

**Meeting Details**

**In-Person Meeting 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/84829988171>

**Meeting ID:** 848 2998 8171

**Accessibility Accommodations:** If you require access to information in an alternate format, please contact the Clerk's department by phone at 705-466-3341 extension 223 or via email at [clerk@mulmur.ca](mailto:clerk@mulmur.ca)

**1.0 Call to Order**

**2.0 Land Acknowledgement**

**3.0 Approval of the Agenda**

Recommendation: That Council approve the agenda.

**4.0 Minutes of the Previous Meeting**

Recommendation: That the minutes of April 1, 2026 are approved.

**5.0 Discussion Arising out of the Minutes**

**6.0 Disclosure of Pecuniary Interests**

**7.0 Public Question Period**

**8.0 Deputations and Presentations**

**8.1 Escarpment Corridor Alliance: Jarvis Strong (9:30 a.m.)**

**8.2 2025 Financial Statements: Matthew Betik, KPMG (11:00 a.m.)**

Recommendation: That Council approve the 2025 Township of Mulmur financial statements presented by Matthew Betik, KPMG.

## **9.0 Reports for Decision**

### **9.1 Roof Repairs – Administrative Building**

Recommendation: That Council direct staff to re-roof the north section of roof at the Township Administration Office building with a metal roof with an upper limit cost of \$ 40,000 funded through the Tax Rate Stabilization Reserve or the Administration Building Reserve.

### **9.2 Road Safety: County Road 19/ County Road 17 Intersection**

Recommendation: Whereas the County of Dufferin authorized a Road Safety Audit for the intersection of County Road 17 and County Road 19 in June 2025;

And whereas several of the recommendations of the Road Safety Audit have been implemented;

And whereas the Township of Mulmur supports the County of Dufferin's commitment to further examine and review road safety at the intersection of County Road 17 and County Road 19;

Now Therefore Be It Resolved that following the review, staff be directed to work with the County of Dufferin staff to collaborate to further enhance safety at the intersection;

And Further Be It Resolved that this motion be forwarded to the County of Dufferin Council and appropriate County staff for consideration and action.

## **10.0 Committee Minutes and Reports**

**10.1 Dufferin County Council Minutes: March 26, 2026**

**10.2 Dufferin County Council Minutes: April 9, 2026**

**10.3 Economic Development Committee Minutes: March 25, 2026**

**10.4 Shelburne Public Library Board Minutes: February 17, 2026**

**10.5 NVCA Hearing Board Minutes**

**10.6 NVCA Board Minutes: March 2026**

**10.7 Ontario Climate Caucus Meeting Notes: February 2026**

**10.8 Ontario Climate Caucus Meeting Notes: March 2026**

**10.9 Campaign Cabinet Update: April 2026**

**10.10 Shelburne Library Board Minutes: March 31, 2026**

**10.11 Shelburne & District Fire Department: 2025 Annual Report**

Recommendation: That Council receives the committee minutes and reports as copied and circulated.

**11.0 Information Items**

- 11.1 New Official Plan Report**
- 11.2 2026 Municipal Elections Report**
- 11.3 2<sup>nd</sup> Line West Parking Restrictions**
- 11.4 Q1 2026 Grant Report**
- 11.5 Q1 2026 Planning Report**
- 11.6 Q1 2026 Financials**
- 11.7 Comments on ERO 026-0302**
- 11.8 2025 Paid Duty Report**
- 11.9 Circular Materials Correspondence**
- 11.10 Proclamation Request: Sexual Violence Prevention Month**
- 11.11 Sylvia Jones, MPP: Funding Notices**
- 11.12 Shelburne Air Cadets Funding Request**
- 11.13 MECP Site Inspection: Mulmur Office and Public Works Lands**
- 11.14 Ministry of Municipal Affairs and Housing: Buy Ontario Directive**
- 11.15 Ministry of Municipal Affairs and Housing: O. Reg. 584/06**
  
- 11.16 Town of Mono: Opposition to CVC Consolidation**
- 11.17 Town of Aurora: Redistribution of Provincial Land Tax and GST**
- 11.18 City of Peterborough: Guaranteed Basic Income**
- 11.19 Dufferin County: Highway 10 Operational Performance Review**
- 11.20 Association of Ontario Road Supervisors: Health and Safety**

Recommendation: That Council receives the information items as copied;  
And that the following items be endorsed: \_\_\_\_\_

**12.0 Items for Future Meetings**

- 12.1 UGDSB Delegation (June)**
- 12.2 Primrose Industrial Park Public Meeting (June)**
- 12.3 Building Services Agreement (June)**
- 12.4 Service Allocation Policy**
- 12.5 Fire Department By-law Consistency**

**13.0 Passing of By-Laws**

**13.1 2026 Library Services Agreements**

**13.2 Traffic By-law Amendment**

**13.3 New Official Plan**

**13.4 Confirmatory By-Law**

Recommendation: That by-laws 13.1 to 13.4 be approved.

**15.0 Adjournment**

Recommendation: That Council adjourns the meeting at \_\_\_\_\_ to meet again on June 3, 2026 or at the call of the Chair.



## **Council Minutes April 1, 2026 – 9:00 AM**

Council Present: Deputy Mayor Hawkins, Councillors Clark Cunningham and Lyon  
Council Regrets: Mayor Horner

Staff Present: Tracey Atkinson, Heather Boston, Roseann Knechtel, Chris Wolnik

### **1.0 Call to Order**

The Deputy Mayor called the meeting to order at 9:00 a.m.

### **2.0 Land Acknowledgement**

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

### **3.0 Approval of the Agenda**

**Moved by Clark and Seconded by Lyon**

That Council approve the agenda as amended to include item 8.2 Building Homes and Improving Transportation Infrastructure Act, 2026.

**Carried.**

### **4.0 Minutes of the Previous Meeting**

**Moved by Cunningham and Seconded by Lyon**

That the minutes of March 4, 2026 are approved.

**Carried.**

### **5.0 Discussion Arising Out of the Minutes - None**

### **6.0 Disclosure of Pecuniary Interests**

Councillor Clark declared a personal conflict of interest to item 11.4 - 2026 Senior of the Year.

## **7.0 Public Question Period**

Cheryl Russel asked if Council will be scheduling paid duty in 2026. Chris Wolnik, Director of Infrastructure, confirmed that funding provided from the Province to offset the Automated Speed Enforcement program will be used for Paid Duty.

Cheryl Russel asked if a report on the 2025 paid duty will be available in the Council packages moving forward. Chris Wolnik confirmed that staff will request the report from the OPP.

Ross Bailie thanked Public Works for placing spring road closure signs at 5 Sideroad and 5<sup>th</sup> Line.

Lou Acri asked for more information on waste pickup and expressed concern with seniors managing the new blue bins, and for those who need to move the carts to different locations. Deputy Mayor Hawkins echoed the concern and Tracey Atkinson, CAO highlighted assistance available for physical disabilities and smaller carts. Staff are monitoring concerns to assist residents.

Lou Acri also expressed concern about the potholes and road conditions on 10 Sideroad. Chris Wolnik confirmed that staff are working to address the spring road conditions. Residents are encouraged to report issues to ensure the appropriate work orders are created.

Steven Middleton, Mono informed Council that MC2 is co-hosting a town hall meeting with the Town of Mono Council. Guest speaker Andrew McCammon, Executive Director of Ontario Headwaters Institute, will speak on watershed management and health, threats to Mono, and what Mono residents can do.

## **8.0 Reports for Decision**

### **8.1 Recycled Aggregates Report**

Council discussed how the use of recycled aggregate will prolong the length of the Township's gravel pit and potential revenue streams.

#### **Moved by and Lyon Seconded by Cunningham**

That Council approve the recycled aggregates pilot during the upcoming construction season and that staff report back to Council with the findings and recommendations for future use.

**Carried.**

### **8.2 Building Homes and Improving Transportation Act, 2026**

Council discussed concerns regarding the proposed approvals of non-municipal utilities, municipal liability and responsibility.

**Moved by Lyon and Seconded by Cunningham**

That Council direct staff to submit comments to the Environmental Registry of Ontario in opposition to ERO 026-0302.

**Carried.**

**9.0 Committee Minutes and Reports**

- 9.1 Shelburne District Fire Board Minutes: February 3, 2026**
- 9.2 Economic Development Committee Minutes: February 27, 2026**
- 9.3 Nottawasaga Valley Conservation Authority Minutes: February 27, 2026**
- 9.4 Dufferin County Council Minutes: February 26, 2026**
- 9.5 Dufferin County Council Minutes: March 12, 2026**
- 9.6 Mulmur-Melancthon Fire Board Minutes: March 18, 2026**
- 9.7 Rosemont District Fire Department: Spring 2026 Newsletter**
- 9.8 Campaign Cabinet Update: March 2026**

**Moved by Cunningham and Seconded by Lyon**

That Council receives the committee minutes and reports.

**Carried.**

**10.0 Information Items**

- 10.1 User Fees and Charges By-law Amendments**
- 10.2 Election Sign By-law Amendments**

Council reviewed the proposed by-law amendments and directed staff to amend section 4.5 (c) to read “1 metre of another Election Sign when placed directly ahead of or behind the Election Sign”.

- 10.3 Municipal Emergency Control Group Amendments**
- 10.4 Circular Materials Garbage Carts Information Report**
- 10.5 Ministry of the Environment, Conservation and Parks: Conservation Authority Amalgamation**
- 10.6 Monica Watson: 5<sup>th</sup> Line Bridge Correspondence**
- 10.7 Rev. Robert Graham: Water Usage Correspondence**

Direction was given to staff to respond on Council’s behalf.

- 10.8 Niagara Escarpment Plan Amendment PC 225 22- Agricultural Policies**
- 10.9 Ontario Permitting “Bring Your Own” Alcoholic Beverages at Outdoor Public Events**
- 10.10 Township of Melancthon: Z26-02 Public Notice**
- 10.11 Thomson Rogers Shelburne & District Fire Board Notice**

- 10.12 Z02-2026 Public Meeting Notice**
- 10.13 Upper Grand District School Board 2026 Municipal Election**
- 10.14 Joint Candidate Information Sessions**
- 10.15 Notice of Nomination Period for Interested Candidates**
  
- 10.16 York Region: Circular Materials Resolution**
- 10.17 Township of McNab/Braeside: Ontario Heritage Organization Development Grant**
- 10.18 Town of Whitby: Comprehensive Review of the Provincial-Municipal Fiscal Framework**
- 10.19 Township of North Dumfries: Support for Bill 21, Protect our Food Act, 2025**

**Moved by Clark and Seconded by Lyon**

That Council receives the information items as copied;  
And that the following items be endorsed: 10.19

**Carried.**

Council recessed at 10:39 a.m. and returned at 10:50 a.m.

## **11.0 Closed Session**

**Moved by Lyon and Seconded by Clark**

That Council adjourn to closed session at 10:50 a.m. pursuant to Section 239 of the Municipal Act, 2001 as amended for:

- two (2) matters related to personal matters about an identifiable individual, including municipal or local board employees under section 239(2)(b);
- one (1) matter related to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board under section 239(2)(e); and
- one (1) matter related to a proposed or pending acquisition or disposition of land by the municipality or local board under section 239 (2)(c).

**Carried.**

- 11.1 Staff Compensation**
- 11.2 Land Acquisitions (NDCC)**
- 11.3 Claims Against the Township**
- 11.4 2026 Senior of the Year**

Councillor Clark declared a personal conflict of interest to item 11.4 - 2026 Senior of the Year and left the room at 12:44 p.m.

**Moved by Lyon and Seconded by Cunningham**

That Council do rise into open session at 12:49 p.m. with the following motion:

That David Jazwinski be nominated to the Province as Mulmur's 2026 Senior of the Year.

**Carried.**

Councillor Clark returned to the room at 12:51 p.m.

**12.0 Items for Future Meetings**

**12.1 Circular Materials Blue Cart Recycling**

**12.2 New Official Plan**

**12.3 Fire Department By-law Consistency**

**12.4 Service Allocation Policy**

**12.5 UGDSB Delegation (June)**

**13.0 Passing of By-Laws**

**13.1 User Fees and Charges Amending By-law**

**13.2 Signs on Municipal Highways By-law**

**13.3 Municipal Emergency Control Group Amending By-law**

**13.4 Confirmatory By-Law**

**Moved by Lyon and Seconded by Cunningham**

That by-law 13.2 be approved as amended;  
And that by-laws 13.1, 13.3 and 13.4 be approved.

**Carried.**

**14.0 Adjournment**

**Moved by Clark and Seconded by Cunningham**

That Council adjourns the meeting at 1:03 p.m. to meet again on May 6, 2026 or at the call of the Chair.

**Carried.**

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**Mayor**

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**Clerk**



## DELEGATION REQUEST

Any written submissions and background information for consideration by Committee or Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

### **PLEASE PRINT**

COUNCIL/COMMITTEE: Council or Committee of the Whole

DATE: May 6, 2026

SUBJECT: Deputation Request

NAME: Jarvis Strong

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

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### BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION:

The Escarpment Corridor Alliance (ECA) is regional conservation organization and land trust that has recently added the Pine River watershed of Mulmur to its focus area.

Jarvis Strong, Executive Director, seeks to introduce the ECA to Mulmur Council, share information and request that Council recognize the ECA as a nonprofit community organization working in the Township of Mulmur to benefit both residents and the natural assets of the Township.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended.

Submission of this form does not automatically guarantee a deputation. Questions about this collection should be directed to [clerk@mulmur.ca](mailto:clerk@mulmur.ca)



# The Emerging South Georgian Bay Ecological Corridor

For Nature. For People. For Good.



**ESCARPMENT  
CORRIDOR ALLIANCE**

South Georgian Bay's Regional Land Trust

[myescarpment.ca](http://myescarpment.ca)

# Who We Are

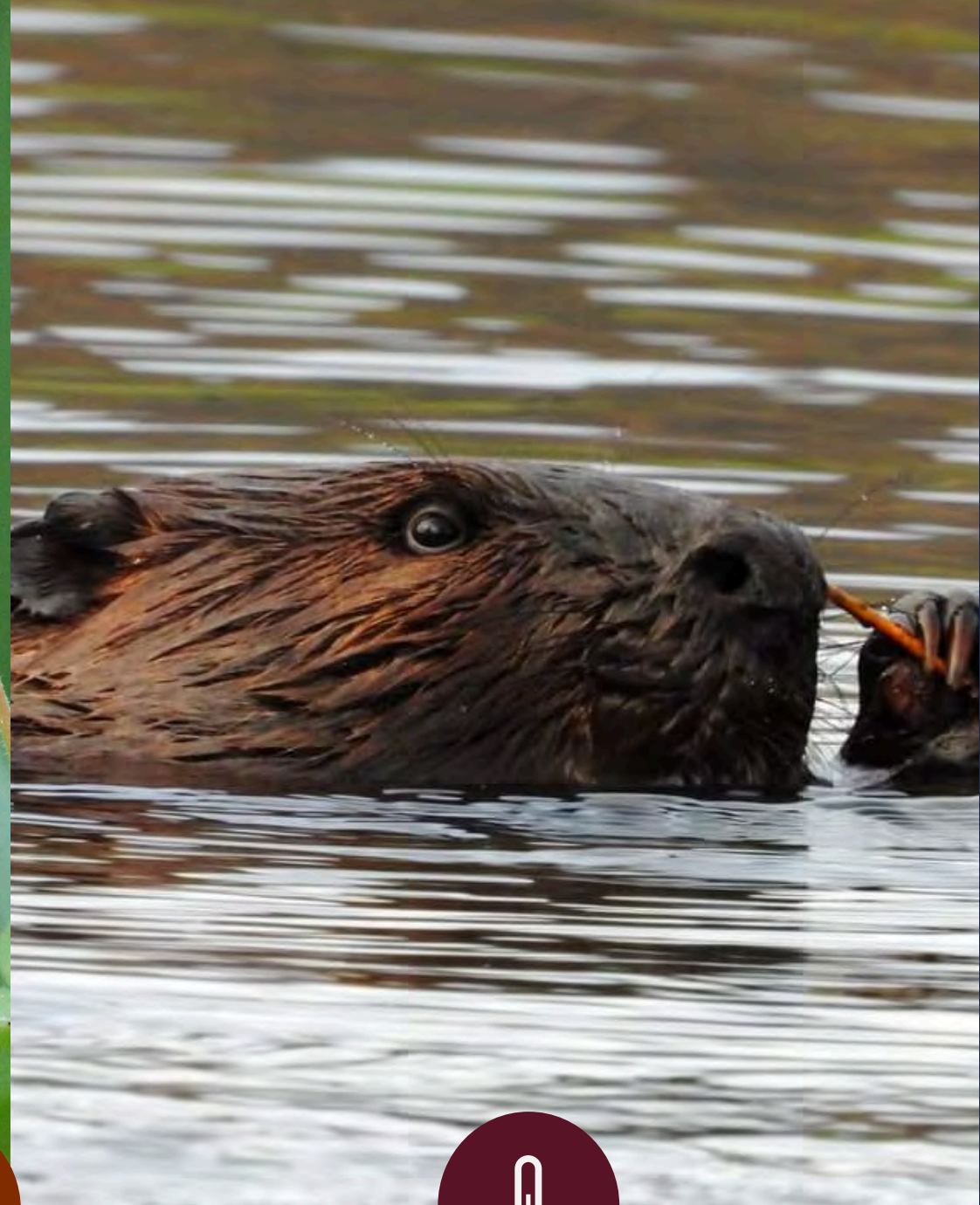


- A registered Canadian charity
- A regional conservation land trust
- Founded in 2022

# Our Mission

To create a protected and connected ecological corridor across the Niagara Escarpment of South Georgian Bay, for nature, for people, for good.





Habitat fragmentation and biodiversity loss



Human well-being impacts



Climate change impacts

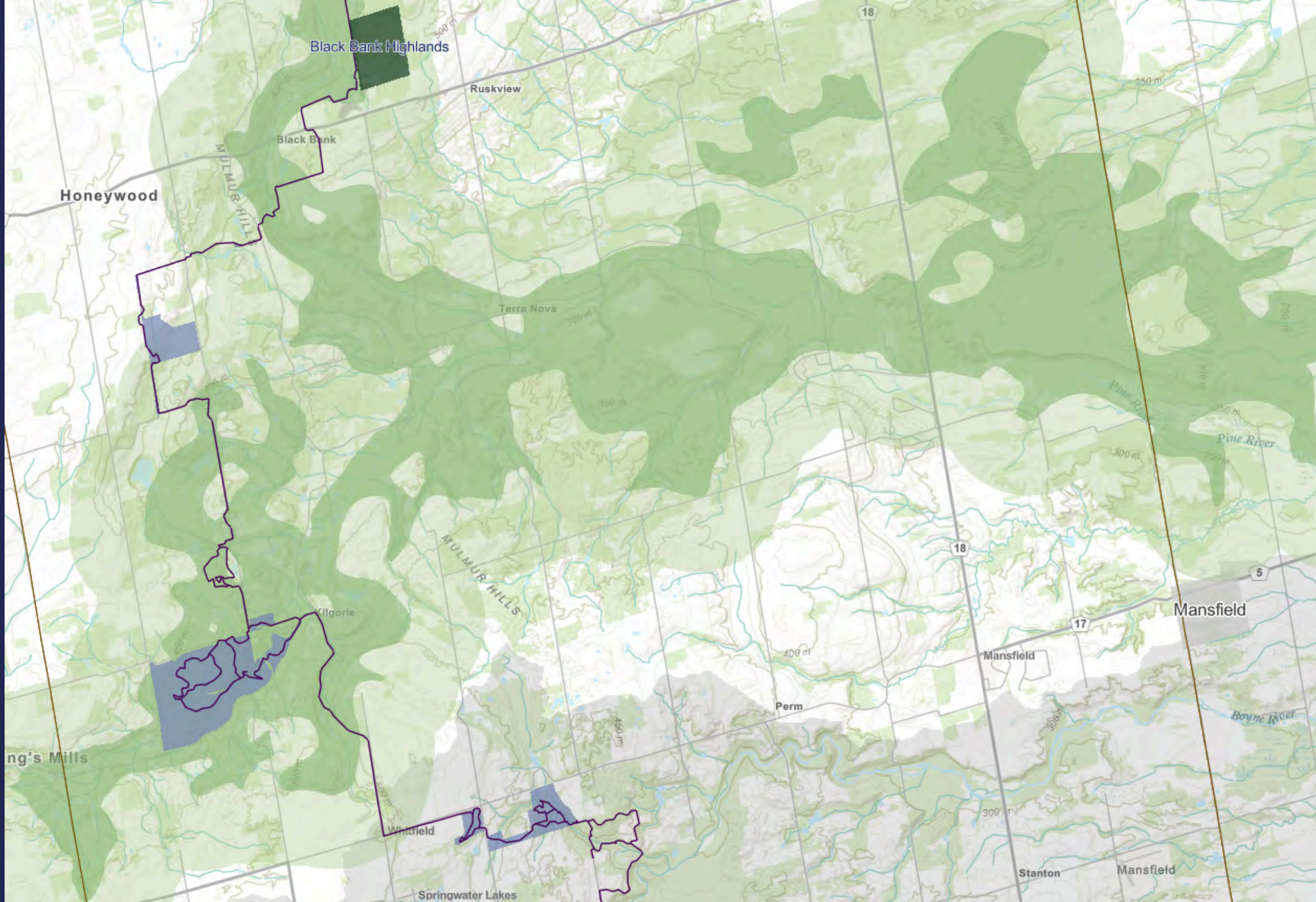
## Why We're Here Today: The Need for Connectivity



**Area  
of  
Influence**  
523,863 ha



**Pine River  
Watershed  
of Mulmur**  
66,718 acres  
270 sq km



# ECA Land Trust for Regional Conservation

## Black Bank Highlands Nature Preserve

ECA's second land  
securement project is in  
Mulmur Township and will  
include a new public trail

152 acres





# How does an Ecological Corridor benefit the Township of Mulmur?

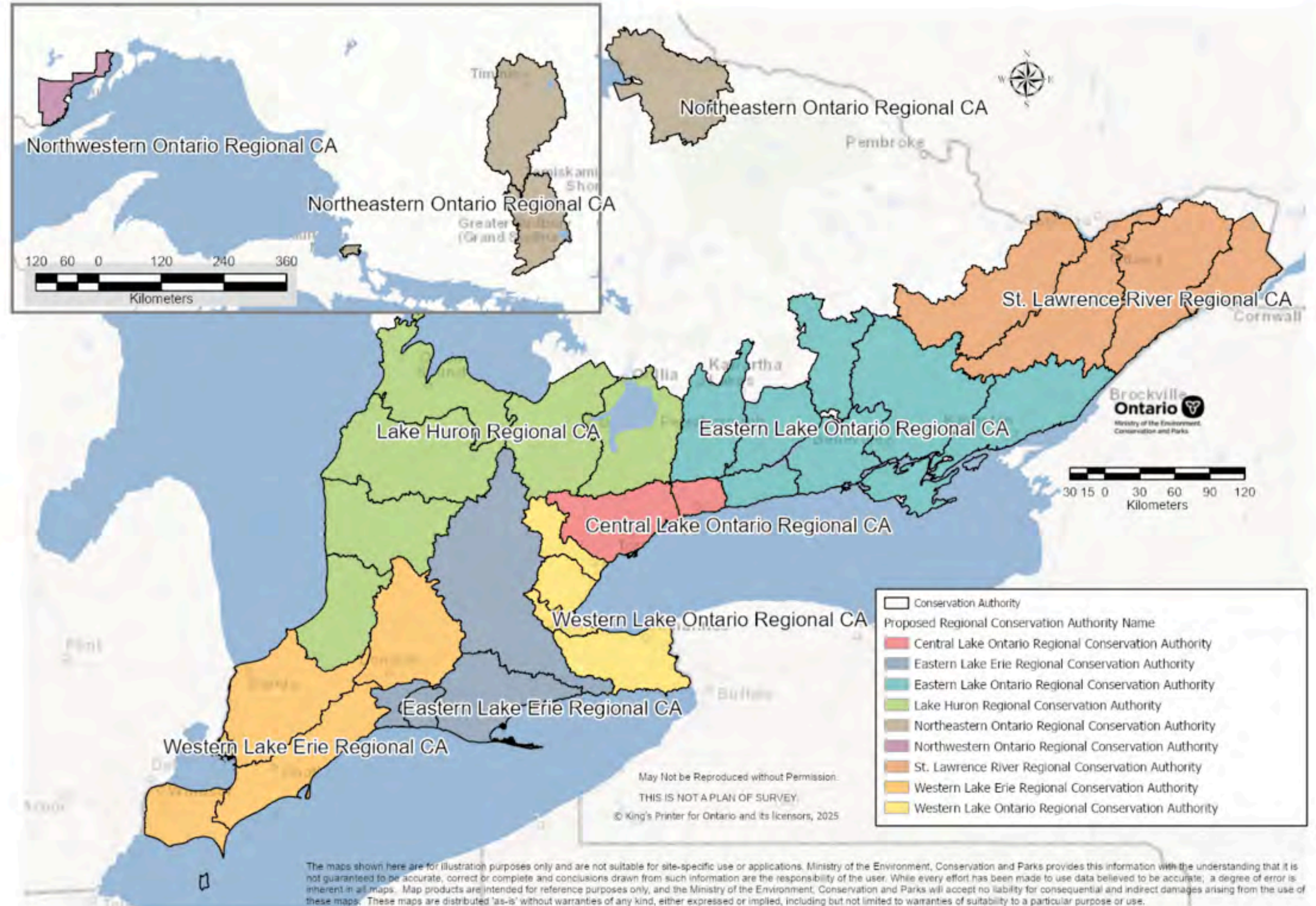
- Ecosystem services
- Nature-based recreation and tourism
- Protected conservation lands increase property values



# Bill 68 and new consolidated Lake Huron Regional Conservation Authority

- 23,000 square km
- 80+ municipalities

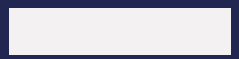
## Proposed 9 Regional Conservation Authorities





ENGAGE

EXPLORE THE INTERSECTION OF AGRICULTURE & CONSERVATION



# Collaborative Community Conservation



**Strong  
Alignment  
with Mulmur  
Strategic  
Priorities**



# VISION STATEMENT

It's in our nature to be a Garden Township,  
where we can live, work and grow together.



# Request

- Council recognizes the Escarpment Corridor Alliance as a Mulmur community nonprofit
- Council encourages staff to consider collaborative opportunities





# ESCARPMENT CORRIDOR ALLIANCE

South Georgian Bay's Regional Land Trust

## Questions?

[www.myescarpment.ca](http://www.myescarpment.ca)

Consolidated Financial Statements of

**THE CORPORATION OF  
THE TOWNSHIP OF MULMUR**

Year ended December 31, 2025

DRAFT

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

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Year ended December 31, 2025

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KPMG LLP  
120 Victoria Street South, Suite 600  
Kitchener, ON N2G 0E1  
Canada  
Tel 519 747 8800  
Fax 519 747 8811

## INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Township of Mulmur

### **Opinion**

We have audited the consolidated financial statements of The Corporation of the Township of Mulmur (the Township), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations and accumulated surplus for the year then ended
- the consolidated statement of changes in net assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2025, and its consolidated results of operations, its consolidated remeasurement of gains and losses, its consolidated changes in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### **Basis for Opinion**

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditor's Responsibilities for the Audit of the Financial Statements**" section of our auditor's report.

