIELD NORTH RECREATION AREA

Purpose: The purpose of this memo is to provide background to the Mansfield North Recreation Area and provide excerpts of the applicable sections of the Official Plan.

Background: The Mansfield North Recreation Area was introduced through the approval of the Official Plan by the Ministry of Municipal Affairs on April 24, 2012. The previous Official Plan for the Township of Mulmur was approved by the Minister on September 2, 1997. The Official Plan was reviewed in 2004 (and consolidated) and then again in 2009. The 2009 review resulted in the 2012 approved Official Plan (Council adopted the Official Plan on March 2, 2010).

Status: The 2012 Official Plan approval created a framework for development that was recreational based, such as the ski hill and outdoor center as well as a stop-holder for a future "Master Plan". It included overarching support for recreation-related development, tourism and recreation-related housing in an area outside of the serviced settlement areas.

5.2 Recreation and recreation-related developments, including recreation-related housing, may be permitted within the Mansfield North Recreation Area as roughly depicted on Schedule A1, to be more accurately defined in a subsequent recreation area master plan for the area. It is intended that such development that is located on lands that are not already designated for residential purposes in that area shall generally be carried out in accordance with a Recreation Area Master Plan and Master Servicing Plan, to be prepared for that area. Site-specific amendments to this Plan may also be considered for proposals that help achieve the purposes and objectives of this Plan.

5.39 New intensive recreational developments and associated activities shall generally be encouraged to locate within Settlement Areas (where they are oriented toward and serve a local community) or in the Mansfield North Recreation Area (where they are oriented toward the land or a broader recreational or tourism market).

Ministry of Municipal Affairs modification on the 2010 version appear to mainly address protection of prime agricultural lands, which were not identified in close proximity to the Mansfield North Recreation Area.

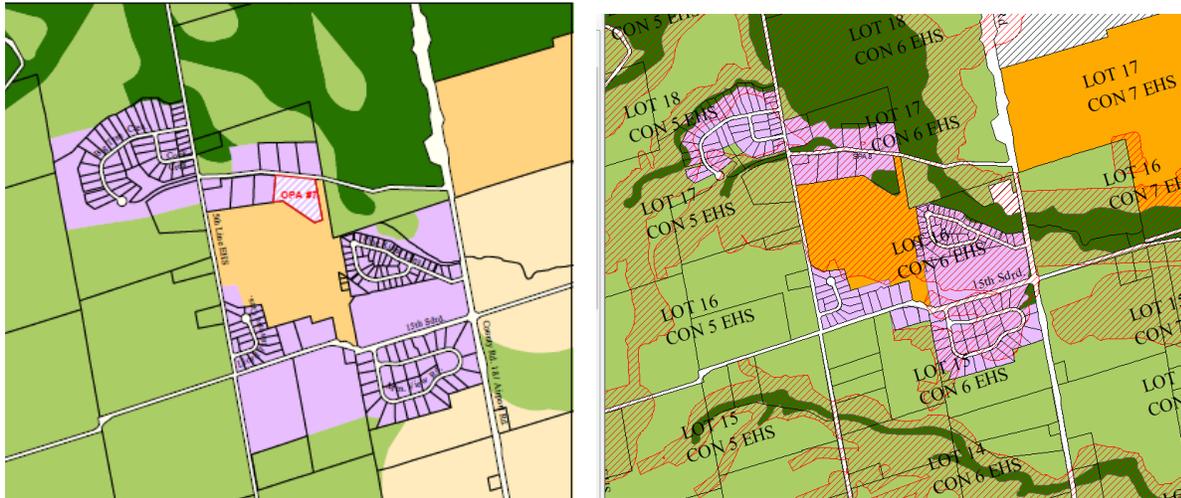
5.39 ...Recreational uses shall not be permitted in prime agricultural areas. Recreational uses may not be permitted in areas where significant natural resources or features or important scenic features exist, unless it has been demonstrated through appropriate studies that the impacts on the resources or features are minimal and acceptable and/or can be appropriately mitigated. Within the Mansfield North Recreation Area, recreational, recreation-related and even recreation-related residential developments may be considered to contribute positively to the character of this area.

The Official Plan also contained policies to ensure that appropriate studies were required should a development be proposed.

5.39...All proposals for new active and intensive recreational uses shall be supported by appropriate technical background studies, as deemed necessary by the Township, addressing such matters as impacts on surface and groundwater resources, traffic impacts, land use compatibility issues and the preservation of rural character. Unless specifically exempted, all recreational uses shall be subject to the requirements and penalties outlined in the Township's Noise By-law.