We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



## ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Township's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Township to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

***DRAFT***

Chartered Professional Accountants, Licensed Public Accountants

Kitchener, Canada

DATE

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Consolidated Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
<b>Financial assets</b>		
Cash and cash equivalents	\$ 5,794,736	\$ 4,930,469
Taxes receivable	475,836	364,597
Accounts receivable	579,472	602,675
	<u>6,850,044</u>	<u>5,897,741</u>
<b>Financial liabilities</b>		
Accounts payable and accrued liabilities	669,449	846,280
Deferred revenue (note 6)	1,143,279	926,747
Post-employment retirement benefit (note 12)	219,867	173,835
Long-term debt (note 8)	239,760	266,400
Asset retirement obligations (note 7)	982,802	994,820
	<u>3,255,157</u>	<u>3,208,082</u>
Net financial assets	3,594,887	2,689,659
<b>Non-financial assets</b>		
Tangible capital assets (note 9)	22,010,763	21,497,076
Inventory	170,252	174,017
Prepaid expenses	104,925	96,360
	<u>22,285,940</u>	<u>21,767,453</u>
Accumulated surplus (note 10)	<u>\$ 25,880,827</u>	<u>\$ 24,457,112</u>

The accompanying notes are an integral part of these consolidated financial statements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 11)	2025 Actual	2024 Actual
<b>Revenue:</b>			
Taxation	\$ 5,401,114	\$ 5,452,048	\$ 4,866,914
User charges	608,676	722,542	675,156
Grants (note 4)	293,155	742,164	671,495
Other income (note 5)	195,563	693,289	737,140
Obligatory reserve fund revenue (note 6)	-	232,881	364,031
<b>Total revenue</b>	<b>6,498,508</b>	<b>7,842,924</b>	<b>7,314,736</b>
<b>Expenses:</b>			
General government	1,285,735	1,147,875	1,226,284
Protection to persons and property	1,335,156	1,178,755	1,258,799
Transportation services	2,279,289	2,391,809	1,974,347
Environmental services	182,040	183,286	184,148
Health services	13,200	26,973	37,396
Recreational and culture	327,300	395,716	317,316
Planning and development	22,500	17,108	40,178
Amortization	851,330	1,077,687	976,961
<b>Total expenses</b>	<b>6,296,550</b>	<b>6,419,209</b>	<b>6,015,429</b>
North Dufferin Community Centre restructure	-	-	49,285
<b>Annual surplus</b>	<b>201,958</b>	<b>1,423,715</b>	<b>1,348,592</b>
Accumulated surplus, beginning of year	24,457,112	24,457,112	23,108,520
<b>Accumulated surplus, end of year</b>	<b>\$ 24,659,070</b>	<b>\$ 25,880,827</b>	<b>\$ 24,457,112</b>

The accompanying notes are an integral part of these consolidated financial statements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

## Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 11)	2025 Actual	2024 Actual
Annual surplus	\$ 201,958	\$ 1,423,715	\$ 1,348,592
Acquisition of tangible capital assets	-	(1,645,237)	(4,884,973)
Amortization of tangible capital assets	-	1,075,677	983,219
Loss on disposal of tangible capital assets	-	37,662	9,760
Proceeds on sale of tangible capital assets	-	18,211	-
Use of inventory	-	3,765	3,479
Use of prepaid expenses	-	(8,565)	(24,917)
	-	(518,487)	(3,913,432)
Change in net financial assets	201,958	905,228	(2,564,840)
Net financial assets, beginning of year	2,689,659	2,689,659	5,254,499
Net financial assets, end of year	\$ 2,891,617	\$ 3,594,887	\$ 2,689,659

The accompanying notes are an integral part of these consolidated financial statements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

## Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 1,423,715	\$ 1,348,592
Items not involving cash:		
Amortization of tangible capital assets	1,075,677	983,219
Loss on disposal of tangible capital assets	37,662	9,760
Change in accrued post-retirement benefit obligations	46,032	40,948
Change in asset retirement obligations	(12,018)	(9,969)
	<u>2,571,068</u>	<u>2,372,550</u>
Change in non-cash assets and liabilities:		
Taxes receivable	(111,239)	110,024
Accounts receivable	23,203	(328,060)
Prepaid expenses	(8,565)	(24,917)
Inventory	3,765	3,479
Accounts payable and accrued liabilities	(176,831)	86,985
Deferred revenue	216,532	48,132
Net change in cash from operating activities	<u>2,517,933</u>	<u>2,268,193</u>
Capital activities:		
Cash used to acquire tangible capital assets	(1,645,237)	(4,884,973)
Proceeds on disposal of tangible capital assets	18,211	-
Cash used in capital activities	<u>(1,627,026)</u>	<u>(4,884,973)</u>
Financing activities:		
Principal repayment of long-term debt	(26,640)	(43,307)
Cash used in financing activities	<u>(26,640)</u>	<u>(43,307)</u>
Net change in cash	<u>864,267</u>	<u>(2,660,087)</u>
Cash and cash equivalents, beginning of year	4,930,469	7,590,556
Cash and cash equivalents, end of year	<u>\$ 5,794,736</u>	<u>\$ 4,930,469</u>

The accompanying notes are an integral part of these consolidated financial statements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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The Corporation of the Township of Mulmur (the "Township") is a Municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act and other related legislation.

## 1. Significant accounting policies:

The consolidated financial statements of the Township are prepared by management in accordance with Canadian generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the Township are as follows:

### (a) Reporting entity:

These consolidated financial statements reflect the assets, liabilities, revenues, expenses and fund balances of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the Township and which are owned or controlled by the Township.

All inter-departmental and inter-organizational transactions and balances between these organizations are eliminated.

### (b) Consolidated entities:

The following boards and municipal enterprises owned or controlled by the Township have been consolidated within these financial statements:

North Dufferin Community Centre Board of Management ("NDCC") (proportionate basis - 100%; 2024 - 50%). Effective January 1, 2024, the Township has 100% interest in NDCC.

Honeywood Cemetery Board

Mulmur-Melancthon Volunteer Fire Department (proportionate basis - 76.01%) (operating), 50% (capital); 2024 - 77.47% (operating), 50% (capital))

Rosemont District Fire Department (proportionate basis - 52.28% (operating), 52.28% (capital); 2024 - 52.17% (operating), 52.17% (capital))

Shelburne and District Fire Department (proportionate basis - 7.13%; 2024 - 7.37%)

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 1. Significant accounting policies (continued):

### (c) Basis of accounting:

Sources of financing and expenses are reported on the accrual basis of accounting.

The accrual basis of accounting recognizes revenues as they become available and measurable. Expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

### (d) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the tangible capital asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Land improvements	20 - 25
Buildings	5 - 100
Vehicles	8 - 20
Equipment	5 - 25
Water systems	5 - 100
Roads and bridges	4 - 75

Assets under construction are not amortized until the asset is available for productive use.

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

### (i) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

### (e) Revenue recognition:

The Township prepares tax billings based on assessment rolls issued by Municipal Property Assessment Corporation, in accordance with rates established and approved annually by Council and the Province of Ontario. Taxation revenue is recognized in the period in which the taxes are levied.

Government transfers are recognized in the period in which the events giving rise to the transfer occurred, provided that the transfer is authorized and the amount can be reasonably estimated. Government grants are recognized when approved to the extent the related expenditures have been incurred and collection can be reasonably assured.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

### (e) Revenue recognition (continued):

Revenues from an exchange transaction are recognized as or when the Township satisfies the performance obligation. Performance obligations may be satisfied at a point in time or over a period of time. Revenues from a non-exchange transaction are recognized where there is authority and a past event that gives rise to a claim of economic resources.

### (f) Reserves and reserve funds:

Certain amounts, as approved by Council, are set aside in reserves and reserve funds for future operating and capital purposes. Transfers to and/or from reserves and reserve funds are an adjustment to the respective fund when approved.

### (g) Use of estimates:

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting periods. Significant items subject to such estimates and assumptions include valuation allowances for taxes and accounts receivable, post-retirement benefit obligations and estimating provisions for accrued liabilities and landfill closure and post-closure liabilities. In addition, the Township's implementation of the Public Sector Accounting Handbook PS3150 has required management to make estimates of historical cost and useful lives of tangible capital assets. Actual results could differ from those estimates.

### (h) County of Dufferin and School Boards:

The Township collects taxation revenue on behalf of the County of Dufferin and school boards. The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the County of Dufferin and school boards are not reflected in these consolidated financial statements.

### (i) Pensions and employee benefits:

The Township is an employer member of the Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employer, defined benefit pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the assets and administration of the benefits. The Township has adopted defined contribution plan accounting principles for this plan because insufficient information is available to apply defined benefit plan accounting principles. The Township records as pension expense the current service cost, amortization of past service costs and interest costs related to the future employer contributions to the plan for the past employee service.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

### (i) Pensions and employee benefits (continued):

Payroll liabilities include vacation entitlements which are accrued as the entitlements are earned.

### (j) Deferred revenue - obligatory funds:

The Township receives certain contributions under the authority of federal and provincial legislation. These contributions are restricted in their use and, until spent on qualifying projects or expenses, are recorded as deferred revenue.

### (k) Asset retirement obligation:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- (a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset and other contract obligations;
- (b) The past transactions or events giving rise to the liability has occurred;
- (c) It is expected that future economic benefits will be given up; and
- (d) a reasonable estimate of the amount can be made.

The asset retirement obligation is based on management's best estimate of the expenditures to settle the obligation. A liability has been recognized based on estimated future expenses on retirement of the tangible capital assets. Under the prospective method, the assumptions used on initial recognition are those as of the date the legal obligation was incurred. Assumptions used in the subsequent calculations are revised yearly.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset (or component thereof). The asset retirement cost is amortized over the useful life of the related asset. Where the obligation relates to an asset which is no longer in service, and not providing economic benefit, the obligation is expensed upon recognition.

At each financial reporting date, the Township reviews the carrying amount of the liability. Changes to the liability arising from revisions to either the timing or the amount of the original estimate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

The Township continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 1. Significant accounting policies (continued):

### (l) Financial instruments:

Financial instruments that are subsequently measured at fair value are classified based on the observability of inputs as follows:

- Level 1 - quoted prices (unadjusted) in active markets;
- Level 2 - inputs other than quoted prices included within Level 1 that are observable, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 - inputs that are not based on observable market data (unobservable inputs)

The Township evaluates contractual obligations for the existence of embedded derivatives and separately measures the fair value of the derivative component when characteristics of the derivative are not closely related to the economic characteristics and risks of the contract itself.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses in the period they occur. Once realized, the cumulative gain or loss is reclassified to the statement of operations.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 2. Operations of County of Dufferin and School Boards:

The taxation relating to the school boards are comprised of the following:

	2025	2024
School Board	\$ 1,509,319	\$ 1,530,811
County of Dufferin	3,971,778	3,775,385
	<b>\$ 5,481,097</b>	<b>\$ 5,306,196</b>

## 3. Trust funds:

The Honeywood Cemetery and Mansfield Cemetery trust funds administered by the Township amounting to \$71,446 (2024 - \$69,666) have not been included in the consolidated statement of financial position, nor have the operations been included in the consolidated statement of operations and accumulated surplus.

## 4. Grants:

	2025	2024
Ontario Municipal Partnership Fund (OMPF)	\$ 259,900	\$ 249,000
Ontario – Anti-theft program	126,642	245,637
Ontario – Trillium Foundation	204,314	150,000
Ontario - other	144,084	19,411
	734,940	664,048
Municipal		491
Federal	7,224	6,956
	<b>\$ 742,164</b>	<b>\$ 671,495</b>

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 5. Other income:

	2025	2024
Penalties and interest on taxation	\$ 113,239	\$ 93,951
Investment income	108,658	254,247
Aggregate rebates	19,011	26,691
Rents, concessions and other	48,789	232,987
Donations - other	250,000	50,043
NDCC fundraising revenue	202,686	50,287
Gain (loss) on disposal of assets	(49,094)	46,769
Other		(17,835)
	<u>\$ 693,289</u>	<u>\$ 737,140</u>

## 6. Deferred revenue:

Contributions received that have been set aside for specific purposes by legislation, regulation or agreement are included in deferred revenue and reported on the consolidated statement of financial position. These revenues may only be used in the conduct of certain programs or in the completion of specific work.

A requirement of the public sector accounting standards of the Chartered Professional Accountants of Canada is that the obligatory reserve funds be reported as deferred revenue. This requirement is in place as provincial legislation and other agreements restrict how these funds may be used and under certain circumstances these funds may possibly be refunded.

	Balance at December 31, 2024	Contributions and interest received	Amounts taken to revenue	Balance at December 31, 2025
Deferred revenue:				
Development charges	\$ 724,963	\$ 131,044	\$ (232,881)	\$ 623,126
Park dedication	201,784	80,355		282,139
	<u>926,747</u>	<u>211,399</u>	<u>(232,881)</u>	<u>905,265</u>
Obligatory reserve funds:				
Federal gas tax fund	-	118,314	-	118,314
Ontario Community Infrastructure Fund	-	119,700	-	119,700
	<u>\$ 926,747</u>	<u>\$449,413</u>	<u>\$ (232,881)</u>	<u>\$1,143,279</u>

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 7. Asset retirement obligations:

### (a) Landfill closure and post closure obligation:

The Environmental Protection Act sets out the regulatory requirements to properly close and maintain all active and inactive landfill sites. Under environmental law, there is a requirement for closure and post-closure care of solid waste landfill sites. This requirement is to be provided for over the estimated remaining life of the landfill site based on usage.

Landfill closure and post-closure care requirements have been defined in accordance with industry standards and include final covering and landscaping of the landfill, ongoing environmental monitoring, site inspection and maintenance. The reported liability is based on estimates and assumptions with respect to events extending over a twenty-five year period using the best information available to management. Future events may result in significant changes to the estimated total expenses, capacity used or total capacity and the estimated liability, and would be recognized prospectively, as a change in estimate, when applicable.

Effective January 1, 2013, the County of Dufferin assumed waste management from the Township and the landfill site ceased active operations and stopped accepting solid waste from ratepayers. No estimate of the existing liability based on the landfill capacity used up until the assumption date is available. Therefore, the estimates from the most recent report will be used until an updated report is available. The Corporation of the Township of Mulmur has estimated the closure and post closure liability of \$472,802 (2024 - \$484,820) for the landfill site. The liability is based on closure in 2025. Current engineering studies suggest that monitoring would be required for 37 years with annual costs of \$13,250. The liability was based on an annual interest rate of 1.0% with consideration for the cost of inflation.

The liability is expected to be funded through budgeted allocations over the remaining life of the landfill.

The estimated remaining capacity of the landfill site is 77% of its total estimated capacity and its estimated remaining life is indefinite as there is no longer any material added to the site.

### (b) Asbestos obligation:

The Township owns and operates a building that is suspected to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 8. Long-term debt:

	2025	2024
Debenture payable (Bridges), 4.91%, payable in semi-annual instalments of \$13,320 principal plus interest, due October 2034	\$ 239,760	\$ 266,400
	\$ 239,760	\$ 266,400

Principal repayments on long-term debt are as follows:

2026	\$ 26,640
2027	26,640
2028	26,640
2029	26,640
2030	26,640
Thereafter	106,560
	\$ 239,760

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 9. Tangible capital assets:

Cost	Land	Land Improvements	Buildings	Vehicles	Equipment	Infrastrcuture: Transportation	Infrastrcuture: Environmental	Balance at December 31, 2025
Balance, beginning of year	\$ 59,698	\$ 1,210,731	\$ 5,516,498	\$ 3,067,527	\$ 3,872,658	\$ 15,691,778	\$ 6,617,729	\$ 36,036,619
Additions during the year	-	90,886	176,999	114,505	180,193	996,897	85,757	1,645,237
Asset retirement obligaitons (note 2)	-	-	-	-	-	-	-	-
Disposals during the year	(46,339)	-	-	(185,791)	(246,007)	(53,731)	-	(531,868)
Balance, end of year	13,359	1,301,617	5,693,497	2,996,241	3,806,844	16,634,944	6,703,486	37,149,988

Accumulated Amortization	Land	Land Improvements	Buildings	Vehicles	Equipment	Infrastrcuture: Transportation	Infrastrcuture: Environmental	Balance at December 31, 2025
Balance, beginning of year	-	393,458	1,378,278	1,327,428	2,204,268	7,336,391	1,899,720	14,539,543
Amortization for the year	-	35,976	109,246	176,725	238,159	403,219	112,352	1,075,677
Disposals during the year	-	-	-	(179,011)	(243,253)	(53,731)	-	(475,995)
Total	-	429,434	1,487,524	1,325,142	2,199,174	7,685,879	2,012,072	15,139,225

Net book value of tangible capital assets	\$ 13,359	\$ 872,183	\$ 4,205,973	\$ 1,671,099	\$ 1,607,670	\$ 8,949,065	\$ 4,691,414	\$ 22,010,763
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# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 9. Tangible capital assets:

Cost	Land	Land Improvements	Buildings	Vehicles	Equipment	Infrastrcuture: Transportation	Infrastrcuture: Environmental	Balance at December 31, 2024
Balance, beginning of year	\$ 59,698	\$ 999,321	\$ 3,754,549	\$ 2,196,898	\$ 3,395,432	\$ 15,036,468	\$ 6,363,422	\$ 31,805,788
Additions during the year	-	211,410	1,847,947	1,022,373	718,127	830,809	254,307	4,884,973
Consolidated board opening changes	-	-	-	-	-	-	-	-
Asset retirement obligaitons (note 2)	-	-	-	-	-	-	-	-
Disposals during the year	-	-	(85,998)	(151,744)	(240,901)	(175,499)	-	(654,142)
Balance, end of year	59,698	1,210,731	5,516,498	3,067,527	3,872,658	15,691,778	6,617,729	36,036,619

Accumulated Amortization	Land	Land Improvements	Buildings	Vehicles	Equipment	Infrastrcuture: Transportation	Infrastrcuture: Environmental	Balance at December 31, 2024
Balance, beginning of year	-	363,215	1,371,035	1,317,801	2,234,798	7,118,413	1,795,444	14,200,706
Amortization for the year	-	30,243	86,516	161,371	210,371	390,442	104,276	983,219
Consolidated board opening changes	-	-	-	-	-	-	-	-
Disposals during the year	-	-	(79,273)	(151,744)	(240,901)	(172,464)	-	(644,382)
Total	-	393,458	1,378,278	1,327,428	2,204,268	7,336,391	1,899,720	14,539,543

Net book value of tangible capital assets	\$ 59,698	\$ 817,273	\$ 4,138,220	\$ 1,740,099	\$ 1,668,390	\$ 8,355,387	\$ 4,718,009	\$ 21,497,076
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# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 10. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2025	2024
<b>Surplus:</b>		
Invested in tangible capital assets	\$ 21,500,763	\$ 20,987,076
General deficit	(442)	(113,353)
Gravel pit investment	174,017	177,496
Mulmur-Melancthon Volunteer Fire Department	(254,328)	(299,507)
Shelburne and District Fire Department	15,665	4,093
Rosemont and District Fire Department	(31,039)	221,288
Honeywood Cemetery Board	49,263	9,416
NDCC	1,427	1,427
<b>Unfunded:</b>		
Employee benefit obligations	(219,867)	(173,835)
Asset retirement obligations	(982,802)	(994,820)
<b>Total surplus</b>	<b>20,252,657</b>	<b>19,819,281</b>
<b>Reserve funds set aside for specific purpose by Council:</b>		
Gravel pit rehabilitation	173,103	170,808
Mulmur- Melancthon Volunteer Fire Department	35,410	22,179
Rosemont and District Fire Department	278,014	148,798
Shelburne and District Fire Department	61,005	36,371
NDCC	242,044	52,315
Capital purposes - water	659,891	676,053
Current purpose - water	23,402	22,771
<b>Total reserves funds</b>	<b>1,472,869</b>	<b>1,129,295</b>
<b>Reserves set aside for specific purpose by Council:</b>		
Tax rate stabilization	1,208,394	782,036
Current purposes	72,815	129,499
Capital purposes	2,874,092	2,597,001
<b>Total reserve</b>	<b>4,155,301</b>	<b>3,508,536</b>
	<b>\$ 25,880,827</b>	<b>\$ 24,457,112</b>

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 11. Budget:

The budget data presented in these consolidated financial statements is based upon the 2025 operating and capital budgets approved by Council. The reconciliation of the approved budget to the budget figures reported in these consolidated financial statements is listed below.

Approved surplus per approved budget	\$	
Less:		
Amortization		(851,330)
Add:		
Net reserve transfers and other items		(139,604)
Capital acquisitions		1,153,500
Principal payments on long-term debt		39,392
<b>Budgeted surplus per financial statements</b>	<b>\$</b>	<b>201,958</b>

## 12. Pension agreements and other post-employment benefits:

The Township makes contributions to the Ontario Municipal Employees Retirement Fund ("OMERS"), which is a multi-employer plan, on behalf of 127 members of its staff. This plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to the plan.

Because OMERS is a multi-employer pension plan, any pension plan surpluses or deficits are the joint responsibility of Ontario municipal organizations and their employees. As a result, the Township does not recognize any share of the OMERS pension surplus or deficit. The amount contributed to OMERS for 2025 was \$270,821 (2024 - \$259,819) for current service and is included as an expense in the statement of operations and accumulated surplus. The contribution rate for 2025 was 9.0% to 14.6% (2024 - 9.0% to 14.6%) depending on age and level of income level.

The latest available report for the OMERS plan was December 31, 2025. At that time the plan reported a \$1.3 billion actuarial deficit (2024 - \$2.9 billion actuarial deficit), based on actuarial liabilities of \$151.4 billion (2024 - \$142.5 billion) and actuarial assets of \$150 billion (2024 - \$139.6 billion). Ongoing adequacy of the current contribution rates will need to be monitored and may lead to increased future funding requirements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

## 12. Pension agreements and other post-employment benefits (continued):

Other post-employment benefits:

The Township provides extended health care, dental, life and disability insurance benefits to all employees. The actuarial valuation was based on a number of assumptions about future events, such as inflation rates, medical inflation rates, wage increases, employee turnover and mortality rates. The assumptions used reflect management's best estimates. The post-employment benefit liability was determined using a discount rate of 4% (2024 - 4.0%).

Information about the other post-employment benefit plan is as follows:

	2025	2024
Balance, beginning of year	\$ 173,835	\$ 132,887
Current benefit cost	39,079	35,633
Interest	6,953	5,315
Balance, end of year	\$ 219,867	\$ 173,835

## 13. Financial instruments:

The Township is exposed to various risks through its financial instruments and continues to monitor, evaluate, and manage these risks. The following analysis provides information about the Township's risk exposure and concentration as at December 31, 2025.

### (a) Credit risk:

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Township is exposed to credit risk from its financial assets including cash and cash equivalents, trade and other accounts receivable, loans receivable, and portfolio investments. The carrying amounts of financial assets represent the Township's maximum credit exposure. The Township manages its exposure to this risk by:

- (i) Maintaining its funds in creditworthy organizations and financial institutions;
- (ii) Assessing the quality of its counterparties, taking into account their creditworthiness and reputation, past experience and other factors; and
- (iii) Reviewing collectability and establishing allowances for doubtful accounts.

The Township has a broad base of debtors which minimizes the concentration of credit risk. There are no provisions for impairment of accounts or taxes receivable.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 13. Financial instruments (continued):

### (b) Liquidity risk:

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Township is exposed to liquidity risk from accounts payable and accrued liabilities and municipal debt. The Township manages its exposure to this risk through monitoring projected and actual cash flows and anticipated investing in order to maintain sufficient funds for meeting obligations as they come due.

Accounts payable and accrued liabilities are generally due within 30 days. The annual repayment obligations for debentures payable are disclosed in Note 9.

### (c) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of currency risk, interest rate risk, and other price risk.

## 14. Segmented information:

The Corporation of the Township of Mulmur is a diversified municipal government institution that provides a wide range of services to its ratepayers such as fire, water, recreation, planning and roadway services. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of each segment and the activities they encompass are as follows:

### (a) General Government:

These items relate to the revenues and expenses that relate to the operations of the Township itself and cannot be directly attributed to a specific segment.

### (b) Protection Services:

Protection is comprised of police services and fire protection. The police services, which are provided by the OPP, work to ensure the safety and protection of the ratepayers and their property. The fire department is responsible for providing fire suppression services, fire prevention programs, training and education. The members of the fire department consist of volunteers.

### (c) Transportation Services:

Transportation is responsible for maintaining the Township's transportation infrastructure.

### (d) Environmental Services:

This service provides the Township's drinking water to the residents of the Mansfield subdivision, as well as waste disposal to ratepayers.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

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## 14. Segmented information (continued):

(e) Health Services:

Health services includes the operations of local cemeteries.

(f) Recreation and Cultural Services:

This service area provides services meant to improve the health and development of the Township's ratepayers. Recreational and cultural programs are provided at the arena. Also, the Township receives library services from surrounding municipalities to assist with its ratepayers' informational needs.

(g) Planning and Development:

This department provides a number of services including planning and review of all property development plans through its application process.

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# THE CORPORATION OF THE TOWNSHIP OF MULMUR

## Schedule to Note 14 - Segmented Information (continued)

Year ended December 31, 2025

	General Government	Protection Services	Transportation Services	Environmental Services	Health Services	Recreation Services	Planning and Development	2025 Total
<b>Revenues:</b>								
Taxation	\$ 991,146	1,113,096	2,634,755	250,707	25,182	422,632	14,530	\$ 5,452,048
User charges	79,420	115,946	34,500	253,642	-	198,734	40,300	722,542
Province of Ontario grants	259,900	128,421	338,534	2,004	-	6,081	-	734,940
Government of Canada grants	2,408	-	4,816	-	-	-	-	7,224
Obligatory reserve fund revenue	-	-	232,881	-	-	-	-	232,881
Investment income	100,426	1,217	-	7,014	-	-	-	108,657
Interest and penalties	113,239	-	-	-	-	-	-	113,239
Other	1,060	4,350	24,442	7,870	-	136,106	-	173,828
Donations	-	-	-	-	-	346,659	-	346,659
Loss on disposal of tangible capital assets	(49,094)	-	-	-	-	-	-	(49,094)
	1,498,505	1,363,030	3,269,928	521,237	25,182	1,110,212	54,830	7,842,924
<b>Expenses:</b>								
Salaries, wages and benefits	893,543	228,047	992,500	-	-	64,719	-	2,178,809
Materials	175,106	189,272	989,778	-	26,928	253,592	465	1,635,141
Contracted services	74,676	707,507	396,779	39,265	-	77,405	16,643	1,312,275
Rents and financial expenses	2,444	121,705	-	144,021	45	-	-	268,215
Interest on long-term debt	2,106	10,093	12,752	111,895	-	-	-	136,846
Amortization	19,093	53,929	710,336	-	2,676	101,889	-	887,923
Other	-	-	-	-	-	-	-	-
	1,166,968	1,310,553	3,102,145	295,181	29,649	497,605	17,108	6,419,209
<b>Excess of revenues over expenses</b>	<b>\$ 331,537</b>	<b>52,477</b>	<b>167,783</b>	<b>226,056</b>	<b>(4,467)</b>	<b>612,607</b>	<b>37,722</b>	<b>\$ 1,423,715</b>

# THE CORPORATION OF THE TOWNSHIP OF MULMUR

## Schedule to Note 14 - Segmented Information (continued)

Year ended December 31, 2024

	General Government	Protection Services	Transportation Services	Environmental Services	Health Services	Recreation Services	Planning and Development	2024 Total
<b>Revenues:</b>								
Taxation	\$ 1,010,505	1,119,086	2,120,473	232,986	32,327	319,030	32,507	\$ 4,866,914
User charges	74,862	124,812	42,025	256,560	-	155,497	21,400	675,156
Province of Ontario grants	249,000	253,679	1,241	-	-	156,419	4,200	664,539
Government of Canada grants	2,319	-	4,637	-	-	-	-	6,956
Obligatory reserve fund revenue	-	-	364,031	-	-	-	-	364,031
Investment income	238,976	-	-	-	-	-	-	238,976
Interest and penalties	93,951	-	-	-	-	-	-	93,951
Other	394	1,203	78,972	200,000	70,256	53,388	-	404,213
	1,670,007	1,498,780	2,611,379	689,546	102,583	684,334	58,107	7,314,736
<b>Expenses:</b>								
Salaries, wages and benefits	917,873	258,240	892,811	-	-	42,205	-	2,111,129
Materials	170,479	312,172	803,726	49,443	37,313	202,986	8,548	1,584,667
Contracted services	131,673	634,677	263,710	134,704	-	72,125	31,630	1,268,519
Rents and financial expenses	2,260	50	-	-	83	-	-	2,393
Interest on long-term debt	4,000	-	14,100	-	-	-	-	18,100
Amortization	22,683	124,374	646,524	103,820	2,560	77,000	-	976,961
Other	-	53,660	-	-	-	-	-	53,660
	1,248,968	1,383,173	2,620,871	287,967	39,956	394,316	40,178	6,015,429
<b>Excess (deficiency) of revenues over expenses</b>	<b>\$ 421,039</b>	<b>115,607</b>	<b>(9,492)</b>	<b>401,579</b>	<b>62,627</b>	<b>290,018</b>	<b>17,929</b>	<b>\$ 1,299,307</b>



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Kitchener, ON N2G 0E1  
Canada  
Tel 519 747 8800  
Fax 519 747 8811

## INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Township of Mulmur

### ***Opinion***

We have audited the financial statements of Trust Funds of The Corporation of the Township of Mulmur (the Municipality), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of continuity for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Municipality as at December 31, 2025, and its results of operations, for the year then ended in accordance with Canadian public sector accounting standards.

### ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

***DRAFT***

Chartered Professional Accountants, Licensed Public Accountants

Kitchener, Canada

DATE

# THE CORPORATION OF THE TOWNSHIP OF MULMUR - TRUST FUNDS

Statements of Financial Position and Continuity

For the year ended December 31, 2025, with comparative information for 2024

	Honeywood Cemetery Trust Fund	Mansfield Cemetery Trust Fund	2025 Combined	2024 Combined
<b>Financial assets</b>				
Cash and cash equivalents	\$ 26,673	\$ 44,772	\$ 71,445	\$ 69,665
	\$ 26,673	\$ 44,772	\$ 71,445	\$ 69,665
<b>Net assets</b>				
Fund balance	\$ 26,673	\$ 44,772	\$ 71,445	\$ 69,665
Balance, beginning of year	\$ 25,393	\$ 44,272	\$ 69,665	66,290
Interest income	753	1,320	2,073	3,095
Plot sales	1,280	500	1,780	3,375
	27,426	46,092	73,518	72,760
Transfers from trust	753	1,320	2,073	3,095
Balance, end of year	\$ 26,673	\$ 44,772	\$ 71,445	69,665

The accompanying note is an integral part of these financial statements.

# THE CORPORATION OF THE TOWNSHIP OF MULMUR - TRUST FUNDS

Note to financial statements

For the year ended December 31, 2025

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## 1. Accounting policy:

Basis of accounting:

Revenues and expenses are reported on the accrual basis of accounting which recognizes revenues and expenses as they are incurred and measureable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

DRAFT



## **Staff Report**

**To:** Council  
**From:** Chris Wolnik, Director of Infrastructure  
**Meeting Date:** May 6, 2026  
**Subject:** Roof Repairs- Administration building

---

### **Purpose:**

The purpose of this report is to seek Council direction on the roof repair at the Township Office Administration building.

### **Background:**

At the September 2023 Council meeting, staff provided a report regarding the Request for Quotes (RFQ) process for the Administration building roof repair. At that time the lowest quotes for a shingle or metal roof (including snow stops) repair were \$10,509 and \$30,597 respectively. Council deferred the replacement of the Administrative Office Roof pending an evaluation. The evaluation completed in 2023 determined the roof could last a few more years until leaks became more prevalent.

Throughout the later half of 2025 and 2026, staff have noted additional water staining on the ceiling in the washrooms, Council chambers and kitchen of the main floor attributable to roof leaks on the north side of the building. Through discussions with a roofing contractor, it was determined that the only fix for the roof leaks would be a roof replacement on the north side roof.

The south side roof has a 10 KW solar system and is not subjected to the same impacts as the north side roof. The solar system is approximately 11 years old and has a lifespan of an additional 14-19 years. The solar system could be removed and reinstalled should the south side roof need replacement. However, it would be worthwhile from an economic perspective to complete the solar panel removal and south side roof replacement simultaneously to avoid removing the solar panels twice. The solar panels continue to generate revenue for the Township.

### **Analysis:**

There are several variables to consider when evaluating shingles or metal for the roof replacement. These include:

- lifespan
- upfront costs
- maintenance
- snow and ice performance
- wind resistance
- environmental impact

Shingle manufacturing technology improvements have resulted in 40-year guaranteed lifespans. The improved lifespan can be partially attributed to an enhanced building code for shingles in 2009. While they do have a lower upfront cost, they will have a higher lifecycle and maintenance cost than metal roofs. Shingles will need more frequent inspection and occasional maintenance should a shingle be displaced by snow, wind or ice.

Metal roofs will have a higher upfront cost, but their lifespan can be 50-75 years. Metal roofs have a small edge on shingles with respect to snow and ice performance as well as wind resistance. While there are various types of metal roofs for a commercial building application like the Township Office Administration building, steel appears to be the best option. Steel metal roof costs can vary with simpler profiles, thinner gauges, exposed fasteners and faster installations costing less. Therefore, there are options to pursue to keep the costs of a metal roof as budget friendly as possible.

### **Strategic Plan Alignment:**

It's in our Nature: Grow - We commit to developing a framework to shape our Township in a manner that protects our agriculture, natural resources and our rural character. We will embrace technology, support energy conservation, climate change mitigation and assess environmental impacts in our decision-making process to grow the Township in a sustainable manner.

### **Financial Impacts:**

The updated quote for a single roof is approximately \$20,000 to complete just the north side roof while the cost for the metal roof could be as high as approximately \$40,000. This project could be funded by either the Tax Rate Stabilization Reserve or the Administration Building Reserve.

### **Environmental Impacts:**

Metal roofing can be recycled following removal whereas asphalt, as a petroleum product, can only be disposed of at a landfill. Energy efficiency benefits are also prominent with metal roofs as they reflect heat thereby lowering cooling costs. With climate change increasing summer temperatures there is greater likelihood of a negative impact on the longevity of asphalt shingles.

### **Recommendation:**

That Council direct staff to re-roof the north section of roof at the Township Administration Office building with a metal roof with an upper limit cost of \$ 40,000 funded through the Tax Rate Stabilization Reserve or the Administration Building Reserve.



**Submitted by: Chris Wolnik, Director of Infrastructure.**  
**Approved by: Tracey Atkinson, CAO**



## **Staff Report**

**To:** Council  
**From:** Chris Wolnik, Director of Infrastructure  
**Meeting Date:** May 6, 2026  
**Subject:** Road safety-County Road 19/ County Road 17-10<sup>th</sup> Sideroad Intersection

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### **Purpose:**

The purpose of this report is to seek Council direction on road safety at the intersection of County Road (CR) 19/County Road 17-10<sup>th</sup> Sideroad.

### **Background:**

In September 2025, a Road Safety Audit report for the CR 19/CR 17 intersection, conducted by Triton Engineering in June 2025, was presented to County Council.

A Road Safety Audit (RSA), as outlined in Ontario Good Roads Association(OGRA) guideline, is a formal, independent, and multidisciplinary review of a roadway, intersection, or transportation facility that identifies potential safety issues for all users, before or after implementation. It is not limited to compliance checks or design standards; rather, it applies a forward-looking, risk-based lens to assess how real users (drivers, pedestrians, cyclists, and vulnerable road users) interact with the road under varying conditions<sup>1</sup>.

A road safety audit is more than a technical exercise. OGRA emphasizes a holistic safety approach that considers human behaviour, environmental context, operational practices, and system interactions alongside engineering design. This includes evaluating sightlines, speed environment, roadside hazards, signage, and maintenance conditions, while also accounting for how users perceive and react to the roadway. The outcome is a set of practical, evidence-informed recommendations aimed at reducing collision risk and improving overall system safety, not simply achieving technical compliance.

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<sup>1</sup> Ontario Good Roads Association, Ontario Road safety Audit (Feb 2023). Accessed April 30, 2025 from <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://members.goodroads.ca/images/GoodRoads/Road%20Safety%20Audit%202.02.pdf>

The CR 19/CR 17 road safety audit had several findings including the following:

- Sightlines measured at 165 m west, and 200 m east are below TAC's 210 m minimum, with vertical curves further restricting visibility.
- Trees, a cedar rail fence, a mailbox, and overhanging vegetation create additional roadside obstructions.  
Narrow gravel shoulders on Dufferin Road 19 provide little refuge for cyclists/vulnerable road users.
- Short-term priorities include Ontario Traffic Manual stop warrant analysis, speed limit review, and vegetation management.
- Medium-term actions involve a legal survey, addressing permanent obstructions, and relocating the mailbox.
- Longer-term considerations include supporting the development of vulnerable road user facilities and exploring realignment opportunities.

### **Analysis:**

Township of Mulmur and Dufferin County staff met to discuss actions related to the road safety audit in April, 2026, ongoing and future works.

In addition to the Road Safety Audit, a stop warrant analysis was completed internally by County staff, and it was determined that a four-way stop was not required at that time. County staff are collecting updated traffic information and are committed to reviewing both the Road Safety Audit and the stop warrant analysis. The revisited stop warrant analysis will be shared with the Township.

### **Strategic Plan Alignment:**

It's in our Nature: Live - We commit to providing a balanced community and providing quality services. We will encourage increased community building and respectful social interactions to enrich the lives of Mulmur residents. We will provide a range of communications and facilities to promote play, growth, connection, active living and recognize the changing demographics of Mulmur.

It's in our Nature: Grow - We commit to developing a framework to shape our Township in a manner that protects our agriculture, natural resources and our rural character. We will embrace technology, support energy conservation, climate change mitigation and assess environmental impacts in our decision-making process to grow the Township in a sustainable manner.

### **Financial Impacts:**

There would not be any financial impact to the Township for road safety improvements as the County of Dufferin has jurisdiction over the CR 19/CR 17 intersection.

**Environmental Impacts:**

Recent scientific research notes that there is no evidence of reduced air pollution, particularly in nitrogen oxides and particulate matter, from speed reduction measures.

**Recommendation:**

Whereas the County of Dufferin authorized a Road Safety Audit for the intersection of County Road 17 and County Road 19 in June 2025;

And whereas several of the recommendations of the Road Safety Audit have been implemented;

And whereas the Township of Mulmur supports the County of Dufferin's commitment to further examine and review road safety at the intersection of County Road 17 and County Road 19;

Now Therefore Be It Resolved that following the review, staff be directed to work with the County of Dufferin staff to collaborate to further enhance safety at the intersection;

And Further Be It Resolved that this motion be forwarded to the County of Dufferin Council and appropriate County staff for consideration and action.

**Submitted by: Chris Wolnik, Director of Infrastructure**

**Approved by: Tracey Atkinson, CAO**



## **DUFFERIN COUNTY COUNCIL MINUTES**

**March 26, 2026, 9:00 am**

**Dufferin County Administration Office, Sutton Room**

**55 Zina Street, 2nd Floor**

**Orangeville ON L9W 1E5**

Councillors Present:     Warden Lisa Post (Orangeville)  
                                  Councillor John Creelman (Mono)  
                                  Councillor Guy Gardhouse (East Garafraxa)  
                                  Councillor Chris Gerrits (Amaranth)  
                                  Councillor Earl Hawkins (Mulmur)  
                                  Councillor Gail Little (Amaranth)  
                                  Councillor James McLean (Melancthon)  
                                  Councillor Wade Mills (Shelburne)  
                                  Councillor Fred Nix (Mono)  
                                  Councillor Philip Rentsch (Grand Valley)  
                                  Councillor Steve Soloman (Grand Valley)  
                                  Councillor Todd Taylor (Orangeville)  
                                  Councillor Darren White (Melancthon)

Councillors Absent:     Councillor Shane Hall (Shelburne)  
                                  Councillor Janet Horner (Mulmur) (prior notice)

Staff Present:             Sonya Pritchard, Chief Administrative Officer  
                                  Michelle Dunne, Clerk  
                                  Rebecca Whelan, Deputy Clerk  
                                  Scott Burns, Director of Public Works/County Engineer  
                                  Aimee Raves, Manager of Corporate Finance, Treasurer  
                                  Rajbir Sian, Director of Development and Tourism  
                                  Gary Staples, Chief Paramedic  
                                  Rohan Thompson, Director of People & Equity  
                                  Brenda Wagner, Director of Health and Human Services

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**1. CALL TO ORDER**

Warden Post called the meeting to order at 9:00 am.

Warden Post announced that the meeting is being live streamed and publicly broadcast. The recording of this meeting will also be available on our website in the future.

**2. LAND ACKNOWLEDGEMENT STATEMENT**

Warden Post shared the Land Acknowledgement Statement.

**3. ROLL CALL**

The Clerk verbally took a roll call of the Councillors in attendance.

**4. APPROVAL OF THE AGENDA**

**Moved by:** Councillor Mills

**Seconded by:** Councillor Nix

**THAT the agenda and any addendum distributed for the March 26, 2026 meeting of Council, be approved.**

**CARRIED**

**5. DECLARATION OF INTEREST BY MEMBERS**

There were no declarations of pecuniary interest.

**6. APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

**Moved by:** Councillor Taylor

**Seconded by:** Councillor White

**THAT the minutes of the regular meeting of Council on March 12, 2026, be adopted.**

**CARRIED**

**7. PROCLAMATIONS, DELEGATIONS AND PRESENTATIONS**

**8. PUBLIC QUESTION PERIOD**

There were no questions from the public.

**9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following agenda items were requested to be moved to Section 11 for discussion:

- 10.3 Community Services Annual Report 2025
- 10.4 Dufferin Oaks Accreditation Report
- 10.8 Procedural By-Law Review - Report 2
- 10.11 Attendance Management Policy
- 10.13 New Operations Centre - Update 6: Zoning By-Law Amendment
- 10.14 Engineering Services for Dufferin Road 109/Riddell/South Arterial Road Corridor Municipal Class Environmental Assessment
- 10.15 Courthouse Renovation Status Update and Options Analysis

**10. PRESENTATION AND CONSIDERATION OF REPORTS**

**Moved by:** Councillor Mills

**Seconded by:** Councillor Creelman

**THAT Items 10.1 to 10.9 be received, and any recommendations set out below, be approved.**

**CARRIED**

**10.1 Monthly Update from Outside Boards**

A report from the Chief Administrative Officer, dated March 26, 2026, to provide a monthly update from outside boards.

**THAT the report of the Chief Administrative Officer, Report No. CAO-2026-011, Monthly Update from Outside Boards, dated March 26, 2026, be received.**

**CARRIED BY CONSENT**

**10.2 Homelessness Task Force Minutes - February 26, 2026**

Minutes from the February 26, 2026 meeting of the Homelessness Task Force

**THAT the minutes from the February 26, 2026 meeting of the Homelessness Task Force be adopted.**

**CARRIED BY CONSENT**

**10.3 2026-27 Long Term Care Service Accountability Agreement**

A report from the Director of Health and Human Services, dated March 26, 2026, to seek approval for the Warden to sign the Long Term Care Service Accountability Agreement extension agreement on behalf of Council.

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-0011, 2026-27 Long Term Care Service Accountability Agreement, dated March 26, 2026, be received;**

**AND THAT Council authorizes the Warden to sign the agreement on behalf of Council for submission to Ontario Health – Central Region.**

**CARRIED BY CONSENT**

**10.4 2026-27 Multi-Sector Service Accountability Agreement**

A report from the Director of Health and Human Services, dated March 26, 2026, to seek approval for the Warden to sign the Multi-Service Sector Accountability Agreement extension agreement on behalf of Council.

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-0013, Multi-Sector Service Accountability Agreement, dated March 26, 2026, be received;**

**AND THAT Council authorizes the Warden to sign the agreement on behalf of Council for submission to Ontario Health – Central Region**

**CARRIED BY CONSENT**

**10.5 2025 Response Time Performance**

A report from the Chief Paramedic, dated March 26, 2026, to provide Paramedic Services response times for 2025.

**THAT the report from Chief Paramedic Services, Report No. PS-2026-007, Response Time Performance, dated March 26, 2026, be received.**

**CARRIED BY CONSENT**

**10.6 2025 Investment Activity**

A report from the Manager of Corporate Finance, Treasurer, dated March 26, 2026, to summarize the County's 2025 investment activity and results.

**THAT the report from the Manager of Corporate Finance, Treasurer, Report No. CS-2026-07, 2025 Investment Activity, dated March 26, 2026, be received.**

**CARRIED BY CONSENT**

**10.7 Digital Modernization Update**

A report from the Manage of Corporate Finance, Treasurer, dated March 26, 2026, to provide an update on the digital modernization initiatives and seek approval to fund the additional costs to implement payroll through the new Human Resources Information System.

**THAT the report from the Manager of Corporate Finance, Treasurer, Report No. CS-2026-08, Digital Modernization Update, dated March 26, 2026, be received;**

**AND THAT the additional costs for implementing payroll be funded from the Digital Modernization Reserve.**

**CARRIED BY CONSENT**

**10.8 New Building Services Agreement**

A report from the Director of Community Development and Tourism, dated March 26, 2026 to share details of the revised Building Services Agreement.

**THAT the report from Director of Community Development and Tourism, Report No. 2026-009, New Building Services Agreement, dated March 26, 2026, be received.**

**CARRIED BY CONSENT**

**10.9 Program Review Update 2**

A report from the Chief Administrative Officer, dated March 26, 2026, to provide an update on the County program review.

**THAT the report from the Chief Administrative Officer, Report No. CAO-2026-006, Program Review Update 2, dated March 26, 2026, be received.**

**CARRIED BY CONSENT**

**11. DISCUSSION OF REPORTS SEPARATED FROM THE CONSENT AGENDA**

**11.1 Community Services Annual Review 2025**

A report from the Director of Health and Human Services, dated March 26, 2026, to summarize the activities of the Ontario Works, Housing Services, and Early Years and Child Care divisions for 2025.

**Moved by:** Councillor Nix  
**Seconded by:** Councillor Creelman

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-012, Community Services Annual Review 2025, dated March 26, 2026, be received.**

**CARRIED**

### **11.2 Dufferin Oaks Accreditation Report**

**Moved by:** Councillor Gardhouse  
**Seconded by:** Councillor Gerrits

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-014, Dufferin Oaks Accreditation Survey Report, dated March 26, 2026, be received.**

**CARRIED**

### **11.3 Procedural By-Law Review – Report 2**

A report from the Clerk, dated March 26, 2026, to seek approval for revisions to the Procedural By-Law.

Due to technical issues, Warden Post called a recess at 9:15 am, the meeting resumed at 9:17 am.

Due to technical issues, Warden Post called a second recess at 9:19 am, the meeting resumed at 9:29 am.

Due to technical issues, Warden Post called a third recess at 9:44 am, the meeting resumed at 9:51 am.

**Moved by:** Councillor Taylor  
**Seconded by:** Councillor Mills

**THAT the draft Procedural By-Law be amended to have regular Council meetings begin at 6 pm on the second and fourth Thursday of each month.**

For (26): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor McLean, Councillor Mills, Councillor Nix, Councillor Taylor, and Councillor White

Against (5): Councillor Gerrits, Councillor Hawkins, Councillor Little, Councillor Rentsch, and Councillor Soloman

Absent (2): Councillor Hall, and Councillor Horner

**CARRIED (26 to 5)**

**Moved by:** Councillor Taylor

**Seconded by:** Councillor McLean

**THAT the report from the Clerk, Report No. 2026-004, Procedural By-Law Review- Report 2, dated March 26, 2026, be received;**

**AND THAT the attached draft Procedural By-law, as amended, be approved;**

**AND THAT the necessary by-law be enacted.**

For (26): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor McLean, Councillor Mills, Councillor Nix, Councillor Taylor, and Councillor White

Against (5): Councillor Gerrits, Councillor Hawkins, Councillor Little, Councillor Rentsch, and Councillor Soloman

Absent (2): Councillor Hall, and Councillor Horner

**CARRIED (26 to 5)**

#### **11.4 Attendance Management Policy**

A report from the Director of People and Equity, dated March 26, 2026, to seek approval of the Attendance Management Policy.

**Moved by:** Councillor Taylor

**Seconded by:** Councillor Creelman

**THAT the report from the Director of People & Equity, Report No. PE-2026-006, Attendance Management Policy, dated March 26, 2026, be received;**

**AND THAT the Attendance Management Policy be approved.**

**CARRIED**

**11.5 New Operations Centre – Update 6: Zoning By-Law Amendment**

A report from the Director of Public Works/County Engineer, dated March 26, 2026, to seek approval to complete the Zoning By-Law Amendment for the new Southern Operations Centre land.

**Moved by:** Councillor Rentsch

**Seconded by:** Councillor White

**THAT the New Operations Centre Zoning By-Law Amendment be deferred to the next term of Council.**

For (7): Councillor Gerrits, Councillor Hawkins, Councillor Little, Councillor McLean, Councillor Rentsch, Councillor Soloman, and Councillor White

Against (24): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor Mills, Councillor Nix, and Councillor Taylor

Absent (2): Councillor Hall, and Councillor Horner

**LOST (7 to 24)**

**Moved by:** Councillor Nix

**Seconded by:** Councillor Creelman

**THAT the report from the Director of Public Works/County Engineer, Report No. PW-2026-003, New Operations Centre – Update 6: Zoning By-Law Amendment, dated March 26, 2026, be received;**

**AND THAT staff be directed to award a change order to AECOM in the amount of \$350,000 to complete the Zoning By-Law amendment for the new Southern Operations Centre land.**

For (24): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor Mills, Councillor Nix, and Councillor Taylor

Against (7): Councillor Gerrits, Councillor Hawkins, Councillor Little, Councillor McLean, Councillor Rentsch, Councillor Soloman, and Councillor White

Absent (2): Councillor Hall, and Councillor Horner

**CARRIED (24 to 7)**

**11.6 Engineering Services for Dufferin Road 109/Riddell/South Arterial Road Corridor Municipal Class Environmental Assessment**

A report from the Director of Public Works/County Engineer, dated March 26, 2026, to request approval to award a Request for Proposal for the Dufferin Road 109/Riddell Road/South Arterial Road Corridor Municipal Class Environmental Assessment.

**Moved by:** Councillor Taylor

**Seconded by:** Councillor Mills

**THAT the report from the Director of Public Works/County Engineer, Report No. PW-2026-004, Engineering Services for Dufferin Road 109/Riddell Road/South Arterial Road Corridor Municipal Class Environmental Assessment, dated March 26, 2026, be received;**

**AND THAT staff be directed to proceed with the Full Corridor Wide Schedule C Municipal Class Environmental Assessment, including segments of Dufferin Road 109, Riddell Road, and the South Arterial Road portion of Dufferin Road 109;**

**AND THAT RFP PW-25-20 Municipal Class Environmental Assessment for the widening of Dufferin County Road 109, Riddell Road, and the South Arterial Road be awarded to R.J. Burnside and Associates in the amount of \$874,831.54 excluding tax;**

**AND THAT the budget shortfall of \$275,000 be offset from anticipated savings within the capital asset fund.**

For (25): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor Mills, Councillor Nix, Councillor Soloman, and Councillor Taylor

Against (6): Councillor Gerrits, Councillor Hawkins, Councillor Little, Councillor McLean, Councillor Rentsch, and Councillor White

Absent (2): Councillor Hall, and Councillor Horner

**CARRIED (25 to 6)**

### **11.7 Courthouse Renovation Status Update and Options Analysis**

A report from the Chief Administrative Officer and the Director of Public Works/County Engineer, dated March 26, 2026, to provide an update and options for the County Courthouse complex.

**Moved by:** Councillor Taylor

**Seconded by:** Councillor Mills

**THAT the report from the Chief Administrative Officer and the Director of Public Works/County Engineer, Report No. PW-2026-007, Courthouse Renovation Status Update and Options Analysis, dated March 26, 2026, be received;**

**AND THAT staff be directed to formally request that Infrastructure Ontario and the Ministry of the Attorney General commence internal space need and space suitability review(s) for the 1973 and 2011 additions of the County Courthouse complex to determine the feasibility of expanded court services tenancy, including confirmation of Ministry space requirements, suitability of the identified spaces for Provincial Offences Administration and criminal court operations, and any Ministry tenancy or costsharing intentions;**

**AND THAT the request to Infrastructure Ontario and the Ministry of the Attorney General to commence the review include the following specific deliverables and timelines:**

- **Identify the appropriate Ministry lead(s) and Infrastructure Ontario contact(s) for a review as well as a single point of contact for staff;**

- **Confirm Ministry space needs (staffing, courtroom count, ancillary support requirements), assess physical suitability of the 1973/2011 spaces (security, circulation, MEP, accessibility), and state any required fitup scope and estimated costsharing or tenancy arrangements;**
- **Evaluate the 1973 addition (third floor) and 2011 addition 55 Zina Street**
- **Provide a written timeline for completion of the internal reviews and a target date for a written response to the County within twelve (12) weeks of receipt of the County’s request;**

**AND THAT Council direct staff, working with Mettko, to undertake a focused assessment of the third floor of the 1973 addition at 55 Zina Street to determine the feasibility of renovating that space to support Provincial Offences Act (POA) court services, and that the assessment include the following deliverables:**

- **A technical and program feasibility study including structural, mechanical/electrical/plumbing (MEP) capacity, security and secure circulation requirements, accessibility compliance, courtroom and ancillary support layout options, and preliminary fitup scope.**
- **Deliver a written assessment, preliminary schematic layouts, and a priced orderofmagnitude cost estimate within twelve (12) weeks of the request;**

**AND THAT Council direct staff working with Mettko to defer the original scopes of work associated with Zina Street renovation project until such time that the preferred options have been fully explored and understood.**

**CARRIED**

**12. CORRESPONDENCE**

**Moved by:** Councillor Creelman

**Seconded by:** Councillor Nix

**THAT the correspondence items 12.1 and 12.2, be received.**

**CARRIED**

**12.1 Ontario Community Infrastructure Fund Support**

Resolutions from the Town of Mono and the Township of East Garafraxa regarding the Ontario Community Infrastructure Fund.

**12.2 Access to Dufferin County Services**

Correspondence from a resident, dated March 17, 2026, with concerns regarding accessing Dufferin County services through single point of entry.

**13. NOTICE OF MOTIONS**

**14. MOTIONS**

**15. CLOSED SESSION**

**16. BY-LAWS**

**Moved by:** Councillor Mills

**Seconded by:** Councillor Creelman

**THAT By-Law 2026-25 through to By-Law 2026-27, inclusive, be read a first, second and third time and enacted.**

**CARRIED**

**16.1 2026-25 Headwaters Health Care Centre (Dedicated Offload Nursing Program Memorandum of Understanding)**

A by-law to ratify the actions of the Warden and the Clerk for executing an agreement between the Corporation of the County of Dufferin and Headwaters Health Care Centre.

Authorization: Council - March 26, 2026

**16.2 2026-26 Ontario Health (Long Term Care Home Service Accountability Agreement Extension)**

A by-law to ratify the actions of the Warden and the Clerk for executing an agreement between the Corporation of the County of Dufferin and Ontario Health.

Authorization: Council - March 26, 2026

**16.3 2026-27 Ontario Health (Multi-Service Sector Accountability Agreement Extension)**

A by-law to ratify the actions of the Warden and the Clerk for executing an agreement between the Corporation of the County of Dufferin and Ontario Health.

Authorization: Council - March 26, 2026

**17. OTHER BUSINESS**

Warden Post reminded Council of the Statutory Public Planning Meeting regarding 476420 3rd Line, Melancthon, being held on April 15, 2026 at 6 pm at the Mel Lloyd Centre, New Horizons Room, 167 Centre Street, Entrance F, Shelburne ON.

Councillor Gerrits thanked Council for their support during the recent flood at the Amaranth Township office. He also thanked the Town of Orangeville for use of their space temporarily and the County's Emergency Management team for their assistance.

Councillor Creelman noted the Celebration of Life for the late County Councillor and Past Warden, Laura Ryan, will take place on April 4, 2026 from 12:30 pm - 4:00 pm at the Mono Community Centre.

**18. CONFIRMATORY BY-LAW**

**2026-28 Confirmatory By-Law - March 26, 2026**

A by-law to confirm the proceedings of the Council of the Corporation of the County of Dufferin at its meeting held on March 26, 2026.

**Moved by:** Councillor Nix

**Seconded by:** Councillor Mills

**THAT By-Law 2026-28 be read a first, second and third time and enacted.**

**CARRIED**

**19. NEXT MEETING**

The next Council meeting will be held on Thursday, April 9, 2026 at 7 pm in the Sutton Room at 55 Zina St, Orangeville.

**20. ADJOURNMENT**

The meeting adjourned at 10:50 am.

**Moved by:** Councillor Gardhouse

**Seconded by:** Councillor Taylor

**THAT the meeting adjourn.**

**CARRIED**

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Warden

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Clerk



## Council Highlights

County of Dufferin  
55 Zina Street, Orangeville, Ontario

*For Immediate Release: March 26, 2026*

Dufferin County Council met on March 26, 2026 for a Council meeting. For the full Council meeting agenda and minutes, please see the County's [Meeting Agendas and Minutes page](#).