Where permitted, golf courses shall be designed and maintained to minimize impacts on the natural and physical environment. The Township shall encourage proponents to develop and operate all new golf courses in accordance with the current Audubon International Manual for Naturalizing Golf Courses.

The Official Plan set out an opportunity on one parcel of land within the Mansfield North Recreation Area, and specifically designated and zoned it for Estate Residential development. The map on the left shows the 2004 Official Plan mapping, with the Estate Residential designation in purple. The excerpt on the right shows the current designation, where only one large vacant parcel remains in purple.



7.0.4 ...Only existing estate residential subdivisions, smaller areas where infilling may occur within such areas, as well as one of the larger, yet undeveloped parcels designated and zoned Estate Residential as of June 16, 2006 and located in the south portion of the East Half of Lot 16, Concession 6 EHS, are included in the Estate Residential designation in this Plan.

If this larger parcel is not developed for permitted Estate Residential purposes, it may be developed for recreation, recreation-related or recreation-related residential purposes, provided adequate justification under the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe is provided.

This may occur either by site-specific amendment to this Plan or in accordance with a Recreation Area Master Plan for all or some smaller portion of the area identified as the Mansfield North Recreation Area, in accordance with Section 8.5.

The 2012 Official Plan introduced a new area, similar to a settlement area, called the Mansfield North Recreation Area, and identified it on the Schedule (map). The new area included objectives, criteria for the designation, permitted uses, policies for development and direction for zoning.

8.5 Mansfield North Recreation Area

Lands included within the Mansfield North Recreation Area are defined on Schedule A1.

8.5.1 Objectives

- 1) To generally encourage new recreation and recreation-related developments and uses, particularly large-scale and active uses and activities, to locate within this area;
- 2) To provide for the continuation, and expansion where appropriate, of existing uses and for new recreation-related developments and uses;

3) To provide a policy framework for the preparation of a Recreation Area Master Plan for the area, including a master servicing strategy, to guide and direct recreation and related developments and uses in the area;

4) To protect the significant natural resources and features of the area and, where practical, minimize and mitigate impacts on the scenic qualities and the rural character of the area.

8.5.2 Criteria for Designation

1) The primary focus of this area is the Mansfield Ski Club, a downhill ski resort, with a number of other recreation lands with facilities and attractions in close proximity, including the 120 ha. Mansfield Outdoor Centre, a 600 +/- ha. tract of Dufferin County Forest, and private lands associated with the Pine River valley;

2) With the exception of a few, small, isolated pockets of predominantly marginal farmland and one existing, small-scale farming enterprise, the lands included within this area are generally neither used for, nor particularly well suited for agriculture;

3) Lands adjacent to existing recreational and residential developments and uses, and areas which may be appropriate for less intensive and passive public or private recreational activities and/or serve as a buffer for future, similar developments and uses between such uses and the surrounding agricultural/rural areas;

4) Lands in the vicinity of the Mansfield Ski Club, designated Estate Residential on Schedule A1.

8.5.3 Permitted Uses

Uses permitted in the Mansfield North Recreation Area shall be those uses permitted in the various designations for specific lands within the area, as shown on Schedule A1.

8.5.4 Additional Policies

A broad area with similar features and potential for possible, compatible recreation, recreation-related and limited recreation-related residential purposes has been identified as the Mansfield North Recreation Area on Schedule A1, primarily to facilitate a comprehensive planning study effort, and to provide for appropriate buffering between such uses and adjacent rural/agricultural areas.

It is not intended that all of the lands within the Mansfield North Recreation Area are to be developed or used for recreational and related purposes contemplated herein. To the contrary, the vast majority of the area is intended to continue to be maintained as public and private open space and as natural and environmental protection areas.

Lands not suitable for recreation and related purposes, or for other purposes identified in a Recreation Area Master Plan or permitted in an approved site-specific amendment to this Plan, will generally remain in a "Rural" land use designation, or where environmental features and/or physical constraints exist, within a "Natural Area" designation, as appropriate.

This Plan recognizes that some recreational development, by their nature, may have an impact on the visual and scenic resources of the landscape, and may also have an impact on the rural character of the area. Within the Mansfield North Recreation Area, recreational, recreation-related and recreation related residential developments shall not generally be considered to negatively impact on, or be out of character with this area.

Where new recreational developments and uses are proposed, facilities should nevertheless be designed and located so as to reduce their visual impacts, and impacts on rural character to the extent practical. Depending on the location and nature of the proposal, a visual impact assessment or landscape analysis, with recommendations for reducing and mitigating such impacts, may be required.