Here are the highlights of the March 26 meeting:

- [Dufferin County's Director of Health and Human Services shared details of the accreditation achieved by Dufferin Oaks Long Term Care Home](#)
- [Dufferin Chief of Paramedic Services provided a report on 2025 response times](#)
- [Dufferin County's Director of Community Development and Tourism reported on a new Building Services Agreement](#)
- [Dufferin County to award a change order to AECOM to complete the Zoning By-Law amendment for the new Southern Operations Centre land](#)
- [Dufferin County directed to proceed with the Full Corridor-Wide Schedule C Municipal Class Environmental Assessment, including segments of Dufferin Road 109, Riddell Road, and the South Arterial Road portion of Dufferin Road 109](#)
- [County Council receive report on the Zina Street Courthouse renovation status update and options analysis, direct staff to work with involved stakeholders to review needs and work with Mettko to defer original scopes of work to fully explore and understand options](#)

### **Dufferin County's Director of Health and Human Services shared details of the accreditation achieved by Dufferin Oaks Long Term Care Home**

Dufferin Oaks and Dufferin County Community Support Services (DCCSS) completed the Commission on Accreditation of Rehabilitation Facilities (CARF) Accreditation program in December 2025. Dufferin Oaks was provided with a three-year Accreditation, which is the highest award possible.

The Accreditation process included staff from Dufferin Oaks, DCCSS, People and Equity, Finance and IT. Staff, residents, clients, family members, contractors and other stakeholders were key members throughout the survey. In addition to team interviews during the survey, over 800 documents were reviewed by the surveyors. There were several strengths identified in the report, with areas for improvement that the County will include its Quality Improvement Plan to be submitted to CARF.

Once accredited, the Ministry of Long-Term Care provides \$0.41 per resident day for each year the home maintains accreditation. For Dufferin Oaks, this equates to \$23,944 per year in dedicated funding to support ongoing quality and operational excellence.

### **Dufferin Chief of Paramedic Services provided a report on 2025 response times**

Paramedic Services are required to report Response Time to the Ontario Ministry of Health every year no later than March 31 for the prior year.

For 2025, Dufferin County Paramedic Service exceeded all targeted response times.

### **Dufferin County's Director of Community Development and Tourism reported on new building services agreements**

Dufferin County's Director of Community Development and Tourism reported on new building services agreements. The County currently provides building services to six municipalities within Dufferin. Under the Building Code Act, upper-tier and lower-tier municipalities may enter into agreements for the enforcement of the Act. The existing agreements between the County and these municipalities are now outdated, with five of the six agreements dating back to the 1980s and the Town of Mono's agreement executed in 2001.

To address this, the County is offering each municipality an updated service agreement that modernizes and standardizes terms, clarifies roles and responsibilities, and establishes a consistent long-term service model.

The Building Services Agreement presented to Council reflects a comprehensive and collaborative effort between Dufferin County and the municipalities it currently serves. The agreement supports legislative compliance, operational efficiency, and long-term service continuity. Council's consideration of this agreement represents an opportunity to formalize a shared services model that strengthens local capacity while ensuring high-quality, consistent enforcement of the Building Code Act.

### **Dufferin County to award change order to AECOM in to complete the Zoning By-Law amendment for the new Southern Operations Centre land**

Dufferin County is planning a new Operations Centre in the southern part of the County. The facility will support road operations, winter maintenance, and fleet services. It will also improve response times and service coverage as the region grows.

The preferred property is a 10-acre parcel on Dufferin Road 11, just north of Dufferin Road 109, in the Township of Amaranth. The property is currently zoned Industrial; therefore, the County must obtain a Zoning By-law Amendment from Amaranth Township before development can proceed.

Many studies are also required to support the future design of the Operations Centre. With Council approval to retain AECOM through the contract change order, the County will:

- Maintain project continuity
- Use the consultant's existing knowledge
- Avoid duplication of work
- Move forward with the Zoning By-law Amendment submission quickly

Once planning approvals are obtained, the County will procure detailed design through a competitive public process. This approach follows County purchasing policies and allows qualified firms to compete for the work.

**Dufferin County directed to proceed with the Full Corridor-Wide Schedule C Municipal Class Environmental Assessment, including segments of Dufferin Road 109, Riddell Road, and the South Arterial Road portion of Dufferin Road 109**

County Council directed County staff to proceed with the Full Corridor-Wide Schedule C Municipal Class Environmental Assessment, including segments of Dufferin Road 109, Riddell Road, and the South Arterial Road portion of Dufferin Road 109.

The Dufferin Road 109 corridor—including Riddell Road and the South Arterial Road – is a key regional transportation route supporting mobility, goods movement, and economic activity. Previous studies of this corridor identify the need for corridor widening, intersection improvements, and a westbound truck climbing lane.

Council approved staffs' recommendation to proceed with the full Schedule C Municipal Class Environmental Assessment, recognizing that the inclusion of Riddell Road will require coordination with the Town of Orangeville.

**County Council receives report on the Zina Street Courthouse renovation status update and options analysis, direct staff to work with involved stakeholders to review needs and work with Mettko to defer original scopes of work to fully explore and understand options**

Dufferin County's Chief Administrative Officer and Director of Public Works/County Engineer provided a report to Council on the renovation design project underway at 55 Zina Street. The courthouse renovation design project is underway to address accessibility, modernization and space needs. Mettko was awarded the contract.

Multiple stakeholders are experiencing increasing space pressures at this location due to court growth, additional judges and demand for support services. Courtroom 103 is fully booked through 2027, limiting near-term changes.

The current courthouse single point of entry, including full security screening, has introduced operational challenges for the County. Residents seeking County services must now pass through the same screening process as court users and navigate a lengthier and more complicated internal route, resulting in reduced visibility and accessibility of County services, increased confusion for visitors unfamiliar with courthouse procedures and operational inefficiencies for front-facing County staff.

Council directed staff working with Mettko to defer the original scopes of work associated with the Zina Street renovation project until such time that the preferred options have been fully explored and understood.

**About Dufferin County Council**

Dufferin County Council consists of 15 members representing each of the eight municipalities in Dufferin. Council meeting processes are set out in the County's Procedural By-Law.

Dufferin County Council and Committee meetings can be watched live on the [County's website](#).

**MEDIA CONTACT:**

Megan Ball, Manager of Communications



## **DUFFERIN COUNTY COUNCIL MINUTES**

**April 9, 2026, 7:00 pm**

**Dufferin County Administration Office, Sutton Room**

**55 Zina Street, 2nd Floor**

**Orangeville ON L9W 1E5**

Councillors Present:     Warden Lisa Post (Orangeville)  
                                  Councillor John Creelman (Mono)  
                                  Councillor Guy Gardhouse (East Garafraxa)  
                                  Councillor Chris Gerrits (Amaranth)  
                                  Councillor Earl Hawkins (Mulmur)  
                                  Councillor Janet Horner (Mulmur)  
                                  Councillor Gail Little (Amaranth)  
                                  Councillor James McLean (Melancthon)  
                                  Councillor Wade Mills (Shelburne)  
                                  Councillor Fred Nix (Mono)  
                                  Councillor Philip Rentsch (Grand Valley)  
                                  Councillor Steve Soloman (Grand Valley)  
                                  Councillor Todd Taylor (Orangeville)  
                                  Councillor Darren White (Melancthon)

Councillors Absent:     Councillor Shane Hall (Shelburne)

Staff Present:           Michelle Dunne, Clerk  
                                  Rebecca Whelan, Deputy Clerk  
                                  Scott Burns, Director of Public Works/County Engineer  
                                  Aimee Raves, Manager of Corporate Finance, Treasurer  
                                  Rajbir Sian, Director of Development and Tourism  
                                  Gary Staples, Chief Paramedic  
                                  Rohan Thompson, Director of People & Equity  
                                  Brenda Wagner, Director of Health and Human Services

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**1. CALL TO ORDER**

Warden Post called the meeting to order at 7:00 pm.

Warden Post announced that the meeting is being live streamed and publicly broadcast. The recording of this meeting will also be available on our website in the future.

**2. LAND ACKNOWLEDGEMENT STATEMENT**

Warden Post shared the Land Acknowledgement Statement.

**3. ROLL CALL**

The Clerk verbally took a roll call of the Councillors in attendance.

**4. APPROVAL OF THE AGENDA**

**Moved by:** Councillor Horner

**Seconded by:** Councillor Mills

**THAT the agenda and any addendum distributed for the April 9, 2026 meeting of Council, be approved.**

**CARRIED**

**5. DECLARATION OF INTEREST BY MEMBERS**

**5.1 Councillor Taylor - Canada Wide Early Learning and Child Care Benefit Update 7**

Councillor Taylor declared a conflict of interest in regard to agenda item #10.4 - Canada Wide Early Learning and Child Care Benefit Update 7, as a family member is employed at Dufferin County in that area.

**6. APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

**Moved by:** Councillor Gardhouse

**Seconded by:** Councillor Gerrits

**THAT the minutes of the regular meeting of Council on March 26, 2026, be adopted.**

**CARRIED**

**7. PROCLAMATIONS, DELEGATIONS AND PRESENTATIONS**

**7.1 Dentons Canada LLP**

Doug Pateman, Associate, Dentons Canada LLP, delegated regarding agenda item #10.7 COPA 1-25 514504 2nd Line Amaranth staff recommendation report. He requested Council defer the report, as they would like additional time to address comments received, notably water and sewage comments. The applicant would like to possibly refine studies to make further submissions for consideration.

**8. PUBLIC QUESTION PERIOD**

There were no questions from the public.

**9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following agenda items were requested to be moved to Section 11 for discussion:

- Item 10.3 - 2025 Dufferin Oaks Annual Quality Report
- Item 10.4 - Canada Wide Early Learning and Child Care Benefit Update 7
- Item 10.7 - COPA 1-25 - 514504 2nd Line, Amaranth - Recommendation

**10. PRESENTATION AND CONSIDERATION OF REPORTS**

**Moved by:** Councillor Mills

**Seconded by:** Councillor Creelman

**THAT Items 10.1 to 10.4 be received, and any recommendations set out below, be approved.**

**CARRIED**

**10.1 Access Dufferin Minutes - March 18, 2026**

Minutes from the March 18, 2026 meeting of Access Dufferin.

**THAT the minutes from the March 18, 2026 meeting of Access Dufferin, be adopted.**

**CARRIED BY CONSENT**

**10.2 Homelessness Task Force Minutes - March 26, 2026**

Minutes from the March 26, 2026 meeting of the Homelessness Task Force.

**THAT the minutes from the March 26, 2026 meeting of the Homelessness Task Force, be adopted.**

**CARRIED BY CONSENT**

**10.3 Homelessness Task Force Implementation Plan Update**

A report from the Director of Health and Human Services, dated April 9, 2026, to provide an update on the implementation of the Homelessness Task Force recommendations.

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-009, Homelessness Task Force Implementation Plan Update, dated April 9, 2026, be received;**

**AND THAT Council direct staff to continue implementation of approved recommendations and report back on items requiring budget consideration.**

**CARRIED BY CONSENT**

**10.4 Basic Income Information Report**

A report from the Director of Health and Human Services, dated April 9, 2026, to recommend advocacy for a Universal Basic Income Pilot Program.

**THAT the report from Director of Health and Human Services, Report No. HHS-2026-010, Basic Income Report, dated April 9, 2026, be received;**

**AND THAT Council direct staff to prepare and submit a letter of advocacy to the Federal Government advocating support for a Universal Basic Income (UBI) pilot program.**

**CARRIED BY CONSENT**

**11. DISCUSSION OF REPORTS SEPARATED FROM THE CONSENT AGENDA**

**11.1 2025 Dufferin Oaks Annual Quality Report**

A report from the Director of health and Human Services, dated April 9, 2026, to provide the 2025 Dufferin Oaks Annual Quality Report.

**Moved by:** Councillor Gerrits

**Seconded by:** Councillor Gardhouse

**THAT the report from the Director of Health and Human Services, Report No. HHS-2026-018, 2025 Dufferin Oaks Annual Quality Report, dated April 9, 2026, be received.**

**CARRIED**

**11.2 Canada Wide Early Learning and Child Care Benefit Update 7**

Councillor Taylor declared a conflict on this item. (Councillor Taylor declared a conflict of interest in regard to agenda item #10.4 - Canada Wide Early Learning and Child Care Benefit Update 7, as a family member is employed at Dufferin County in that area.)

A report from the Director of Health and Human Services and the Manager of Corporate Finance, Treasurer, dated April 9, 2026, to seek approval to work with Dufferin County child care operators on a repayment plan for outstanding amounts arising from the 2025 Canada Wide Early Learning and Child Care Benefit reconciliation.

Councillor Taylor (Orangeville) left the meeting at 7:18 pm prior to the discussion, returning at 7:30 pm.

**Moved by:** Councillor Gerrits

**Seconded by:** Councillor Horner

**THAT the report from the Director of Health and Human Services and Manager of Corporate Finance, Treasurer, Report No. HHS-2026-016, Canada Wide Early Learning and Child Care Update 7, dated April 9, 2026, be received;**

**AND THAT Council approve the Early Years and Child Care and Finance Divisions to work with child care operators on a two year repayment plan for outstanding amounts arising from the 2025 reconciliation process;**

**AND THAT staff be authorized to enter into repayment agreements with operators in alignment with this two year timeframe;**

**AND THAT staff advocate to the Provincial and Federal governments, including requesting a delegation at the upcoming Association of Municipalities of Ontario Conference, for program improvements that reflect alternate capacity licensing approaches, geographic considerations within the funding formula, and the long-term sustainability of the program.**

**CARRIED**

### **11.3 COPA 1-25 – 514504 2nd Line, Amaranth – Recommendation**

A report from the Director of Community Development and Tourism, dated April 9, 2026, to recommend Council refuse the County Official Plan Amendment proposed as part of COPA 1-25 for the lands located at 514504 2nd Line, Amaranth to redesignate the lands from Prime Agricultural to Community Settlement Area.

**Moved by:** Councillor Little

**Seconded by:** Councillor Mills

**THAT the report from the Director of Community Development and Tourism, Report No. PD-2026-016, COPA 1-25 – 514504 2<sup>nd</sup> Line, Amaranth – Recommendation, dated April 9, 2026, be received;**

**AND THAT Council refuse the County Official Plan Amendment proposed as part of COPA 1-25 for the lands located at 514504 2<sup>nd</sup> Line, Amaranth to redesignate the lands from Prime Agricultural to Community Settlement Area.**

For (32): Warden Post, Councillor Creelman, Councillor Gardhouse, Councillor Gerrits, Councillor Hawkins, Councillor Horner, Councillor Little, Councillor McLean, Councillor Mills, Councillor Nix, Councillor Rentsch, Councillor Soloman, Councillor Taylor, and Councillor White

Absent (1): Councillor Hall

**CARRIED (32 to 0)**

**12. CORRESPONDENCE**

**Moved by:** Councillor Horner

**Seconded by:** Councillor Nix

**THAT item #12.1 be received.**

**CARRIED**

**12.1 CTC Source Protection Region Committee**

Correspondence from the CTC Source Protection Region Committee, dated March 25, 2026, regarding the potential implications of the decision on proposed boundaries for the regional consolidation of Ontario's conservation authorities.

**13. NOTICE OF MOTIONS**

**13.1 Operational Performance Review of Highway 10**

**Moved by:** Councillor Gerrits

**Seconded by:** Councillor Creelman

**THAT the Procedural By-Law be suspended to consider the notice of motion.**

**CARRIED**

**Moved by:** Councillor Creelman

**Seconded by:** Councillor Nix

**WHEREAS the Ministry of Transportation has conducted an Operational Performance Review of Highway 10 between the intersection of Highways 9 and 10 and Highway 10 and Southgate Road 24/Melancthon Artemisia Townline, such study was expected to have been completed last July;**

**AND WHEREAS the Ministry has only shared with us an Executive Summary of the Operational Performance Review for purposes of a meeting last May;**

**AND WHEREAS serious accidents, some fatal, continue to occur on Highway 10 in Dufferin County;**

**THEREFORE BE IT RESOLVED that Dufferin County Council requests the Ministry of Transportation to immediately release the completed Operational Performance Review for Highway 10 along with a prioritization and implementation time line for identified upgrades and safety improvements.**

**CARRIED**

### **13.2 Council Reporting Structure**

**Moved by:** Councillor Rentsch

**WHEREAS Council has implemented a consent agenda and direct-to-Council meeting structure;**

**AND WHEREAS some members of Council have identified that the current format is not effectively supporting discussion and decision-making;**

**NOW THEREFORE BE IT RESOLVED THAT Council direct staff to bring forward a report, no later than the June 28, 2026 Council meeting, to explore alternative approaches, including but not limited to:**

- **replacing one regular Council meeting per month with one or more standing committee meetings;**
- **establishing a reduced number of standing committees;**
- **alternative approaches to identifying items requiring more in-depth review;**

**AND THAT the report provide options for Council’s consideration.**

**14. MOTIONS**

**15. CLOSED SESSION**

**16. BY-LAWS**

**Moved by:** Councillor Mills

**Seconded by:** Councillor Gerrits

**THAT By-Law 2026-29 through to By-Law 2026-35, inclusive, be read a first, second and third time and enacted.**

**CARRIED**

**16.1 2026-29 Orwill Allergy Products Limited (Lease - Mel Lloyd Centre)**

A by-law to ratify the actions of the Warden and the Clerk for executing an agreement between the Corporation of the County of Dufferin and Orwill Allergy Products Limited.

Authorization: Council - April 9, 2026

**16.2 2026-30 Township of East Garafraxa (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Township of East Garafraxa.

Authorization: Council - March 26, 2026

**16.3 2026-31 Town of Grand Valley (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Town of Grand Valley.

Authorization: Council - March 26, 2026

**16.4 2026-32 Township of Melancthon (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Township of Melancthon.

Authorization: Council - March 26, 2026

**16.5 2026-33 Town of Mono (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Town of Mono.

Authorization: Council - March 26, 2026

**16.6 2026-34 Township of Mulmur (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Township of Mulmur.

Authorization: Council - March 26, 2026

**16.7 2026-35 Town of Shelburne (Building Services Agreement)**

A by-law to authorize the Warden and the Clerk to execute an agreement between the Corporation of the County of Dufferin and the Corporation of the Town of Shelburne.

Authorization: Council - March 26, 2026

**17. OTHER BUSINESS**

Warden Post announced that there will be a Sikh flag raising ceremony on April 15, 2026 at 12:15 pm at 55 Zina St, Orangeville in honour of Sikh Heritage Month. All members of Council are welcome to attend.

The Warden also noted there will be an open house to introduce Dufferin County's Official Plan Amendment No. 5 on April 23, 2025 at 6 pm in the Atrium at 55 Zina Street, Orangeville.

Councillor Nix encouraged members of Council to attend the upcoming candidate information sessions to answer questions and provide first hand experience to those considering running for municipal council.

Councillor Horner noted there has been a noticeable positive difference in the traffic volume on Prince of Wales Road in response to the speed limit increase on County Road 11 and County Road 124 in Shelburne.

**18. CONFIRMATORY BY-LAW**

**2026-36 Confirmatory By-Law - April 9, 2026**

A by-law to confirm the proceedings of the Council of the Corporation of the County of Dufferin at its meeting held on April 9, 2026.

**Moved by:** Councillor Taylor

**Seconded by:** Councillor White

**THAT By-Law 2026-36 be read a first, second and third time and enacted.**

**CARRIED**

**19. NEXT MEETING**

There will be a Statutory Public Meeting on April 15, 2026 at 6 pm in the New Horizons Room at the Mel Lloyd Centre, 167 Centre St, Entrance F, Shelburne.

The next regular Council meeting will be held on Thursday, April 23, 2026 at 9 am in the Sutton Room at 55 Zina St, Orangeville.

**20. ADJOURNMENT**

The meeting adjourned at 7:54 pm.

**Moved by:** Councillor Gardhouse

**Seconded by:** Councillor Creelman

**THAT the meeting adjourn.**

**CARRIED**

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Warden

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Clerk



## Council Highlights

County of Dufferin  
55 Zina Street, Orangeville, Ontario

*For Immediate Release: April 16, 2026*

Dufferin County Council met on April 9, 2026 for a Council meeting. For the full Council meeting agenda and minutes, please see the County's [Meeting Agendas and Minutes page](#).

Here are the highlights of the April 9 meeting:

- [Homelessness Task Force Implementation Update](#)
- [Basic Income Pilot Program](#)
- [Canada Wide Early Learning and Child Care Benefit](#)
- [Dufferin Oaks Quality Report](#)
- [COPA 1-25 514504 2<sup>nd</sup> Line, Amaranth](#)

### **Staff Continue Homelessness Task Force Implementation**

Dufferin County's Homelessness Task Force made 18 recommendations to Council, which they endorsed in November of 2025. The recommendations are intended to strengthen the homelessness response system, expand housing options, and enhance community awareness.

Staff have prepared a multi-year implementation plan across four strategic pillars: Education and Awareness, Housing Stock, Process and Policies and Advocacy.

Immediate actions identified within the implementation plan are currently being completed within existing staff capacity and approved operating budgets. Medium and long-term items, including feasibility reviews, acquisition opportunities and program incentives, will require additional resources and may have operating and capital budget implications. As program designs are finalized, staff will bring forward detailed financial considerations to Council through future budget updates or stand-alone reports.

### **Advocacy to the Federal Government for a Basic Income Pilot Program**

One of the recommendations from the Homelessness Task Force was advocacy for a Universal Basic Income program. Basic Income is a concept whereby members of a population receive payments that meet basic needs. Other provinces across Canada have Basic Income projects underway.

In 2025, Senator Pate sponsored Bill S-206 - an Act to develop a national framework for a guaranteed livable basic income. In the Senate, it is awaiting consideration in committee. The bill would pressure the government to investigate *how* guaranteed livable basic income might be implemented in Canada.

Dufferin County Council have asked staff to advocate to the Federal Government for support for a Universal Basic Income Pilot Program.

## **CWELCC Update**

The annual Canada Wide Early Learning and Child Care (CWELCC) reconciliation process has identified situations where some child care operators will be required to repay funds to the Ministry via the County due to decreased program enrolment, operational changes and licensing requirements and over-allocated expenditures.

Historically, all reconciliation-related repayments occur within the same fiscal year that the debt is incurred; however, due to the size of the repayment amounts for several operators and in recognition of the financial pressures that operators are currently experiencing under CWELCC funding constraints, County staff recommended a two-year repayment plan to avoid undue hardship.

A two-year repayment option supports the sustainability of operators and helps maintain childcare capacity across Dufferin. The approved approach aims to reduce the risk of operator instability, which could otherwise result in vacancy loss, staff layoffs or potential exits from the CWELCC program in Dufferin County.

At the meeting, Council directed staff to advocate to the Provincial and Federal governments, including requesting a delegation at the upcoming Association of Municipalities of Ontario Conference, for program improvements that reflect alternate capacity licensing approaches, geographic considerations within the funding formula, and the long-term sustainability of the program.

## **Dufferin Oaks Quality Report**

Dufferin Oaks continues to foster a strong quality improvement culture grounded in collaboration, continuous learning and person-centred care. As resident needs grow, the home remains committed to delivering safe, high-quality services.

The 2025 Annual Quality Report fulfills requirements under the Fixing Long Term Care Act, FLCTA, 2021 and outlines key achievements and priorities at Dufferin Oaks. The 2026–2027 Quality Improvement Narrative and Workplan, which is submitted annually to Ontario Health, aligns with County strategic priorities and focuses on two areas: Efficiency and Resident Safety.

Highlights from the past year include an increase of 32% in responses, 99 to 100% satisfaction in the Resident and Family Survey, achievement of a three year accreditation award with CARF, completion of Pay Equity with CUPE, completion of phase one Nurse Call upgrades, restructuring of the Leadership team to enhance capacity and the addition of a full-time Nurse Practitioner.

## **COPA 1-25 514504 2<sup>nd</sup> Line, Amaranth**

On January 29, 2025, the County received a County Official Plan Amendment to redesignate the lands at 514504 2nd Line in the Township of Amaranth from Countryside Area (Schedule B) and Prime Agricultural (Schedule C) to Community Settlement Area. At this meeting, Council refused the application based on staff's recommendation.

County planning staff undertook a comprehensive review of critical land use policies and comments received from internal departments and prescribed agencies and determined that critically important policies pertaining to the establishment of new settlement areas were not met by the proposed development. Planning staff were also of the opinion that many of the provincial interests outlined in the Planning Act, which municipalities must have regard to, were not upheld by the proposed development.

Through comments received from several external agencies, there were notable concerns pertaining to the protection of natural heritage features and whether the appropriate assessments had been completed to determine the viability of the proposed servicing strategy. Staff recommended to Council that they not approve the proposed amendment to redesignate the lands to Community Settlement Area and Council approved staff's recommendation.

**About Dufferin County Council**

Dufferin County Council consists of 15 members representing each of the eight municipalities in Dufferin. Council meeting processes are set out in the County's Procedural By-Law.

Dufferin County Council and Committee meetings can be watched live on the [County's website](#).

-30-

**MEDIA CONTACT:**

Megan Ball, Manager of Communications  
[mball@dufferincounty.ca](mailto:mball@dufferincounty.ca)



**Economic Development  
Committee Minutes  
March 25, 2026 – 9:30 AM**

Present: Daryl Stansfield, Chair  
Lisa Thomson  
Savannah Rogers  
Diana Morris  
Roseann Knechtel, Secretary

Regrets: Kim Lyon

**1.0 Call to Order**

The Chair called the meeting to order at 9:30 a.m.

**2.0 Approval of the Agenda**

**Moved by Rogers and Seconded by Thomson**

That the agenda be approved.

**Carried.**

**3.0 Minutes of the Previous Meeting**

**Moved by Thomson and Seconded by Morris**

That the minutes of February 27, 2026 are approved.

**Carried.**

**4.0 Disclosure of Pecuniary Interests - None**

**5.0 Administration**

**5.1 Dufferin Board of Trade: Business Excellence Awards**

Diana Morris confirmed nominations for the Business Excellence Awards will open in April. Members are to consider businesses for nomination at the next EDC meeting.

**5.2 Mulmur 175**

- a) March Break Community Days Recap:** Attendance numbers are unknown. MoD Driving Tour was the item most collected at the booth.

- b) **Bruce Trail End to End Badges:** Awaiting confirmation from Bruce Trail that checkpoint signs are installed prior to promoting. Diana Morris to look for button machine.
- c) **Maple Madness:** Daryl Standfield offered to pick up the butter. Volunteers are to arrive between 9-930 a.m. Griddles and materials will be dropped off at the event prior to. Members directed staff to ensure hand-washing materials and applicable waste receptacles are available.
- d) **Run for Honeywood: May 2nd:** Lisa Thomson provided an update on route development and registration numbers. 175 contributions are not being sought.
- e) **Spring Market May 30<sup>th</sup>:** Members reviewed registration to date. The Secretary is to circulate the poster and information for inclusion in Dufferin Board of Trade communications.
- f) **Mulmur 175 Celebration BBQ:** Members discussed the upcoming event and noted:
  - Timing: 11am-2pm
  - Ice Cream Truck – booked.

## 6.0 Information Items

### 6.1 175 Budget Report

## 7.0 Items for Future Meetings

### 7.1 Dufferin County EDC

## 8.0 Adjournment

**Moved by Morris and Seconded by Rogers**

That the Economic Development Committee adjourns the meeting at 10:05 a.m. to meet again on April 20, 2026 at 9:30 a.m. or at the call of the Chair.

**Carried.**



## Minutes of Shelburne Public Library Board

**Tuesday, February 17, 2026, 7 p.m.**  
**KTH Room, 201 Owen Sound St, Shelburne, ON L9V 3L2**

Members Present: G. Dunlop  
T. Field  
Councillor V. Pann (Amaranth)  
Councillor M. Davie (Mono)  
Councillor P. Clark (Mulmur)  
Councillor R. Plowright (Melanchthon)

Members Absent: J. Hodder  
Councillor L. Wegener (Shelburne)

Staff Present: S. McGrady, CEO  
D. Lange, Treasurer

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### **1. Call to Order**

Chair G. Dunlop called the meeting to order at 7:01 p.m.

### **2. Disclosures of (Direct or Indirect) Pecuniary Interest**

None.

### **3. Land Acknowledgment**

The Chair acknowledged that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe, including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

**4. Approval of the Agenda**

Motion 08-26

Moved by Councillor P. Clark

Seconded by Councillor V. Pann

Be it resolved that we approve the agenda as amended for the February 17, 2026, meeting.

**Carried**

**5. Adoption of Minutes of Previous Meeting**

Motion 09-26

Moved by T. Field

Seconded by Councillor V. Pann

Be it resolved that we approve the minutes of the Board meeting dated January 20, 2026.

**Carried**

**6. Information Item – CEO Report**

Motion 10-26

Moved by Councillor P. Clark

Seconded by T. Field

Be it resolved that we receive the CEO Report for February 2026.

**Carried**

**7. Staff Reports**

**7.1 Financial Report**

Motion 11-26

Moved by Councillor V. Pann

Seconded by Councillor P. Clark

Be it resolved that the Financial Report of January 2026 be received and the Profit Loss for January 2026 be approved.

**Carried**

**7.2 MOU Report**

Motion: 12-26

Moved by Councillor P. Clark

Seconded by T. Fields

Be it resolved that the Report - Facility Memorandum of Understanding be received and the that the Board ratify the decision made at the February 10<sup>th</sup> meeting to approve the Facility Memorandum of Understanding dated January 6<sup>th</sup> for Shelburne Town Council review.

**Carried**

**8. New Business**

The CEO presented the Board with the 2025 Municipal Service Agreements for review. Members of the Board were invited to bring any proposed changes to the agreements to the March Board Meeting so that the 2026 Municipal Service Agreements can be drafted and sent to the municipalities.

**9. Correspondence**

**10. Announcements**

**11. Date of Next Meeting**

The next meeting was scheduled for Tuesday, March 17, 2026, at 7 p.m. however a new date in March is being determined to accommodate members of the Board who are unavailable on March 17. The date is to be confirmed by Wednesday, February 25.

## **12. Adjournment**

Motion 13-26

Moved by Councillor P. Clark

Seconded by Councillor V. Pann

The meeting adjourned at 8:12 p.m.

**Carried**



Hearing Board Agenda Minutes **(Draft)**  
Nottawasaga Valley Conservation Authority  
Friday March 27, 2026 9:00 AM EST

**Attendance**

**Present:**

Cllr. Joe Belanger, Wasaga Beach (Town); Chair Jonathan Scott, Bradford West Gwillimbury (Town); Cllr. Pieter Kiezebrink, Essa (Township); Cllr. Christopher Baines, Collingwood (Town); Vice-Chair Gail Little, Amaranth (Township); Cllr. Nicole Cox, New Tecumseth (Town); Cllr. Patricia Clark, Mulmur (Township); Cllr. Kyle Fegan, Shelburne (Town)-*arrived at 9:04am*; Mayor Scott W. Anderson, Adjala-Tosorontio (Township); Cllr. Richard Schell, Oro-Medonte (Township); Cllr. June Porter, The Blue Mountains (Town)-*arrived at 9:04am*

**NVCA Staff:**

Jennifer Vincent, Chief Administrative Officer; Sheryl Flannagan, Director, Corporate Services; Chris Hibberd, Director, Watershed Management Services; Kyra Howes, Director, Conservation Services; Tyler Mulhall, Senior Environmental Regulations Analyst; Michelle Schaeffe, Manager, Development Planning & Permits; Pearl Gill, Planner I; Nicole Vankooten, Environmental Regulations Analyst; Ella Parent, Non-Compliance Clerk; Emma Perry, Planning Ecologist Specialist; Meagan Kieferle, Senior Enforcement & Compliance Officer; Maria Leung, Senior Communications Specialist; Kerry Jenkins, Corporate Services Clerk/Recorder

**Absent:**

Cllr. Phil Fisher, Springwater (Township); Cllr. Kevin Eisses, Innisfil (Town); Deputy Mayor Paul Van Staveren Clearview (Township); Cllr. Ralph Manktelow, Mono (Town); Cllr. Gary Harvey, Barrie (City); Cllr. Joel Loughhead, Grey Highlands (Municipality); Mayor Darren White, Melancthon (Township)

**Guests:**

Rob Winterstein, NVCA Solicitor

**1. Call to Order**

Board Hearing Held on March 27, 2026 in the matter of: NVCA vs Nunzia Pezzo.

Recommendation:

*RES: 22-26*

Moved by: Cllr. Pieter Kiezebrink

Seconded by: Cllr. Christopher Baines

**RESOLVED THAT:** as of 9:00a.m., the NVCA Board of Directors now sit as a Hearing Board.

**Carried;**

## 2. Roll Call Of the NVCA Hearing Board members

Sheryl Flannagan, Director, Corporate Services conducted the roll call.

Name	Municipality/Township	Present
Mayor Scott Anderson	Township of Adjala-Tosorontio	✓
Vice-Chair/Deputy Mayor Gail Little	Township of Amaranth	✓
Councillor Gary Harvey	City of Barrie	X
Councillor June Porter	Town of the Blue Mountains	X
Chair/Councillor Jonathan Scott	Town of Bradford West Gwillimbury	✓
Deputy Mayor Paul Van Staveren	Clearview Township	X
Councillor Christopher Baines	Town of Collingwood	✓
Councillor Pieter Kiezebrink	Township of Essa	✓
Councillor Joel Loughhead	Municipality of Grey Highlands	X
Councillor Kevin Eisses	Town of Innisfil	X
Mayor Darren White	Township of Melancthon	X
Councillor Ralph Manktelow	Town of Mono	X
Councillor Patricia Clark	Mulmur Township	✓
Councillor Nicole Cox	Town of New Tecumseth	✓
Councillor Richard Schell	Township of Oro-Medonte	✓
Councillor Kyle Fegan	Town of Shelburne	X
Councillor Phil Fisher	Township of Springwater	X
Councillor Joe Belanger	Town of Wasaga Beach	✓

## 3. Pecuniary of Interest Declaration

## 4. In-Camera

Recommendation:

*RES: 23-26*

Moved by: Cllr. Christopher Baines

Seconded by: Cllr. Joe Belanger

**RESOLVED THAT:** The Hearing Board go "In-Camera" at 9:02am to receive legal information; and

**FURTHER THAT:** Jennifer Vincent, CAO/Secretary-Treasurer; Sheryl Flannagan, Director, Corporate Services; and Rob Winterstein, NVCA *Solicitor* be present.

**Carried;**

## 5. Out of In-Camera

Recommendation:

RES: 24-26

Moved by: Mayor Scott W. Anderson

Seconded by: Cllr. Patricia Clark

**RESOLVED THAT:** the Hearing Board rise out of "In-Camera" at: 9:40am.  
**Carried;**

## 6. Parties Present and Represented

NVCA was represented by: Chris Hibberd, Director, Watershed Management Services; Meagan Kieferle, Senior Enforcement & Compliance Officer; Emma Perry, Planning Ecologist Specialist; and Dalia Al-Ali, Manager, Engineering Services.

The permit holder, Mrs. Nunzia Pezzo, did not appear, nor were they represented.

CAO, Jennifer Vincent, confirmed that proper notice of the hearing had been provided. CAO Vincent and staff reached out when the hearing commenced to Mrs. Pezzo to confirm their intention to attend the hearing.

Multiple emails communications occurred between CAO Ms. Vincent, Director Mr. Hibberd, and Mrs. Pezzo on March 27, 2026 between 9:18 a.m. and 10:22 a.m. respecting Mrs. Pezzo's intentions regarding attendance at the hearing.

The hearing was recessed from 9:40am to 9:55am to allow NVCA staff time to attempt to contact Mrs. Nunzia Pezzo. Upon resumption of the hearing at 9:55 a.m., it was noted for the record that Mrs. Pezzo remained absent and unrepresented.

## 7. Chair's Opening Remarks

Chair Scott went over the Hearing Procedures:

Appendix 10: Chair's Remarks when Conducting Hearings (Section 28.3, Subsections 4 of the *Conservation Authorities Act*)

### **To Consider the Cancellation of a Permit**

We are now going to conduct a hearing under section 28.3, subsection 4 of the *Conservation Authorities Act* for lands located at 6905 County Road 21 in Essa Township, which are regulated due to the presence of a wetland.

The purpose of the hearing is to consider the cancellation of permit number # 2025-19174 issued to Nunzia Pezzo on July 4, 2026.

In accordance with section 28.3, subsection 1 of the *Act*, the Authority notified the permit holders of the intent to cancel permit number 2025-19174 on January 7, 2026, because, it was the opinion of the Authority, the conditions of the permit were not met.

Section 28.3, subsection 3 of the *Act* provides that a permit holder may request a hearing within 15 days of receiving the Authority's intent to cancel a permit.

The staff have prepared a report, a copy of which has been given to the permit holder and the Board. The permit holder was invited to file material in response to the memorandum, a copy of which has also been provided to the Board.

In accordance with section 28.3, subsection 5 of the *Act*, after holding the hearing, the Authority may confirm, rescind, or vary the decision to cancel the permit. In doing so, we can only consider the information in the form that is before us, the memorandum, such evidence as may be given, and the submissions to be made on behalf of the permit holder. Only information disclosed prior to the hearing is to be presented at the hearing.

The proceedings will be conducted according to the *Statutory Powers Procedure Act*. Under section 9 of the *Evidence Act* and section 5 of the *Canada Evidence Act*, any witness called may object to answer any question on the ground that the answer may tend to incriminate the person or may tend to establish his/her liability to a civil proceeding at the instance of the Crown or of any person.

The procedure in general shall be informal without the evidence before it being given under oath or affirmation unless decided by the hearing members.

If the permit holder has any questions to ask of the Hearing Board or the Authority representative, they must be directed to the Chairperson of the board.

## **8. Hearing**

Hearing will commence.

### **8.1. NVCA Evidence & Proposed Resolution**

Meagan Kieferle, Senior Enforcement & Compliance Officer conducted a presentation regarding NVCA vs Pezzo.

### **8.2. Procedural Endorsement – Withdrawal of Hearing Request**

*Following commencement of the hearing, the Hearing Panel was advised that the parties had reached a settlement. Mrs. Nunzio Pezzo subsequently submitted by email at 10:15 a.m. a request to withdraw their hearing request. This was confirmed by CAO Vincent at 10:22 a.m.*

*The Panel accepted the withdrawal and ordered the hearing be terminated. No findings were made on the merits of the matter.*

**9. Adjourn**

Recommendation:

*RES: 26-26*

Moved by: Cllr. Kyle Fegan

Seconded by: Cllr. June Porter

**RESOLVED THAT:** this Hearing adjourn at: 10:22 a.m. to go into Board of Directors Meeting 03-26-BOD.

**Carried;**

X

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Jonathan Scott  
Chair

X

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Jennifer Vincent  
Chief Administrative Officer



03-26-BOD Agenda Minutes **(Draft)**  
Nottawasaga Valley Conservation Authority  
Friday March 27, 2026 11:00 AM EST

**Attendance**

**Present:**

Cllr. Joe Belanger, Wasaga Beach (Town); Chair Jonathan Scott, Bradford West Gwillimbury (Town); Cllr. Pieter Kiezebrink, Essa (Township); Cllr. Christopher Baines, Collingwood (Town); Vice-Chair Gail Little, Amaranth (Township); Cllr. Nicole Cox, New Tecumseth (Town); Cllr. Patricia Clark, Mulmur (Township); Cllr. Kyle Fegan, Shelburne (Town); Mayor Scott W. Anderson, Adjala-Tosorontio (Township); Cllr. Richard Schell, Oro-Medonte (Township); Cllr. June Porter, The Blue Mountains (Town)

**NVCA Staff:**

Jennifer Vincent, Chief Administrative Officer; Sheryl Flannagan, Director, Corporate Services; Chris Hibberd, Director, Watershed Management Services; Kyra Howes, Director, Conservation Services; Tyler Mulhall, Senior Environmental Regulations Analyst; Michelle Schaeffe, Manager, Development Planning & Permits; Pearl Gill, Planner I; Nicole Vankooten, Environmental Regulations Analyst; Maria Leung, Senior Communications Specialist; Kerry Jenkins, Corporate Services Clerk/Recorder

**Absent:**

Cllr. Phil Fisher, Springwater (Township); Cllr. Kevin Eisses, Innisfil (Town); Deputy Mayor Paul Van Staveren Clearview (Township); Cllr. Ralph Manktelow, Mono (Town); Cllr. Gary Harvey, Barrie (City); Cllr. Joel Loughead, Grey Highlands (Municipality); Mayor Darren White, Melancthon (Township)

**Guests:**

Ellen Ferris, Associate, MHBC Planning Partner; Rob Winterstein, NVCA Solicitor – *departed at 10:53am*

**1. Events**

**Spring Tonic Maple Syrup Festival**

Hosted in partnership with the Rotary Club of Barrie, the Spring Tonic Maple Syrup Festival is a tradition spanning more than three decades.

Visitors will journey back in time to discover how maple syrup was made in the past, then return to the present to see how it's crafted today.

Complete your tour with a delicious pancake and sausage breakfast topped with fresh maple syrup, followed by fun family-friendly activities!

**Date:** April 11 and 12, 2026

**Location:** Tiffin Centre for Conservation

### **Tiffin Nature School**

At Tiffin Nature School, children aged 2.5 to 10 are invited to explore and connect with the natural world. We nurture their innate curiosity, offering immersive outdoor experiences that inspire discovery and growth.

**Dates:** Tuesdays & Thursdays

**Location:** Tiffin Centre for Conservation

[Register here](#)

### **March Break Camp Tiffin**

Led by NVCA's environmental educators, Camp Tiffin is an outdoor camp designed to enhance your child's knowledge, understanding and appreciation of the natural world and our amazing planet.

Our staff have been excited to plan winter camp activities this March Break which will be full of outdoor adventures.

**Dates:** March 16 – 20, 2026

**Location:** Tiffin Centre for Conservation

## **2. Call To Order**

Chair Scott called the meeting to order at 10:21am.

## **3. Land Acknowledgement**

The Nottawasaga Valley Conservation Authority Board acknowledges that we are situated on the traditional land of the Anishnaabeg people. The Anishnaabeg (*a-nish-i-na-beck*) include the Ojibwe (*o-jib-way*), Odawa (*o-dah-wa*), and Pottawatomi (*pot-a-wa-tom-ee*) nations, collectively known as the Three Fires Confederacy. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Métis and Inuit people.

## **4. Declaration of Pecuniary and Conflict of Interest**

## **5. Motion to Adopt the Agenda**

Recommendation:

*RES: 27-26*

Moved by: Cllr. Christopher Baines

Seconded by: Cllr. Rick Schell

**RESOLVED THAT:** the agenda for the Board of Directors meeting #03-26-BOD date on March 27, 2026 be approved.

**Carried;**

## **6. Chair's Update**

Chair Scott verbally shared his updates.

**7. CAO's Update**

Jennifer Vincent, CAO verbally shared her updates.

**8. Announcements**

There are no announcements at this time.

**9. Presentations**

There are no presentations at this time.

**10. Deputations**

There are no deputations at this time.

**11. Hearings**

There are no hearings at this time.

**12. Determination of Items Requiring Separate Discussion**

Board members are requested to identify items from the Consent List that they wish to have considered for separate discussion.

**13. Adoption of Consent List and Identification of Items Requiring Separate Discussion**

Recommendation:

*RES: 28-26*

Moved by: Cllr. Joe Belanger

Seconded by: Vice-Chair Gail Little

**RESOLVED THAT:** agenda item number(s), 14.2.4 was identified as requiring separate discussion, be referred for discussion under Agenda Item #14; and

**FURTHER THAT:** all Consent List Agenda Items not referred for separate discussion be adopted as submitted to the board and staff be authorized to take all necessary action required to give effect to same; and

**FURTHER THAT:** any items in the Consent List not referred for separate discussion, and for which conflict has been declared, are deemed not to have been voted on or discussed by the individual making the declaration.

**Carried;**

**14. Consent List**

**14.1. Adoption of Minutes**

Recommendation:

*Approved by Consent*

**RESOLVED THAT:** the minutes of the Board of Directors meeting 02-26-BOD dated February 27, 2026 be approved.

## 14.2. Staff Reports

### 14.2.1. Staff Report No. 09-03-26-BOD from Kyra Howes, Director, Conservation Services regarding Reserve Request - Purchase of Photography Equipment

Recommendation:

*Approved by Consent*

**RESOLVED THAT:** the Board of Directors receive Staff report No. 09-03-26-BOD; and

**FURTHER THAT:** the Board approve the use of funds held in the Category 3 – Capital Reserves, in an amount not to exceed \$10,000, for the purchase of photography equipment.

### 14.2.2. Staff Report No. 10-03-26-BOD from Dalia Al-Ali regarding Award of RFP #01/2026 and #02/2026

Recommendation:

*Approved by Consent*

**RESOLVED THAT:** the Board of Directors receive the Staff Report regarding the award of contracts for Requests for Proposal #01/2026 and #02/2026; and

**FURTHER THAT:** the Board of Directors approve the award of contracts for Requests for Proposal #01/2026 and #02/2026.

### 14.2.3. Staff Report No. 11-03-26-BOD from Michelle Schaeffe, Manager, Development Planning & Permits & Dalia, Al-Ali, Manager, Engineering Services regarding Endorsement to Update Policies Related to Black Ash Creek Special Policy Area in Town of Collingwood

Recommendation:

*Approved by Consent*

**RESOLVED THAT:** the Staff Report be received by the Board; and

**FURTHER THAT:** the Board endorse the modifications to the Town of Collingwood Official Plan which are necessary to reflect the removal of the Black Ash Creek Special Policy Area.

### 14.2.4. Staff Report No. 12-03-26-BOD from Jennifer Vincent, CAO regarding Pilla Investments Incorporated Fee Appeal

Amended Recommendation:

*RES: 29-26*

Moved by: Cllr. Patricia Clark

Seconded by: Cllr. June Porter

**RESOLVED THAT:** the Board of Directors receive Staff Report No. 12-03-26-BOD regarding the Planning Services Fee Appeal by MHBC Planning Urban Design and Landscape Architecture on behalf of Pilla Investments Incorporated; and

**FURTHER THAT:** the Board of Directors reduces the original fee by 10%; and

**FURTHER THAT:** up to 75% of the reduced fee be paid at this time, with payment terms to be negotiated between staff and applicant.

**Carried;**

**14.2.5. Staff Report No. 13-03-26-BOD from Maria Leung, Senior Communications Specialist regarding Communications Report**

Recommendation:

*Approved by Consent*

**RESOLVED THAT:** Staff Report No. 13-03-26-BOD regarding NVCA Communications – February 11, 2026 – March 11, 2026, be received.

**15. Other Business**

**16. Adjourn**

Recommendation:

*RES: 30-26*

Moved by: Cllr. Patricia Clark

Seconded by: Cllr. Kyle Fegan

**RESOLVED THAT:** this meeting adjourn at 11:11am to meet again on April 24, 2026 or at the call of the Chair.

**Carried;**

X

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Jonathan Scott  
Chair

X

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Jennifer Vincent  
Chief Administrative Officer



## NVCA March 2026 Board Meeting Highlights

**Next Meeting: April 24, 2026, held in person**

For the full meeting agenda, including documents and reports, visit [NVCA's website](#)

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### Purchase of Photography Equipment

Thanks to a generous 2025 donor contribution, NVCA is expanding its capacity to document and share the important work happening across our watershed through the purchase of new photography equipment, including an aerial drone and a class set of digital cameras.

This investment will enhance NVCA's ability to support habitat monitoring, restoration planning, and shoreline and wetland documentation, while also strengthening project reporting and storytelling. High-quality aerial imagery captured by the drone will provide new perspectives on the landscape, improving how we assess site conditions, track environmental change over time, and communicate project outcomes to partners and the public.

The donation came in near year-end and was deferred to 2026, requiring the Board of Directors to provide this approval. The Board of Directors has approved the use of up to \$10,000 from the Category 3 Capital Reserve to facilitate the purchase.

### Award of RFPs

The Board of Directors approved the award of two contracts regarding:

1. Pretty River Dike Safety Review
2. Safety and structural assessments of New Lowell Dam and Tottenham Dam
3. Updating Operation, Maintenance and Surveillance Manuals and Emergency

Preparedness Plans for New Lowell and Tottenham Dams

4. Stoplog removal investigation, and new Public Safety Risk Assessment and Public Safety Plan for Utopia Dam in Essa Township
5. Beaver monitoring and maintenance plan for the Black Ash Creek Floodway
6. Public Safety Risk Assessment and Public Safety Plan for Tiffin Pond Dams

The costs for the contracts are \$412,375.

### Black Ash Creek Special Policy Area Update

The Board of Directors endorsed the proposed removal of the Black Ash Creek Special Policy Area (SPA) from the Town of Collingwood's Official Plan.

The SPA, originally established due to historical flooding concerns, is no longer necessary following the completion of extensive channelization projects that significantly reduced flood risk.

With the removal of the Black Ash Creek SPA, provincial and municipal policies regarding a 'one-zone floodplain concept' will be implemented for Black Ash Creek and the Oak Street Canal.

The 'one-zone concept' is a planning approach where the entire floodplain is treated as a single unit, and all development within the floodplain is prohibited.

### Planning Fee Appeal

Following a resolution from the Board of Directors to review the request to reduce fees for a development proposed by MHBC, NVCA staff provided additional information to clarify how staff time, technical expertise, and program resources relate to the scope and complexity of the proposed development.

Staff confirmed that the full program-level cost of the review resulted in a final fee of \$96,221.74. The Board approved a 10% reduction to the original fee, with up to 75% of the reduced fee to be paid at this time, with payment terms to be negotiated between staff and the applicant.

This adjustment applies only to this specific file and does not set a precedent.

## Upcoming Events

### Tiffin Nature School

At Tiffin Nature School, children aged 2.5 to 10 are invited to explore and connect with the natural world. We nurture their innate curiosity, offering immersive outdoor experiences that inspire discovery and growth.

**Dates:** Tuesdays & Thursdays

**Location:** Tiffin Centre for Conservation

[Register here](#)

### Spring Tonic Maple Syrup Festival

Hosted in partnership with the Rotary Club of Barrie, the Spring Tonic Maple Syrup Festival is a tradition spanning more than three decades.

Visitors will journey back in time to discover how maple syrup was made in the past, then return to the present to see how it's crafted today.

Complete your tour with a delicious pancake and sausage breakfast topped with fresh maple syrup, followed by fun family-friendly activities!

**Date:** April 11 and 12, 2026

**Location:** Tiffin Centre for Conservation

## Roseann Knechtel

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**Subject:** FW: March 25th OCC Meeting Agenda and Meeting Notes from February OCC meeting

**From:** Gaby Kalapos

**Sent:** March 17, 2026 4:03 PM

**To:** Gaby Kalapos <[gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca)>

**Subject:** March 25th OCC Meeting Agenda and Meeting Notes from February OCC meeting

Hi there Ontario Climate Caucus:

Hope you are all well. Just wanted to get you the draft agenda for next week's Ontario Climate Caucus (OCC) meeting as well as the meeting notes from the February OCC meeting. The OCC Resource hub is accessible here: <https://guides.co/g/ontario-climate-caucus-hub/190617>

### Draft Agenda for March 25<sup>th</sup> OCC meeting at 3 pm

- Mairin Loewen, Program Director, Urban Climate Leadership Project and former Saskatoon City Councillor will be joining the meeting to share some leading practices related to data centre energy planning and upcoming research needs: <https://www.urbanclimateleadership.org/news/data-centre-boom-climate-issue-for-cities>
- AMO Updates
- Climate Caucus Updates
- Ontario Climate Caucus Updates - from OCC members
- Log in Info for March 25<sup>th</sup> meeting at 3 pm:  
<https://us02web.zoom.us/j/86336156341?pwd=U6dUfTLFPYbzZQlGadVtYLY9DoWLPb.1>
- Meeting ID: 863 3615 6341 and Passcode: 090162

### Ontario Climate Caucus – February 2026 Meeting Notes and Action Items

#### Action Items

- **Retrofit Scale-Up Sample Resolution and Backgrounder to support retrofit scale up discussions in municipal councils:** Available here:  
<https://docs.google.com/document/d/1M02j-icHWJ8BWxYpyowZmAdbXOK7gSMtcqroj1dOpA/edit?tab=t.0>
- **Input Requested from OCC Members:** Climate Action Partnership (CAP) is seeking feedback on whether these sample resolutions and backgrounders are helpful in supporting OCC members to advance retrofit discussions at municipal councils. CAP is also interested in suggestions for additional or more effective supports. To provide input, contact Gaby at [gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca).
- **Green Standard Community of Practice (GDS COP):** CAP facilitates a Green Standard Community of Practice. If your municipality has a Green Development Standard (GDS), your staff are already participating. If you do not have a GDS and are unsure whether your staff are

engaged, please contact Gaby, or share her contact information with your staff representative and CAP will follow up directly. [gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca)

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### **Economic Development and Job Creation Opportunities from Scaling Up Building Retrofits**

- Most energy spending leaks out of local economies, particularly fossil fuel expenditures. Municipal Climate Action Plans (e.g., London and Vaughan) estimate that approximately 90% of energy spending leaves the local community, with the majority of fossil fuel spending leaving the province. Electricity spending remains more provincial, but still offers less local economic and job creation return than efficiency investments.
- Retrofitting existing buildings for energy efficiency and decarbonization is a recognized requirement for achieving municipal GHG reduction targets. Equally important, retrofits represent a significant economic development and job creation opportunity, as retrofit products and services are largely sourced locally and the associated jobs cannot be outsourced.
- Current retrofit rates are inadequate. At today's pace, full building decarbonization would take well over 100 years. Scaling up retrofits is therefore essential not only to meet climate targets, but also to capture the associated economic and employment benefits.
- Ontario and Quebec offer the largest retrofit-driven economic and job creation potential in Canada due to the size and age of their building stock.
- A key question for municipalities is how local retrofit uptake compares to provincial averages, and how this performance can be assessed and improved.
- Many municipalities are addressing market barriers in retrofit programs and addressing gaps such as access to low-interest financing and customer navigation support. Municipal BetterHomes programs are operating in Ottawa, Kingston, Peterborough, Durham Region, Huntsville, Dufferin County, London, Waterloo Region, and Guelph.
- OCC members can use a sample resolution and background report to bring retrofit scale-up discussions to council and build support for a staff mandate to explore market-scaling opportunities that drive local economic development and job creation:  
<https://docs.google.com/document/d/1M02j-icHWJ8BWXYpyowZmAdbXOK7gSMtcgroj1dOpA/edit?tab=t.0>
- Climate Action Partnership welcomes feedback on the usefulness of these materials and suggestions for additional or more effective supports. To provide input, please contact Gaby at [gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca).

---

### **Risks Related to Bill 17 and Bill 60 and Potential Impacts on Municipal Green Standards**

- While Bills 17 and 60 have not yet amended the policy framework related to municipal Green Development Standards (GDS), there are indications that the provincial government may advance legislative changes upon returning from winter break that could weaken or undermine municipal GDS authority.
- If municipalities are pushed into a voluntary framework—limiting or eliminating their ability to mandate GDS metric adoption—there is still value in voluntary uptake provided it is supported by strong, public tracking and reporting of metric uptake and by whom.

- Transparent tracking and reporting will be critical to: Building the case for provincial support to drive uptake to voluntary metrics; and Demonstrating the need for an Ontario Step Code if uptake remains insufficient despite available supports.
- Public reporting will also be essential to generating the data needed to identify strategies to increase uptake or support future Step Code development.
- CAP manages a Green Standard Community of Practice (GDS COP). Municipalities with a GDS already have staff participating. If your municipality does not yet have a GDS and you are unsure whether staff are engaged, please contact Gaby directly or share her contact information with your staff representative so CAP can follow up.

### **Increasing Transparency Related to Costs of BAU fossil fuels and Lower Carbon Options in New Developments**

- CAP is completing a Low-Carbon Energy Planning Costing Study and will share the findings at the May 27 OCC meeting.
- In addition to the costing results, CAP will release a Low-Carbon Energy Planning Guide and an on-demand training program to strengthen municipal staff capacity to engage effectively with developers, local distribution companies (LDCs), and low-carbon energy providers.
- Possible to do: There is value in developing standardized consumer-facing materials to support low-carbon energy and other Green Development Standard (GDS) metrics. These materials could be used by developers to clearly communicate the benefits of low-carbon and sustainability features in new developments.
- Building labelling related to climate performance and resilience could further support consumer education and informed decision-making.