One of the larger, yet undeveloped parcels designated and zoned Estate Residential as of June 16, 2006 and located in the south portion of the East Half of Lot 16, Concession 6 EHS, is included in the Estate Residential designation in this Plan.

If this larger parcel is not developed for permitted Estate Residential purposes, it may be developed for recreation, recreation-related or recreation-related residential purposes, provided adequate justification under the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe is provided.

This may occur either by site-specific amendment to this Plan or in accordance with a Recreation Area Master Plan for all or some smaller portion of the area identified as the Mansfield North Recreation Area.

The boundaries of the Mansfield North Recreation Area are provided for general guidance only at this time, and may be revised to include other adjacent lands, or to exclude lands within the area currently identified. A determination of the area to be included in the study shall be made at the request for proposal stage for the required study, based on the level of interest by landowners, the location of their lands, the lands involved in any development proposal(s) triggering the need for the study, the scope of the work and the resulting costs and benefits, among other factors.

The Township shall direct the required studies and collect the funds necessary to complete the studies through front-ending agreements with landowners that may potentially benefit, and/or through best efforts cost recovery agreements and/or through the imposition of area specific Development Charges.

Additional and more detailed polices outlined in the Recreation Area Master Plan study, may be incorporated by amendment to this Plan, or at the time of a municipal comprehensive review.

The policies of Section 5.39 pertaining to recreational development and activities shall have particular application to lands within the Mansfield North Recreation Area, and the master plan may add and modify those provisions to suit this area.

It is generally intended that new large-scale developments and uses on lands not already designated for the purpose within this area be permitted once a Recreation Area Master Plan and a Master Servicing Plan have been completed.

However, the requirement of a Recreation Area Master Plan is not intended to frustrate or prevent good and desirable development and land use proposals from moving forward. The Township may scope, or waive the requirement of the Recreation Area Master Plan accordingly, at its discretion.

In order to realize the goals and objectives of this Plan for this area, the Township may also consider site-specific amendments to this Plan, if the Recreation Area Master Plan has not been initiated or completed, or proves to be too onerous or expensive, or it is deemed unnecessary to comprehensively plan a larger area to accommodate a desirable site-specific proposal.

8.5.5 Zoning

Estate Residential lands not developed for estate residential purposes may only be re-zoned following approval of, and in conformity with another designation applied in a site-specific amendment to this Plan, or in a recreation area master plan.

A new zoning category, or categories, with standards and requirements appropriate for any recreation-related development or recreation-related residential development may be created to reflect the characteristics and appropriately regulate any such approved development(s).

Lastly, the 2012 introduced a place-holder for a Master Plan, that could be developed and incorporated at a later date. Master Plans are developed after extensive studies are undertaken that lead to a Plan that further designates specific land uses and areas within a larger geographic area. For example, a Master Plan could identify different densities of residential development, open spaces, golf courses, trail development, infrastructure, stormwater pond locations, road networks, and other specific recreation uses.

8.5.A Mansfield North Recreation Area Master Plan (To be incorporated at a later date)

Next Steps: Section 26 of the Planning, R.S.O. 1990, CHAPTER P.13 requires that the Township update its Official Plan every 5 to 10 years, and hold an open meeting to discuss revisions that may be required.

Updating official plan

26 (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,

- (a) conforms with provincial plans or does not conflict with them, as the case may be;
- (b) has regard to the matters of provincial interest listed in section 2; and
- (c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

(1.1) The council shall revise the plan no less frequently than,

- (a) 10 years after it comes into effect as a new official plan; and
- (b) every five years thereafter, unless the plan has been replaced by another new official plan. 2015, c. 26, s. 24 (1).

(1.2) For the purposes of establishing the 10-year and five-year periods mentioned in subsection (1.1), a plan is considered to have come into effect even if there are outstanding appeals relating to those parts of the plan that propose to specifically designate land uses. 2015, c. 26, s. 24 (1).

Consultation and special meeting

(3) Before revising the official plan under subsection (1), the council shall,

(a) consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required; and

(b) hold a special meeting of council, open to the public, to discuss the revisions that may be required. 2006, c. 23, s. 13.

As part of the Official Plan review, the policies of the Official Plan need to be reviewed to determine conformity to Provincial Plans, consistency with policy statements and regard to provincial interest. In addition, it should be reviewed to ensure it is still appropriate and a reflection of the Township of Mulmur's long term plan.