### **AMO Updates**

- AMO has been developing and providing input to the provincial government through consultations and EROs. The positions are available here: <https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change>
- There is also Conservation Authority Consolidation input that has been provided to the province that is available here: <https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change/conservation-authority-transformation> and here: <https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change/amos-submission-proposed-regional>

### **Climate Caucus Update**

- Upcoming CC Webinar on March 11: Democracy's Second Act: In Conversation with Peter MacLeod.
- Climate Caucus Campaign School: This hands-on, highly-tailored program is designed by experienced campaign managers to be strategic, useful and game-changing. We know time is extremely valuable during campaigns: we want to make every minute of your time with the Campaign School count. Participants will have access to a suite of tools, trainings and an active peer network that supports everything from campaign planning and grassroots recruitment to compelling climate-forward messaging and voter outreach. <https://climatecaucus.ca/campaign-school/>

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## Upcoming Ontario Climate Caucus Meetings

- March 25th at 3 pm OCC Meeting: Mairin Loewen. Program, Director, Urban Climate Leadership Project and former Saskatoon City Councillor will be joining the meeting to share some leading practices related to data centre energy planning and upcoming research needs: <https://www.urbanclimateleadership.org/news/data-centre-boom-climate-issue-for-cities>
- Log in Info for March 25th OCC meeting: <https://us02web.zoom.us/j/86336156341?pwd=U6dUfTLFPYbzZQlGadVtYLY9DoWLPb.1>
- Meeting ID: 863 3615 6341 and Passcode: 090162
- April 29th at 3 pm OCC meeting: Will have presentations from Dufferin County related to their County level coordination and engagement on climate action planning and implementation. Grey Couty will also be joining this meeting to speak to their new Experimental Acres program which is a micro-grant program for on-farm trials of regenerative agriculture.
- April 29th OCC log in info: <https://us02web.zoom.us/j/84161164140?pwd=xvruJclLwVlyKeJdXWAB2QtiLHAEna.1>
- Meeting ID: 841 6116 4140 and Passcode: 176302



### **Gaby Kalapos**

Executive Director | Climate Action Partnership

[gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca)

**Subscribe** to receive our latest updates!

## Roseann Knechtel

---

**Subject:** FW: Ontario Climate Caucus - Agenda for April 29th and Bill 98 Green Standards Sample Resolution

**From:** Gaby Kalapos <[gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca)>

**Sent:** Wednesday, April 22, 2026 11:50 AM

**To:** Gaby Kalapos <[gkalapos@climateactionpartnership.ca](mailto:gkalapos@climateactionpartnership.ca)>

**Cc:** Mairin Loewen <[mairin@urbanclimateleadership.org](mailto:mairin@urbanclimateleadership.org)>

**Subject:** Ontario Climate Caucus - Agenda for April 29th and Bill 98 Green Standards Sample Resolution

### Meeting Notes from March 2026 Ontario Climate Caucus Meeting

Mairin Loewen, Program, Director, Urban Climate Leadership Project and former Saskatoon City Councillor: leading practices related to data centre energy planning and upcoming research needs:

<https://www.urbanclimateleadership.org/news/data-centre-boom-climate-issue-for-cities>

#### Overview of Data Centres and Trends

- “Cities” was used as shorthand for local governments of all sizes, including rural and regional municipalities.
- Data centres are not new, but AI-driven and hyperscale facilities are far more resource-intensive than older cloud or storage centres.
- AI training facilities are among the most energy-intensive forms of data centres.
- These facilities operate 24/7, require high reliability, and generate significant heat, necessitating extensive cooling systems.

#### Water Use Impacts

- Cooling accounts for most water use in data centres.
- Two cooling types:
  - Facility-level cooling (entire building).
  - Server-level cooling (cooling chips directly).
- Data centres are often located in dry regions, as humidity interferes with operations.
- Although Canada does not yet see U.S.-level density, lessons from U.S. experience are highly relevant.

#### Cooling Systems

- Evaporative cooling: Lower electricity demand, higher water consumption.
- Closed-loop cooling: Lower water use, higher electricity demand.
- Trade-offs between water conservation and energy/emissions impacts must be considered.

## Canadian Example

- A recently approved data centre in Etobicoke was permitted to use nearly 40 litres per second of water for cooling.
- Such disclosures are not always required, meaning many approvals occur without public insight into operational demands.

## Key Risks

- Municipal water infrastructure upgrades may be required.
- Peak water demand (e.g., during the five hottest days of the year) can strain systems even if annual averages appear manageable.
- Private wells may reduce municipal burden but can negatively affect local aquifers.
- Water return (quality, temperature, destination) is often overlooked but critical.

## Energy Use and Grid Impacts

- Data centres are extremely energy-intensive and demand consistent power.
- In the U.S., rapid data centre growth has contributed to utility rate increases exceeding inflation.
- Many grids (including in Canada) are aging and already under strain.

## Cost Allocation Issues

- Transmission and grid upgrade costs are often passed to utilities, and ultimately ratepayers, rather than borne by data centre proponents.
- Immediate, localized upgrades may be charged to proponents, but cumulative demand growth often leads to system-wide upgrades funded through the rate base.
- Data centres tend to cluster, compounding long-term affordability impacts.

## On-Site Power Generation

- Many data centres build behind-the-meter power generation due to grid constraints.
- Backup power is frequently:
  - Natural gas plants
  - Diesel generators (sometimes temporary/mobile to avoid regulation)
- Risks include:
  - Increased GHG emissions
  - Air quality concerns
  - Noise and community disruption

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## Alberta and Ontario Context

## **Alberta: Bill 8:**

- Requires proponents to pay for transmission upgrades (positive).
- Allows broad on-site power generation (problematic).
- Of 22 proposed data centres in Alberta, 15 include natural gas plants.
- Some proposed facilities would double provincial electricity demand in a grid with limited clean energy.

## **Ontario**

- Data centre demand is projected to grow from 2% to ~13% of new electricity demand within 10 years.
  - It is unclear whether proponents are required to pay for major future grid upgrades (e.g., new substations).
  - Lack of clarity creates risk that infrastructure costs fall to consumers.
  - AMO has raised concerns, and regulatory processes may still be evolving.
- 

## **Zoning, Planning, and Transparency**

### **Key Issues**

- Many zoning bylaws and official plans do not distinguish data centres from other commercial or light industrial uses.
- As a result:
  - Data centres can be approved without rezoning, public notice, or council scrutiny.
  - Approvals may proceed even when councillors are unaware of the proposal.
- Example: A Toronto data centre approved under zoning meant for life sciences, despite vastly different resource demands.

### **Speculative Development**

- Developers may:
  - Rezone land for “data centre use”
  - Then shop the site to potential operators
- Councils are asked to approve land-use changes without knowing:
  - Whether the facility will be hyperscale or low-intensity
  - Water, energy, emissions, noise, or job impacts

### **Employment Reality**

- Data centres generate many construction jobs, but very few permanent operational jobs (sometimes ~80 FTEs for massive facilities).

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## **Municipal Tools and Opportunities: Planning & Regulatory Tools**

- Explicitly define data centres as a distinct land use.
- Require disclosures on:
  - Annual and peak water use
  - Energy demand
  - Cooling systems
  - On-site power generation
  - Noise and emissions
- Consider:
  - Conditional permitted uses
  - Discretionary uses (greater transparency and oversight)
  - Business licensing requirements tied to water and energy reporting
- Use site plan agreements to retain leverage, but recognize their limits.

## **Infrastructure Protection**

- Ensure proponents—not municipalities or residents—pay for:
  - Water system upgrades
  - Wastewater system upgrades
  - Transmission and distribution infrastructure
- Assess impacts on:
  - Fire flow capacity
  - Future industrial and residential growth

## **Potential Benefits if Managed Proactively**

- Data centres do not have to be bad neighbors.
- International examples:
  - Stockholm: Waste heat reused for district energy.
  - Germany: Renewable energy requirements for data centres.
- Canadian example:
  - A data centre in Markham co-located to supply waste heat to the district energy system, reducing fossil fuel use.

- Benefits require intentional negotiation and are unlikely to be offered unless requested.
- 

### **Federal Policy and Advocacy Considerations**

- Federal AI and grid strategies have largely overlooked local governments.
  - Risk that sovereign AI development:
    - Locks in high-emissions infrastructure
    - Prioritizes speed over sustainability
  - Advocacy opportunities:
    - Tie federal subsidies for AI and data centres to:
      - Clean grids
      - Renewable on-site backup
      - Strong environmental performance
  - “Sovereign AI” and clean energy must go together.
- 

### **Urban Climate Leadership (UCL) Updates**

- Hosting ongoing dialogues on data centres and local government impacts.
  - A new report summarizing recent dialogue was released (link shared in chat).
  - Upcoming dialogue scheduled for April 30.
  - Municipal participation is encouraged.
  - UCL aims to convene knowledge, not act as sole content experts.
- 

### **Climate Caucus Updates**

#### **Campaign School**

- Free campaign school launched for:
  - Climate Caucus members seeking re-election
  - New climate-forward candidates
- Focus on campaign skills, volunteer recruitment, and climate messaging.

#### **Indigenous Leadership Partnership**

- New partnership with First Nations Leadership and Governance Association.
- Upcoming mentorship program pairing elected/former elected officials with Indigenous candidates.

## Ontario Housing Legislation

- Anticipated omnibus housing bill may:
    - Undermine municipal green development standards
    - Erode municipal jurisdiction
  - Climate Caucus seeking:
    - Public statements
    - Council motions opposing the changes
  - CAP will continue to update members as details emerge.
- 

## Upcoming Meetings

- Next month's meeting will feature case studies:
    - County-level climate action planning (e.g., Dufferin County).
    - Agricultural climate action and regenerative practices.
  - Members encouraged to reach out and share examples of projects their municipality is advancing that are transferable across multiple jurisdictions for sharing across the OCC network.
- 

## Action Items

### For Municipalities

- Review zoning bylaws and official plans to: Explicitly define and regulate data centres.
- Identify required disclosure standards for:
  - Water use (average and peak)
  - Energy demand and backup generation
  - Emissions, noise, and infrastructure impacts.
- Assess who pays for water, wastewater, and grid upgrades re: data centres
- Consider opportunities for:
  - Waste heat reuse
  - Strategic siting and conditional approvals.

### For CAP/OCC members

- Monitor and engage on Ontario housing legislation affecting green standards.
- Consider public advocacy or council motions.
- Circulate UCL report and upcoming dialogue information.

# Information Report

## Campaign Cabinet

May 6, 2026

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MyHoneywood Team met on April 13, 2026 with the following highlights:

- Corporate fundraising and Long Driveway conversations remain ongoing. One significant meeting occurred in April, including recruitment efforts.
- Discussions occurred regarding various smaller capital projects available for sponsorship and fundraising efforts.
- The kitchen project quoting continues as well as discussions regarding naming and breaking out the components.
- Discussions occurred regarding social media, recent activities, fundraising and donations.
- Updates were provided regarding new sponsorship. Further discussions occurred regarding the upstairs bathroom.
- Discussion ensued regarding focusing on the pledging and multi-year commitments.
- The committee expressed gratitude to North of 89 Alliance fundraising Yuk Yuk's event and CM Construction Hockey Tournament.
- Direction was provided to contact an individual to assist with rebranding, messaging and photography and another individual to join MyHoneywood.
- The next fundraiser is the Hill n'Dale garden series.
- Next Meeting Date: May 11, 2026 at 12:00pm

**Submitted by: Tracey Atkinson, CAO**



## Minutes of Shelburne Public Library Board

**Tuesday, March 31, 2026, 7 p.m.**  
**KTH Room, 201 Owen Sound St, Shelburne, ON L9V 3L2**

Members Present: G. Dunlop  
T. Field  
Councillor V. Paan (Amaranth)  
Councillor M. Davie (Mono)  
Councillor P. Clark (Mulmur)  
Councillor R. Plowright (Melanchthon)

Members Absent: J. Hodder  
Councillor L. Wegener (Shelburne)

Staff Present: S. McGrady, CEO  
D. Lange, Treasurer

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### **1. Call to Order**

Chair G. Dunlop called the meeting to order at 7:05p.m.

### **2. Disclosures of (Direct or Indirect) Pecuniary Interest**

None.

### **3. Land Acknowledgment**

The Chair acknowledged that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe, including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

**4. Approval of the Agenda**

Motion 14-26

Moved by Councillor P. Clark

Seconded by Councillor R. Plowright

Be it resolved that we approve the agenda for the March 31, 2026, meeting.

**Carried**

**5. Adoption of Minutes of Previous Meeting**

Motion 15-26

Moved by T. Field

Seconded by Councillor R. Plowright

Be it resolved that we approve the minutes as amended of the Board meeting dated February 17, 2026.

**Carried**

**6. Information Item – CEO Report**

Motion 16-26

Moved by Councillor V. Paan

Seconded by Councillor M. Davie

Be it resolved that we receive the CEO Report for March 2026.

**Carried**

**7. Staff Reports**

**7.1 Financial Report**

Motion 17-26

Moved by Councillor P. Clark

Seconded by Councillor V. Paan

Be it resolved that the Financial Report of February 2026, be received and the Profit and Loss statement for February 2026 be approved.

**Carried**

**7.2 Policy Review – Human Resources Management, Health & Safety, and Hiring and Orientation**

Motion: 18-26

Moved by T. Field

Seconded by Councillor R. Plowright

Be it resolved that Report - Policy Review – Human Resources Management, Health and Safety, and Hiring and Orientation be received; and,

That the Board approve the Human Resources Management Policy (HR-01) as presented; and,

That the Board approve the Hiring and Orientation Policy (HR-02) as presented; and,

That the Board approve the Health and Safety Policy (HR-09) as presented.

**Carried**

**7.3 Municipal Agreements 2026**

Motion: 19-26

Moved by Councillor V. Paan

Seconded by Councillor M. Davie

Be it resolved that That the Municipal Agreements 2026 report be received; and

That the Board approve the draft Financial Recommendation as outlined in Appendix 1; and

That this resolution replace the Funding Formula resolution dated June 21, 2016, in the municipal agreements; and,

That the Board approve a 2026 Municipal Agreement for each partnering municipality, incorporating the new resolution as Appendix A.

**Carried**

**7.4 Recording Board Meetings**

Motion: 20-26

Moved by Councillor P. Clark

Seconded by T. Field

Be it resolved that Report – Recording Board Meetings be received, and

The Shelburne Public Library Board is committed to transparency, accessibility, and public accountability. In accordance with the requirements of the *Public Libraries Act, R.S.O. 1990, c. P.44, s.16*, all Board meetings comply with applicable legislation. At this time, the Board has determined that meetings will not be recorded.

**Carried**

**7.5 2026 Revised Board Meeting Schedule**

Motion: 21-26

Moved by Councillor R. Plowright

Seconded by Councillor P. Clark

Be it resolved that Report – Revised Board Meeting Schedule be received; and,

That the Board approve the revised schedule for 2026.

**Carried**

**8. New Business**

**8.1 Move In Camera**

Motion: 22-26

Moved by Councillor M. Davie

Seconded by Councillor V. Paan

Be it resolved that the Board move into a closed meeting at 8:37 p.m. pursuant to Section 16.1 (4) (b) of *The Public Libraries Act, R.S.O. 1990*, to discuss personal matters about an identifiable individual.

**Carried**

**8.1.1**

Motion: 24-26

Moved by Councillor P. Clark

Seconded by Councillor M. Davie

That the Board rises from in-camera at 8:43 p.m. to resume regular business.

**Carried**

Motion: 25-26

Moved by Councillor V. Paan

Seconded by Councillor P. Clark

That the verbal update from the CEO be received as information.

**Carried**

**9. Correspondence**

**10. Announcements**

**11. Date of Next Meeting**

The next meeting of the Board is scheduled for Tuesday, April 28, 2026

**12. Adjournment**

Motion 26-26

Moved by Councillor R. Plowright

Seconded by T. Field

That we now adjourn at 8:44 p.m. to meet again on April 28, 2026, at 7 p.m. or at call of the Chair.

**Carried**

**SHELBURNE & DISTRICT  
FIRE DEPARTMENT**



**2025**

**ANNUAL  
REPORT**



DEDICATED TO A  
FIRE DEPARTMENT  
PERSONNEL  
PAST AND PRESENT

# LAND ACKNOWLEDGEMENT

We would like to begin by respectfully acknowledging that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe, including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.



Gail Little  
Township of Amaranth



Brad Metzger  
Township of Amaranth



Bill Nielson  
Township of Melancthon



James McLean  
Township of Melancthon



## 2025 SHELburne & DISTRICT JOINT BOARD OF MANAGEMENT



Wade Mills  
Town of Shelburne



Shane Hall  
Town of Shelburne



Janet M. Horner  
Township of Mulmur



Earl Hawkins  
Township of Mulmur



Melinda Davie  
Town of Mono



Fred Nix  
Town of Mono

# 2025 HIGHLIGHTS



Responded to 449 emergencies (25% increase)



Responded to 74 Fire Alarm incidents (51% increase)



Responded to 21 fire incidents



Responded to 86 motor vehicle accidents (65% increase)



Responded to 36 CO related incidents (300% increase)



Responded to 37 medical incidents (100% increase)

Responded to 30 incidents in 24-hours during the March Ice Storm



Received \$6,450 from the Shelburne Legion to purchase automatic external defibrillators.

Received the \$8,230 from the OFM for the Fire Protection Grant to purchase PPE



Purchased new Chief officer vehicle 2025 Dodge Durango





# FIRE CHIEF'S MESSAGE

This past year has been one of continued change and progress for SDFD. The fire service across Ontario continues to evolve, with new expectations, regulatory requirements, and increasing demands placed on fire departments. SDFD remains committed to adapting to these changes while maintaining the high level of service that our community expects and deserves.

A significant development affecting fire departments across the province is the implementation of mandatory firefighter certification under the framework established by the Fire Protection and Prevention Act. These requirements ensure that firefighters meet consistent provincial standards for training and competency. While this initiative strengthens professionalism and safety within the fire service, it also requires considerable time and effort from our members to complete the necessary training and certification. I am proud of the dedication shown by our staff in meeting these requirements while continuing to respond to emergencies and serve the community.

2025 saw progress in the development of a comprehensive review of our Levels of Service, which will guide revised establishing and regulating by-laws for the municipalities we serve. This by-law will formally define the services we provide, ensuring compliance with provincial legislation and providing clear directions for governance and accountability.

I would like to extend my sincere appreciation to our firefighters, officers, and support personnel for their dedication and professionalism throughout the year. Their commitment to training, certification, and service ensures that our community remains protected.

Finally, I would like to thank the Fire Board of Management and the community for their continued support. Together, we will continue to adapt to change, meet new challenges, and maintain a strong and effective fire service.

## OUR VALUED STAFF MEMBERS

DFC JEFF CLAYTON  
ADMIN NICOLE HILL  
CPT OS FLEMING  
CPT STEVE MONDS  
CPT MIKE MORRELL  
CPT KEVIN RIDEOUT  
LT OLUF JENSEN  
LT TONY QUESNELLE  
LT ARRON FERGUSON  
LT MARK CROSS

FF MIKE GLASSFORD  
FF IAN WALLACE  
FF JASON DUCK  
FF MATT GILES  
FF DEVON SUTTELL  
FF EDDIE LANE  
FF LUKE DOWNEY  
FF BRANDON BATCHELOR  
FF CHRIS GARRETT

FF JULIUS MENSAH  
FF TREVA COURTNEY  
FF HUDSON DUCK  
FF SCOTT HUGHES  
FF ZACKARY KRUGER  
FF BRYAN KUBALA  
FF TYLER MACLACHLAN  
FF DARIN WATSON  
FF JOEY DEMELO

FF CODY FARROWS  
FF AIDAN TANNAHILL  
FF DAWSON HANCOCK  
FF TRENT WALLACE  
FF NICK CURRIE  
RCT CARLOS ANTUNES  
RCT KARAN GILL  
RCT ELISSA KARL  
RCT JESS COLBOURNE

### 2025 RETIREMENTS

FF ROB SELLAR      FF DUANE FOULGER      FF OWEN BENNINGTON      FF DUANE KETTLEWELL

## 2025 FIREFIGHTER RECOGNITION & APPRECIATION NIGHT



LT Tony Quesnelle - 15 Years of Service



FF Matt Giles - 10 Years of Service



FF Devon Suttell - 10 Years of Service

# YOUR FIRE SERVICE

Shelburne & District Fire Department (SDFD) is an all-hazards emergency response organization. SDFD provides residents, visitors, and businesses with protection against loss of life, property and the environment from the effects of fire, illness, accidents, and all other hazards through preparedness, prevention, public education and emergency response, with an

## VISION

**SERVICE \* SAFETY \* COMMUNITY**

We are a responsive and progressive part of the communities we serve. We commit to excellence and professional accountability through effective training and technology and by adapting to the changing needs of our communities. We seek to remain respected by our citizens for anticipating and responding to their ever-changing needs. We embrace new technologies and techniques, focusing on training and education to provide the highest level of customer service and satisfaction in a professional and caring manner.

## MISSION

**PREVENTION \* PROTECTION \* RESPONSE**

The Mission of the Shelburne & District Fire Department is to protect the lives and property of our citizens and visitors by providing prompt and professional services in the event of fire, accident, medical emergency, disaster, or any other event which may threaten the public welfare. We will serve the community through fire and accident prevention, public education, and immediate response to emergencies.

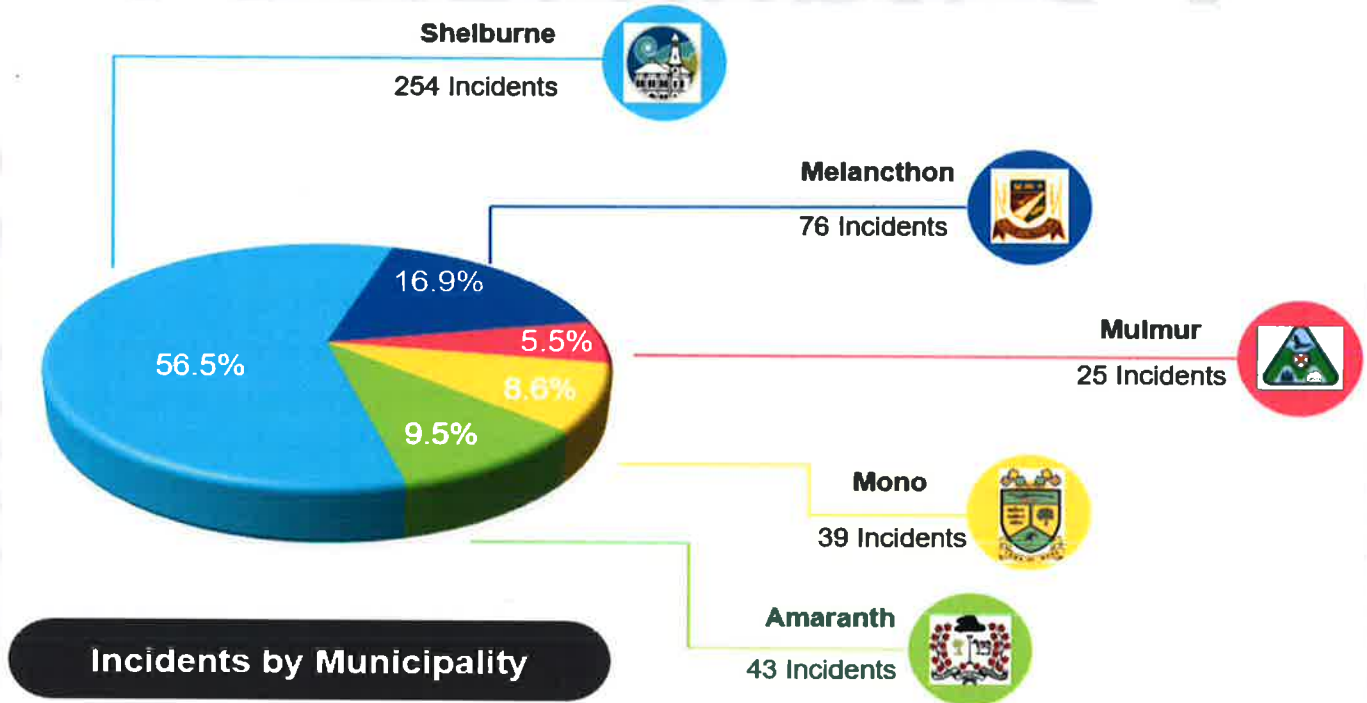
## VALUES

**INTEGRITY \* RESPECT \* COMMITMENT**

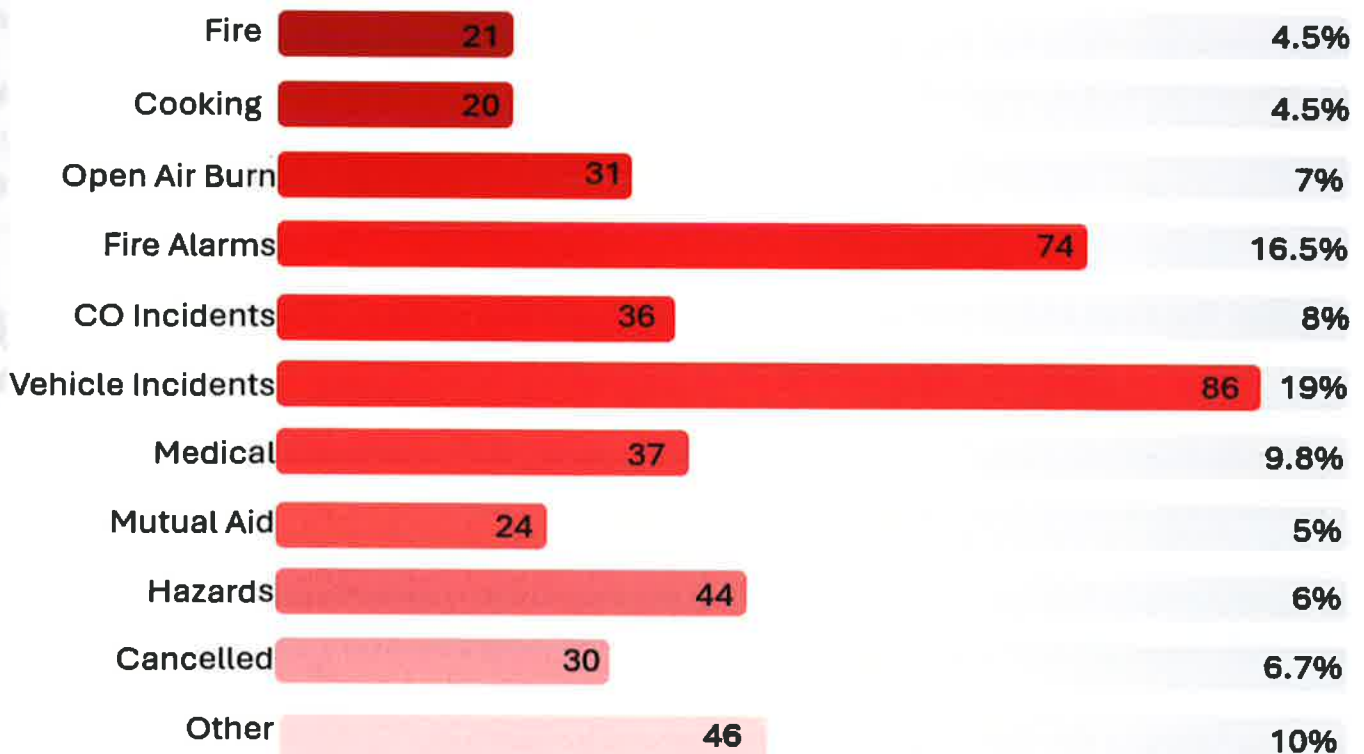
We value the lives and property that we are entrusted to protect throughout our community. We value character, integrity, and honesty and require both personal and organizational accountability. We value reliability, each member's commitment to excellence in training and performance, and a passion for community service. We value leadership, teamwork, communication, innovation, collaboration, and initiative. We value diversity and are respectful, courteous, and inclusive of all talents and needs while focusing on the social good we do as an organization and as individuals. We value tradition and the founding principles of loyalty and pride as they reflect the progressive heritage of our department. We recognize and embrace the honour of carrying forward the legacy of those who served before us.

# 2025 INCIDENT SUMMARY

The Shelburne & District Fire Department (SDFD) experienced a 25% increase in emergency responses in 2025, with the number of calls increasing from 358 in 2024 to 449 in 2025.

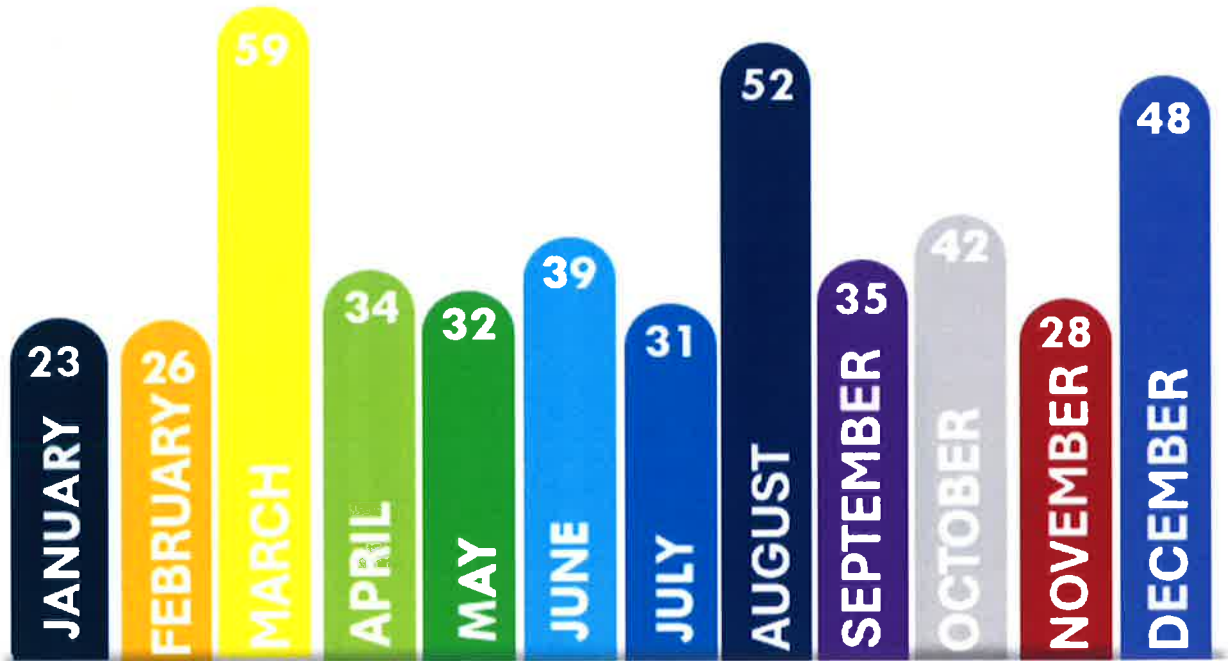


## INCIDENTS BY TYPE

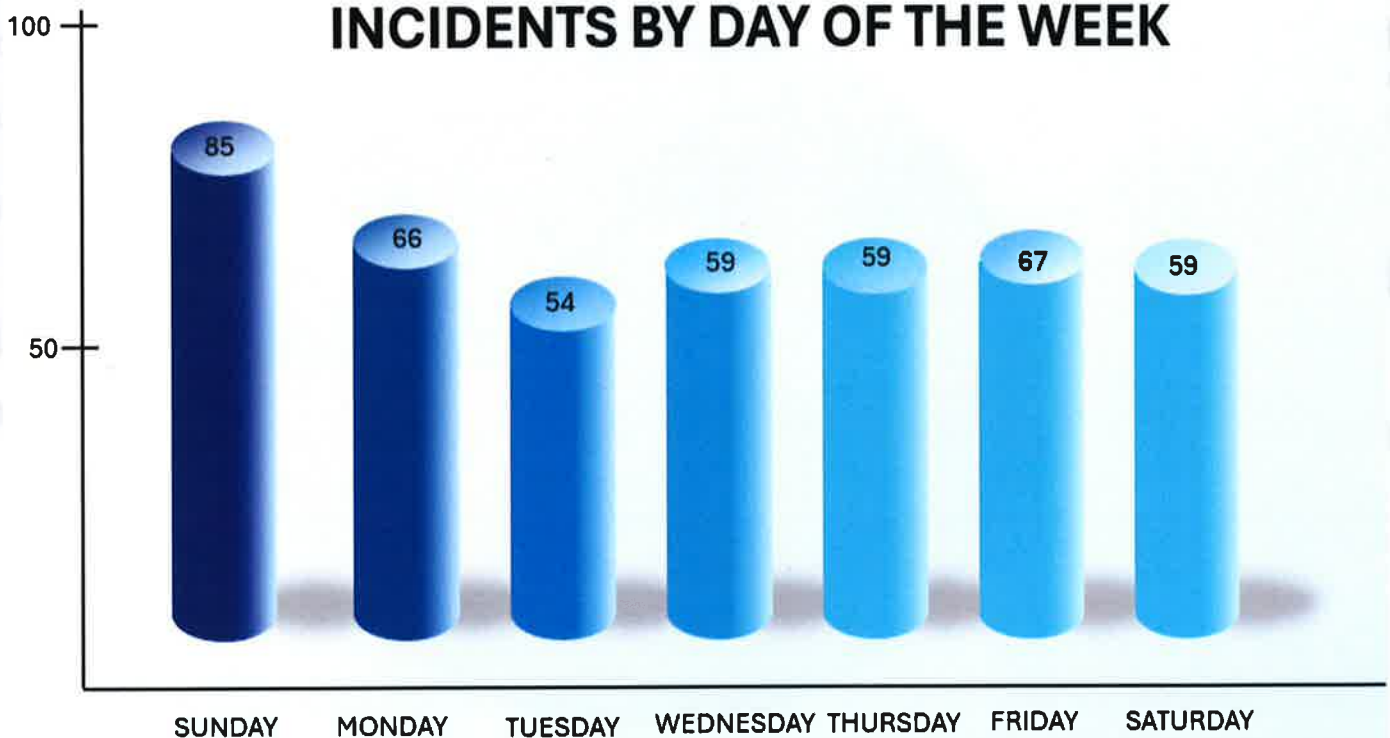


# 2025 INCIDENT SUMMARY

## INCIDENTS BY MONTH

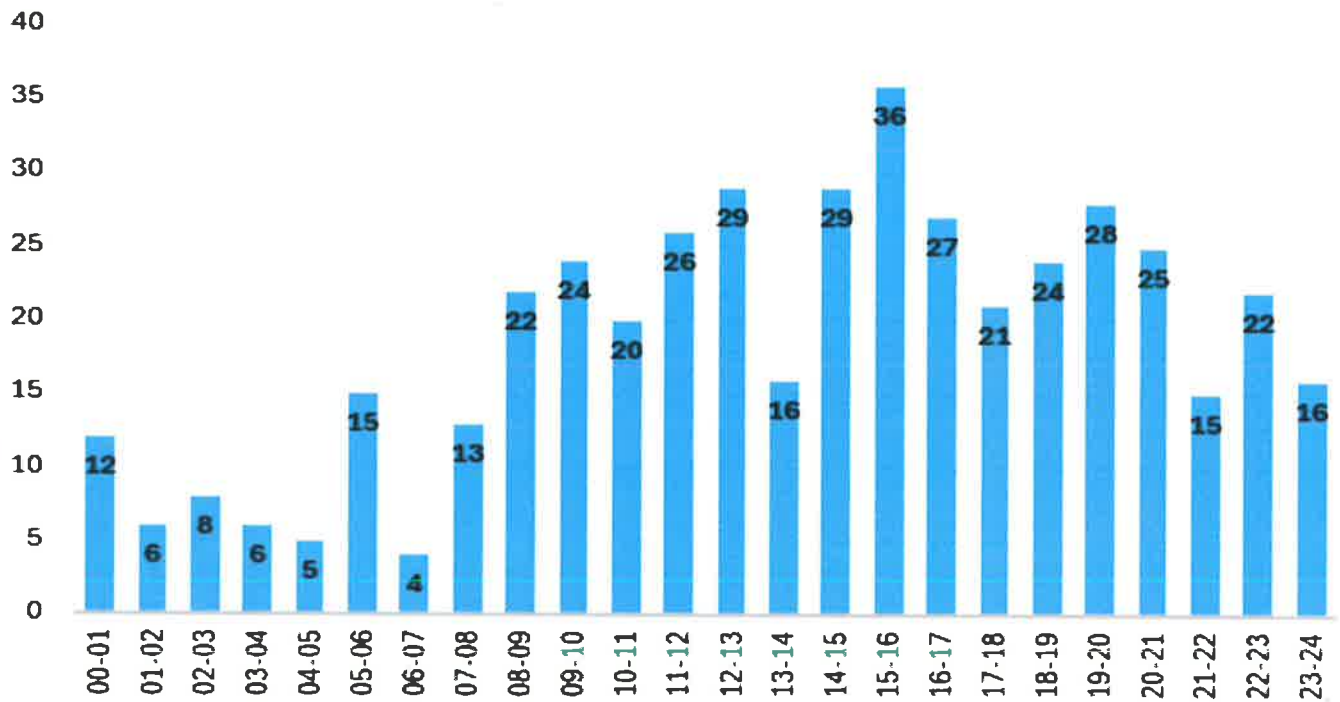


## INCIDENTS BY DAY OF THE WEEK

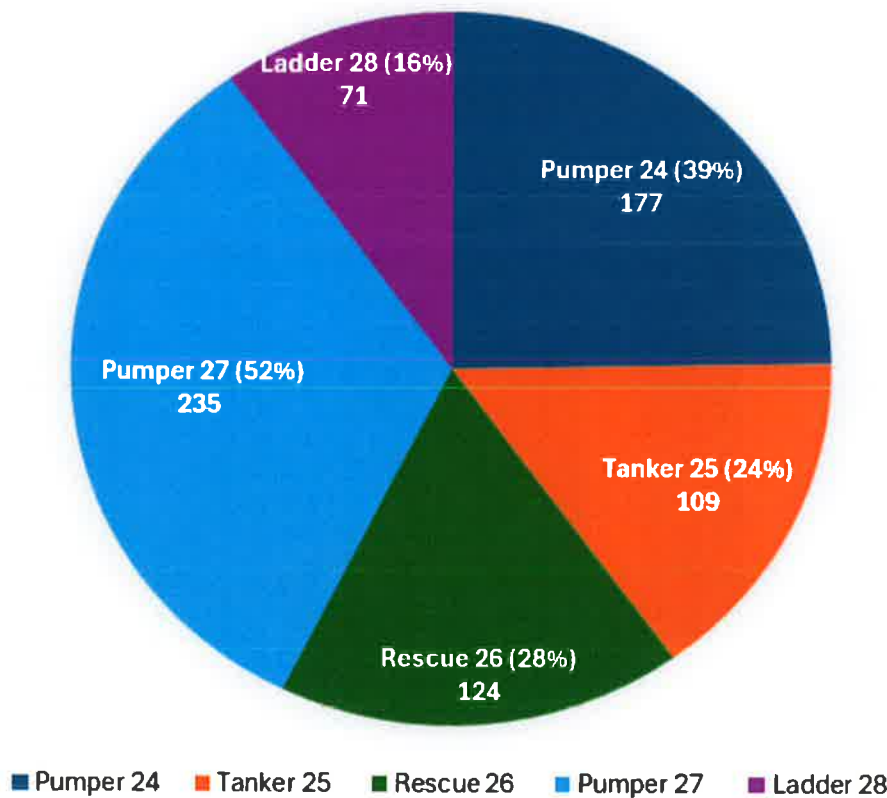


# 2025 INCIDENT SUMMARY

## Incidents by Time of Day



## Responses per Apparatus



# COST SHARE PER MUNICIPALITY

2025

Municipality	% Levy	\$ Levy
Shelburne	58.32	\$997,945.01
Mono	8.15	\$139,534.07
Amaranth	12.30	\$210,562.31
Melancthon	14.01	\$239,727.27
Mulmur	7.21	\$123,464.34
<b>TOTAL</b>	<b>100%</b>	<b>\$1,711,233</b>

## Shelburne:

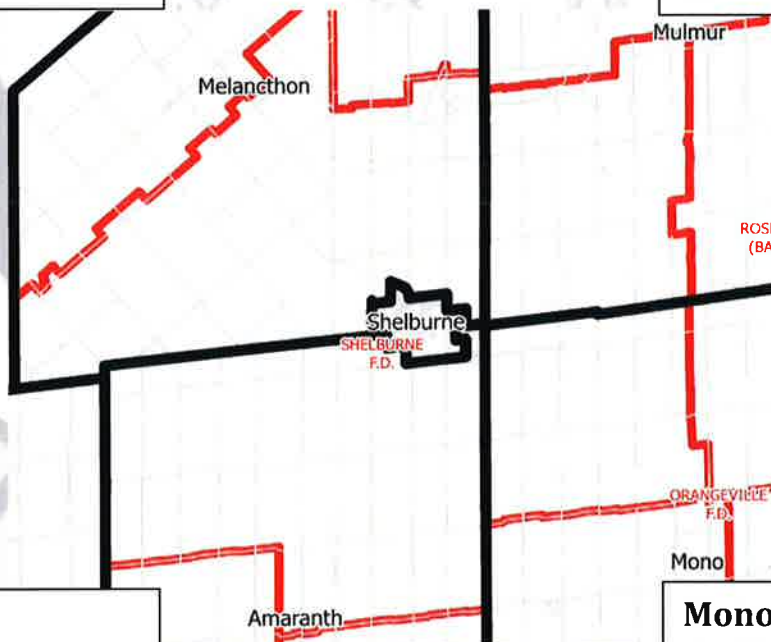
# of Incidents: 254  
 Population: 10610  
 Residential Buildings: 2327  
 Properties: 5946  
 Km's of County Roads: 5.1  
 % of coverage: 100%

## Melancthon:

# of Incidents: 76  
 Population: 816  
 Residential Buildings: 623  
 Properties: 1052  
 Km's of County Roads: 26.6  
 % of coverage: 40%

## Mulmur:

# of Incidents: 25  
 Population: 777  
 Residential Buildings: 345  
 Properties: 424  
 Km's of County Roads: 9.1  
 % of coverage: 23%



## Amaranth:

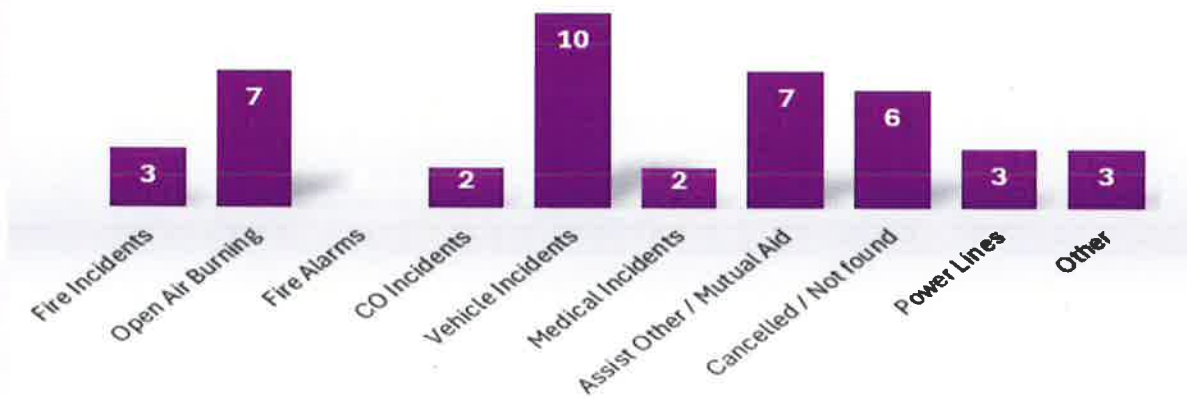
# of Incidents: 43  
 Population: 1562  
 Residential Buildings: 583  
 Properties: 804  
 Km's of County Roads: 20.3  
 % of coverage: 45%

## Mono:

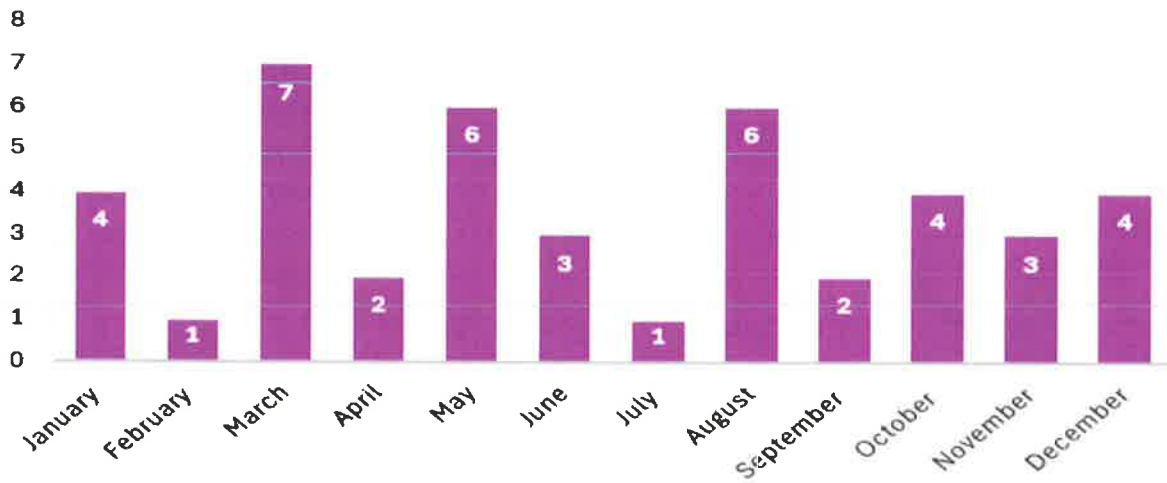
# of Incidents: 39  
 Population: 1889  
 Residential Buildings: 311  
 Properties: 424  
 Km's of County Roads: 0  
 % of coverage: 19%

# TOWNSHIP of AMARANTH

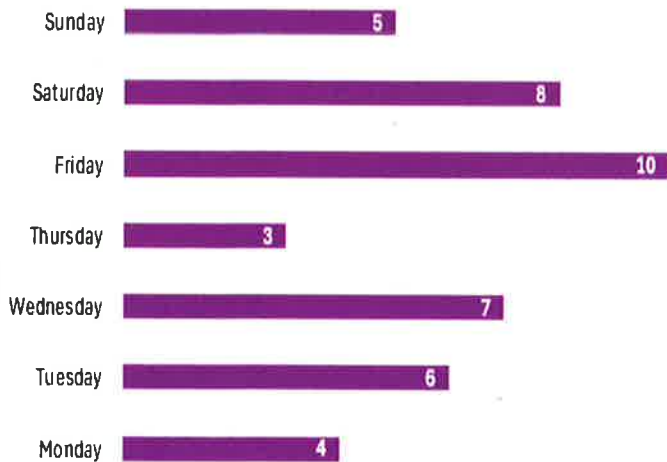
## 2025 Incidents (43)



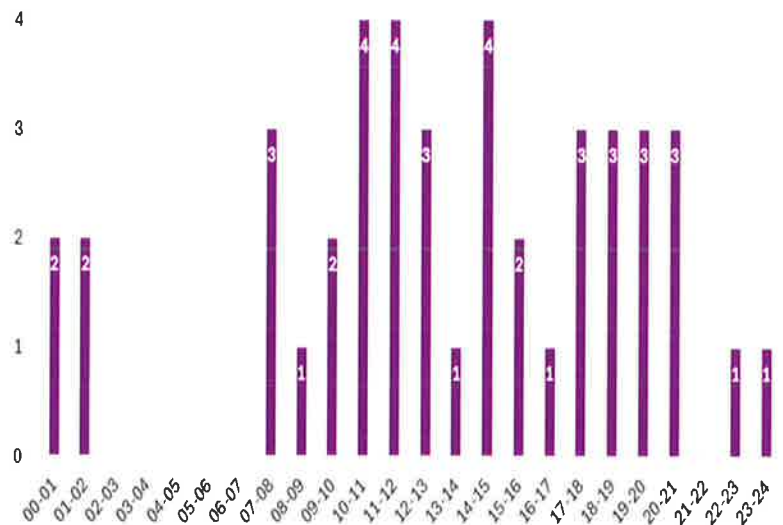
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

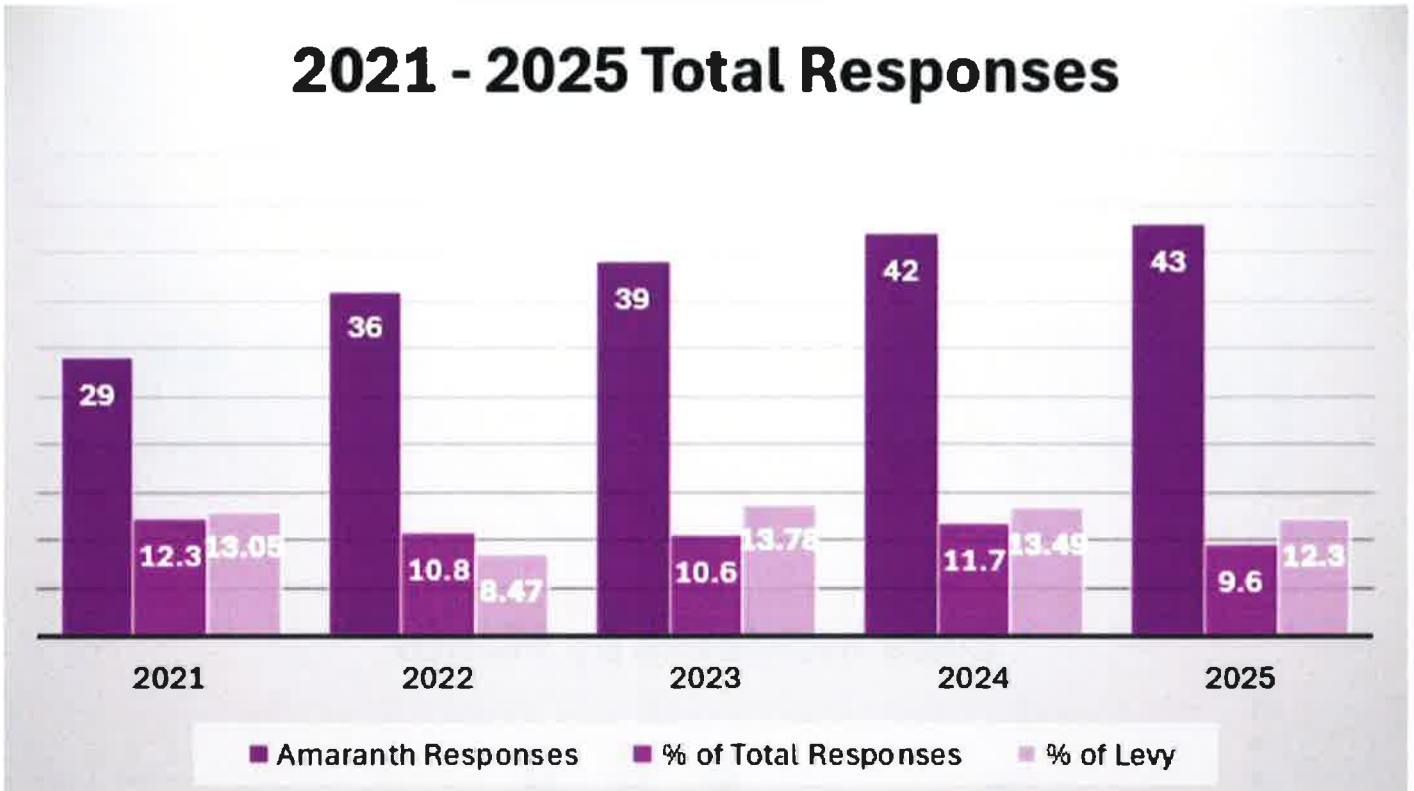


## Incidents by Time of Day

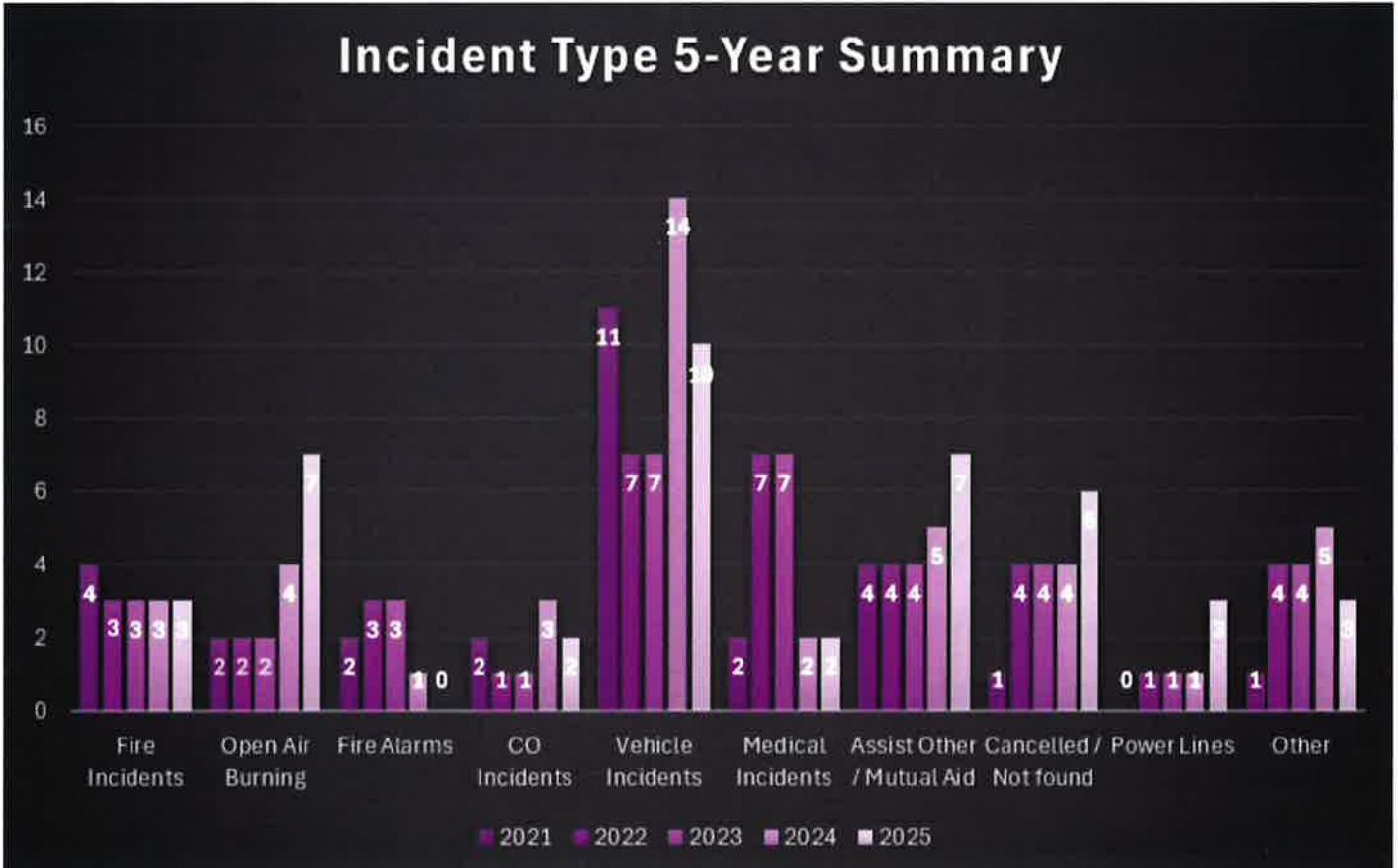


# TOWNSHIP of AMARANTH

## 2021 - 2025 Total Responses

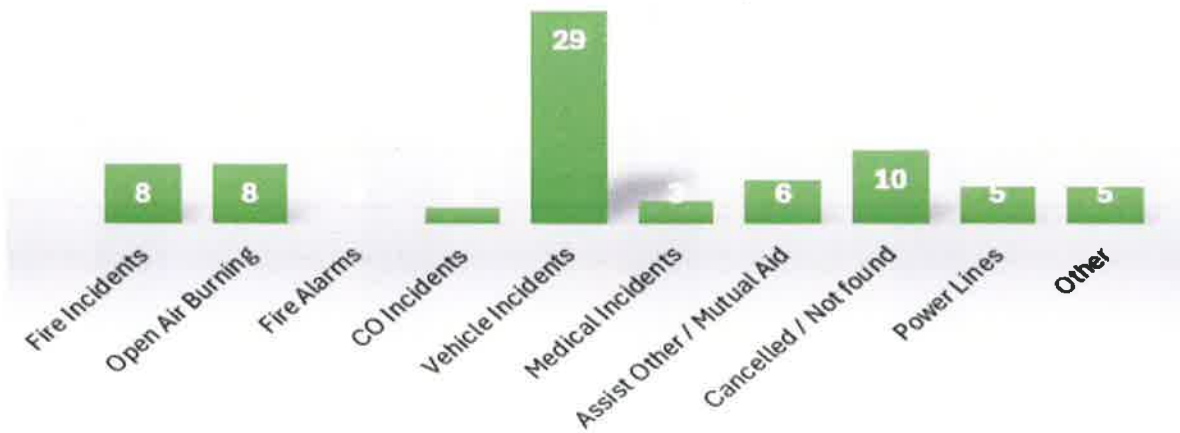


## Incident Type 5-Year Summary



# TOWNSHIP of MELANCTHON

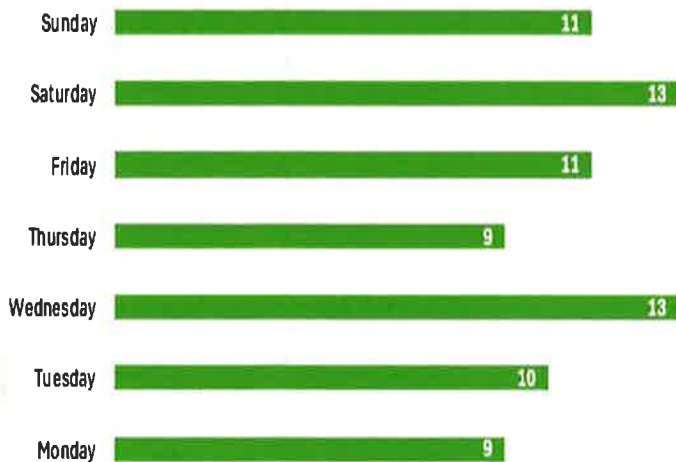
## 2025 Incidents (76)



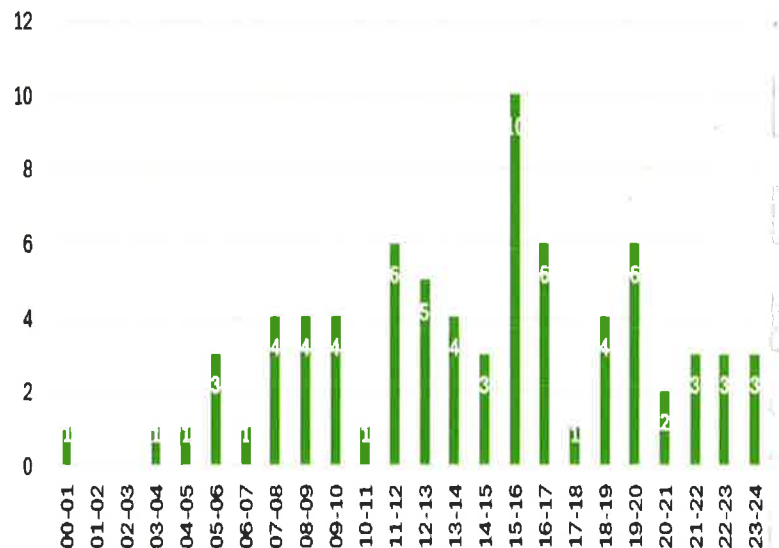
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

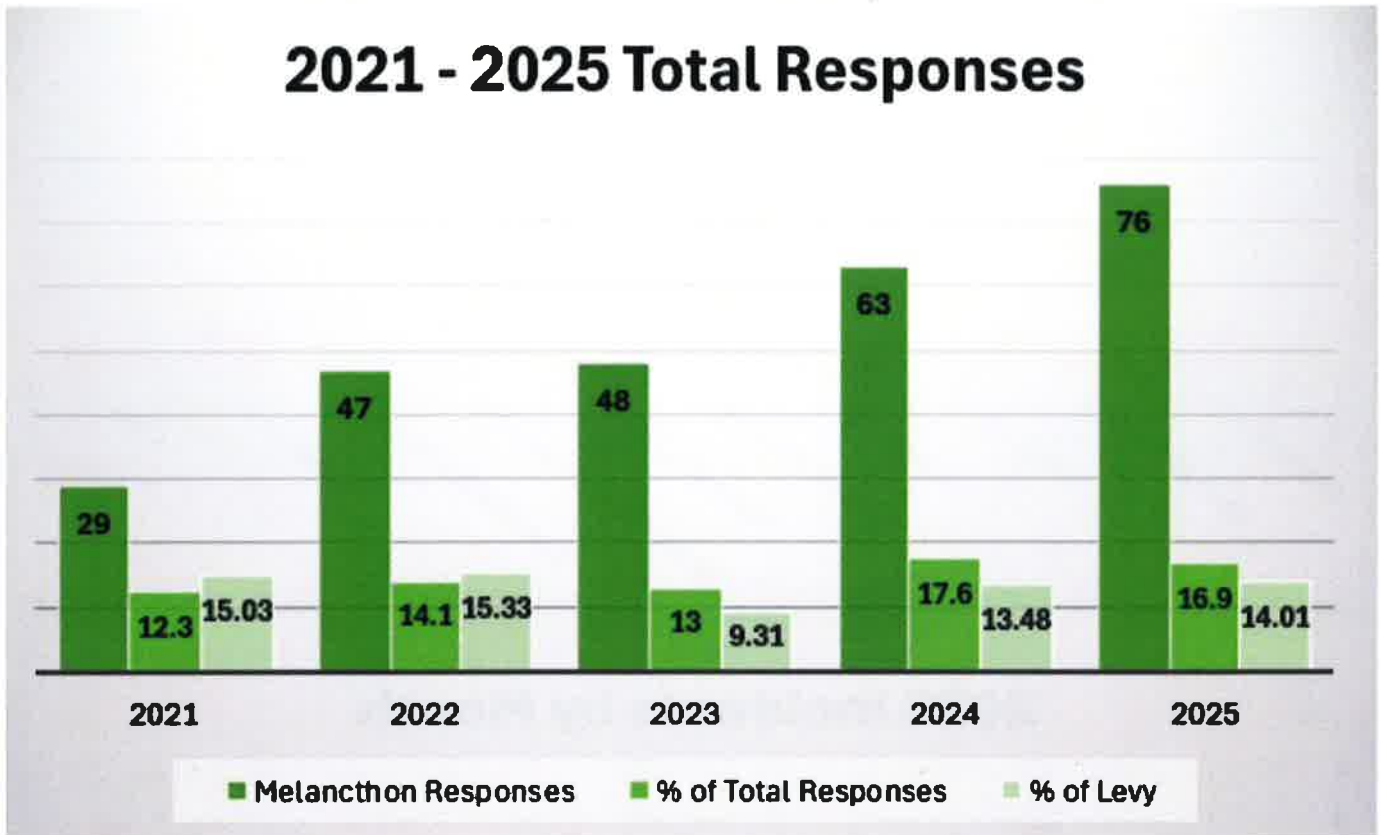


## Incidents by Time of Day

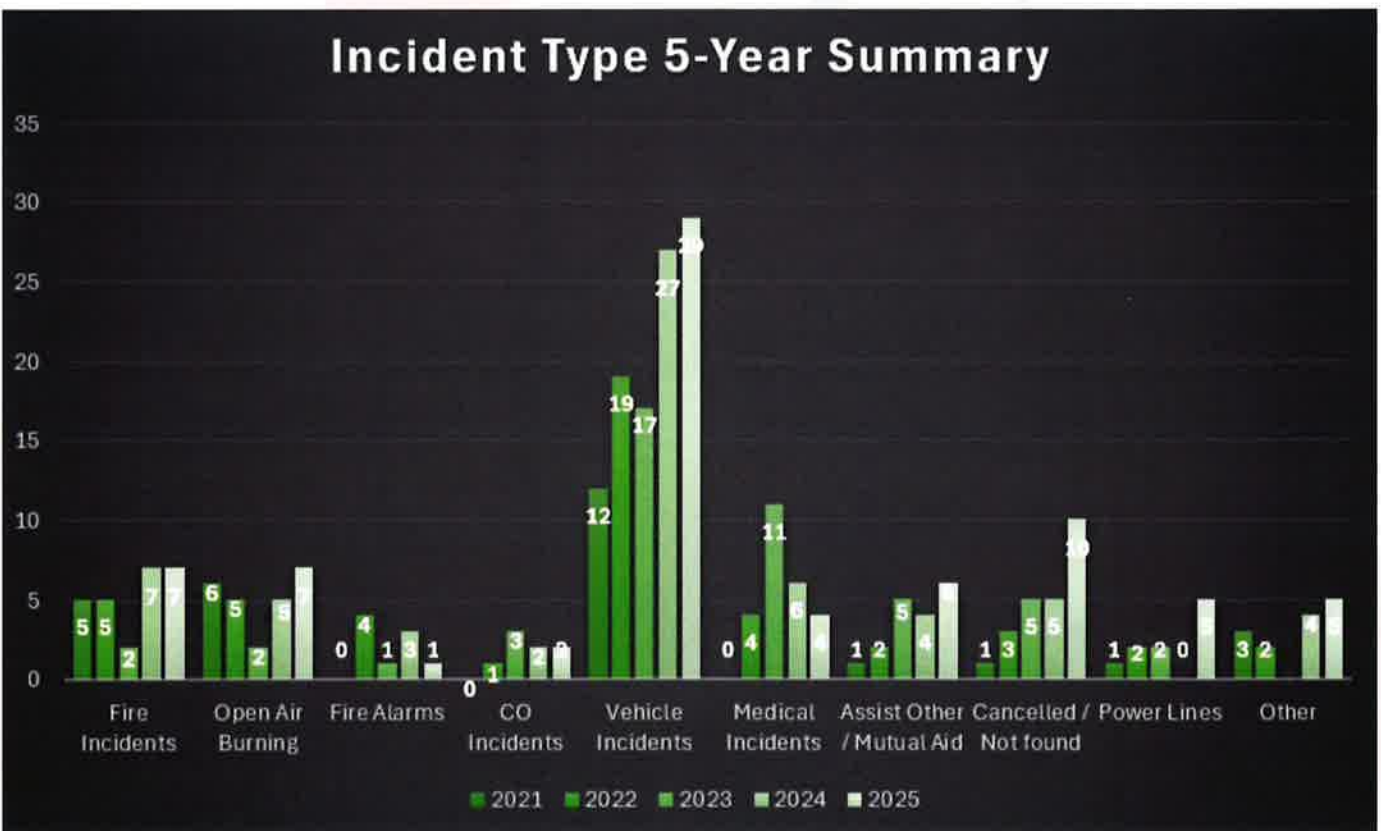


# TOWNSHIP of MELANCTHON

## 2021 - 2025 Total Responses

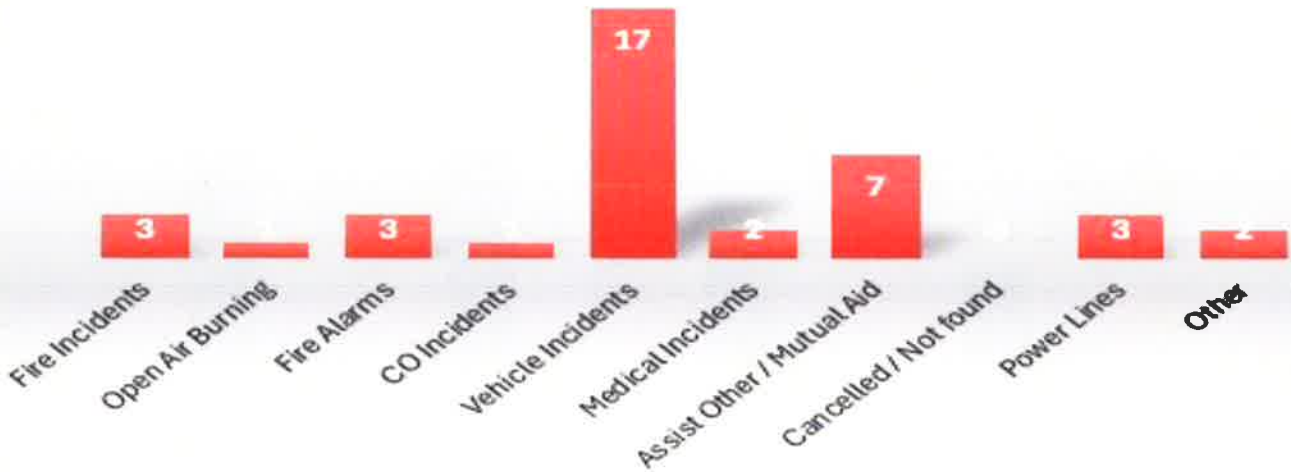


## Incident Type 5-Year Summary

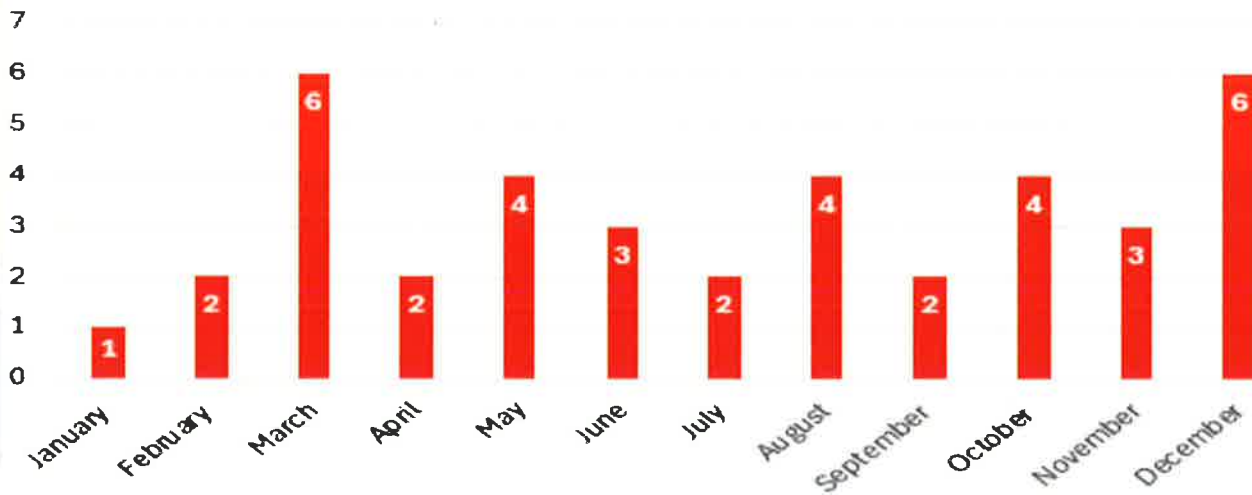


# TOWNSHIP of MONO

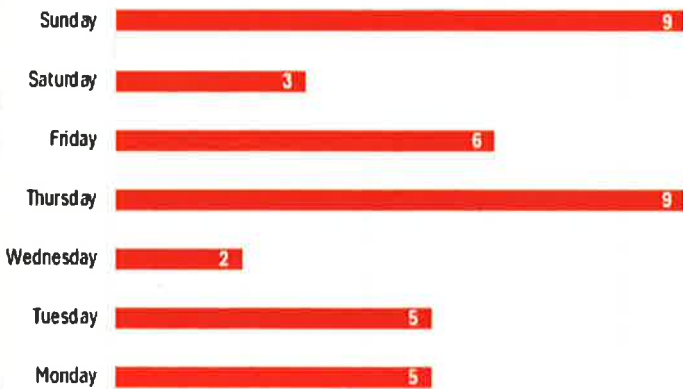
## 2025 Incidents (39)



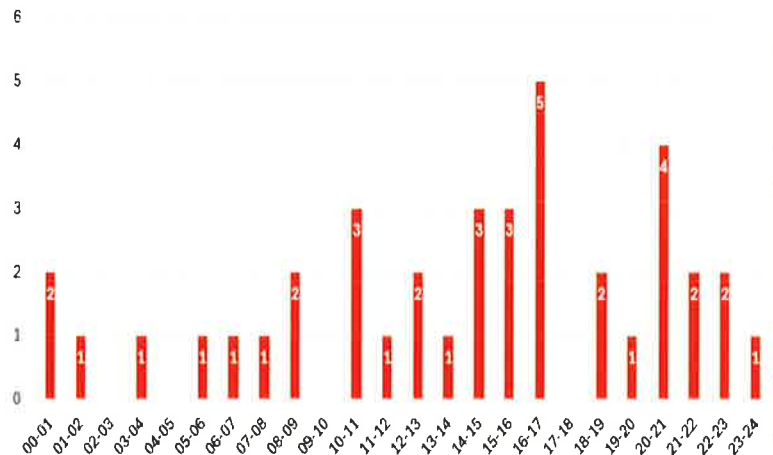
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

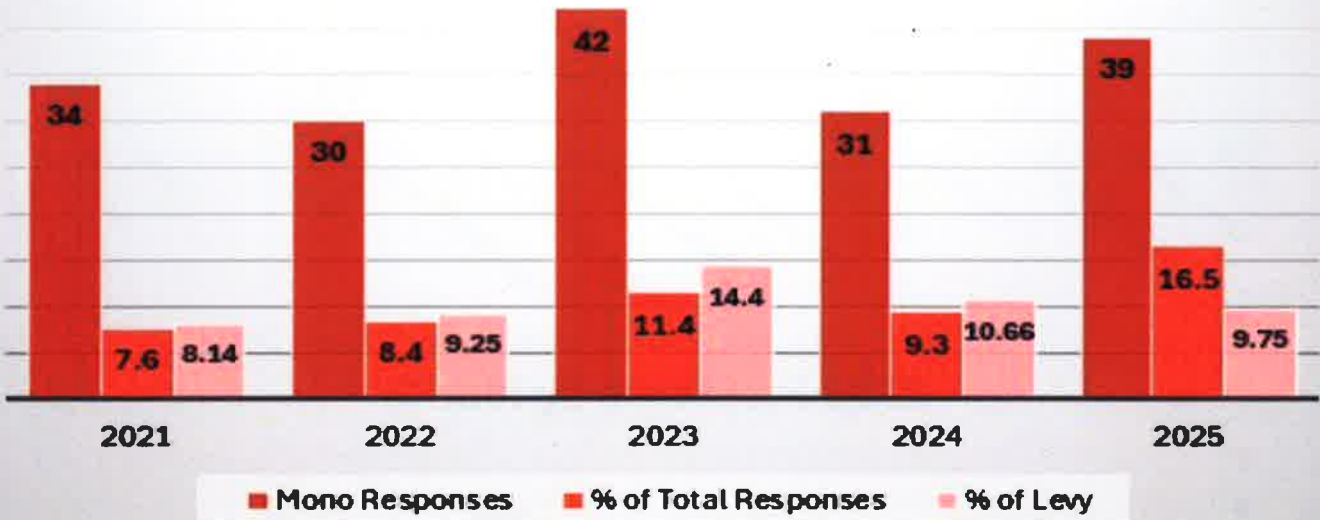


## Incidents by Time of Day

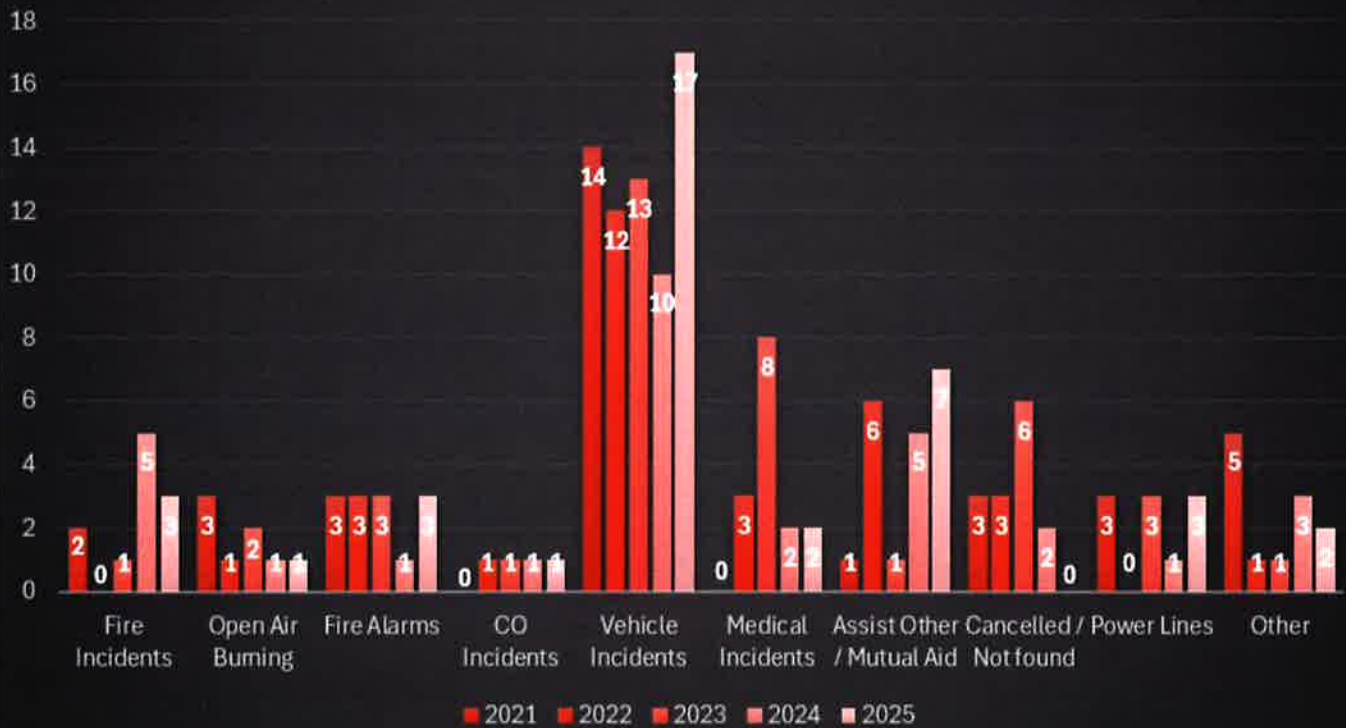


# TOWNSHIP of MONO

## 2021 - 2025 Total Responses

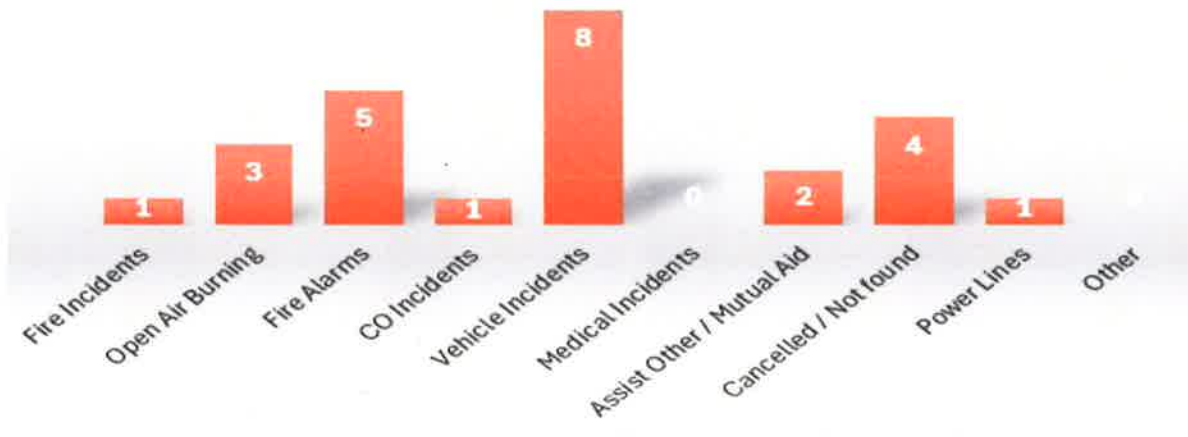


## Incident Type 5-Year Summary

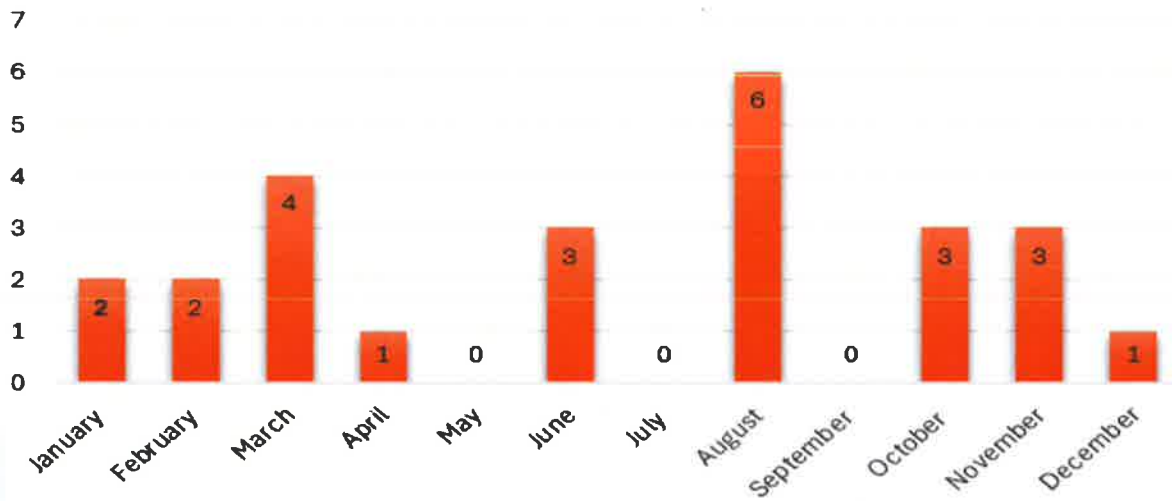


# TOWNSHIP of MULMUR

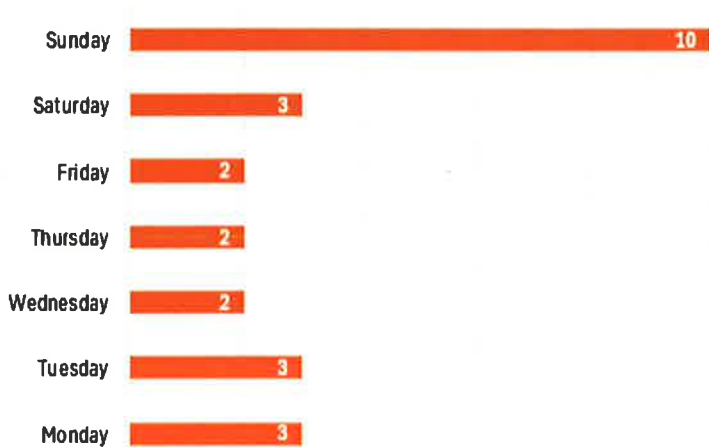
## 2025 Incidents (25)



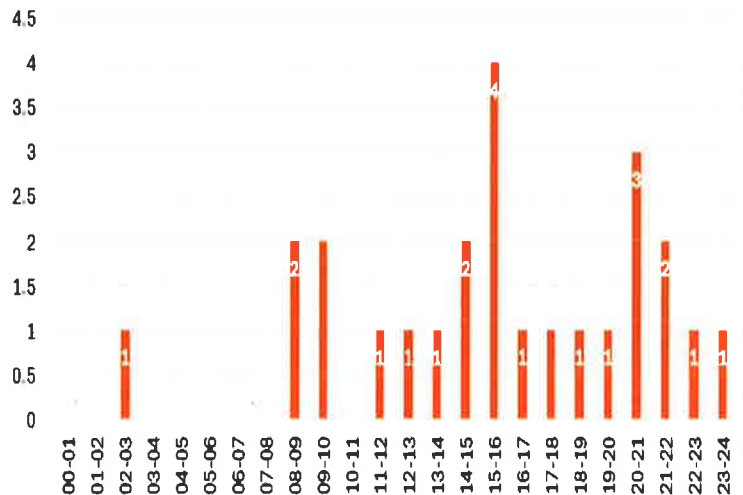
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

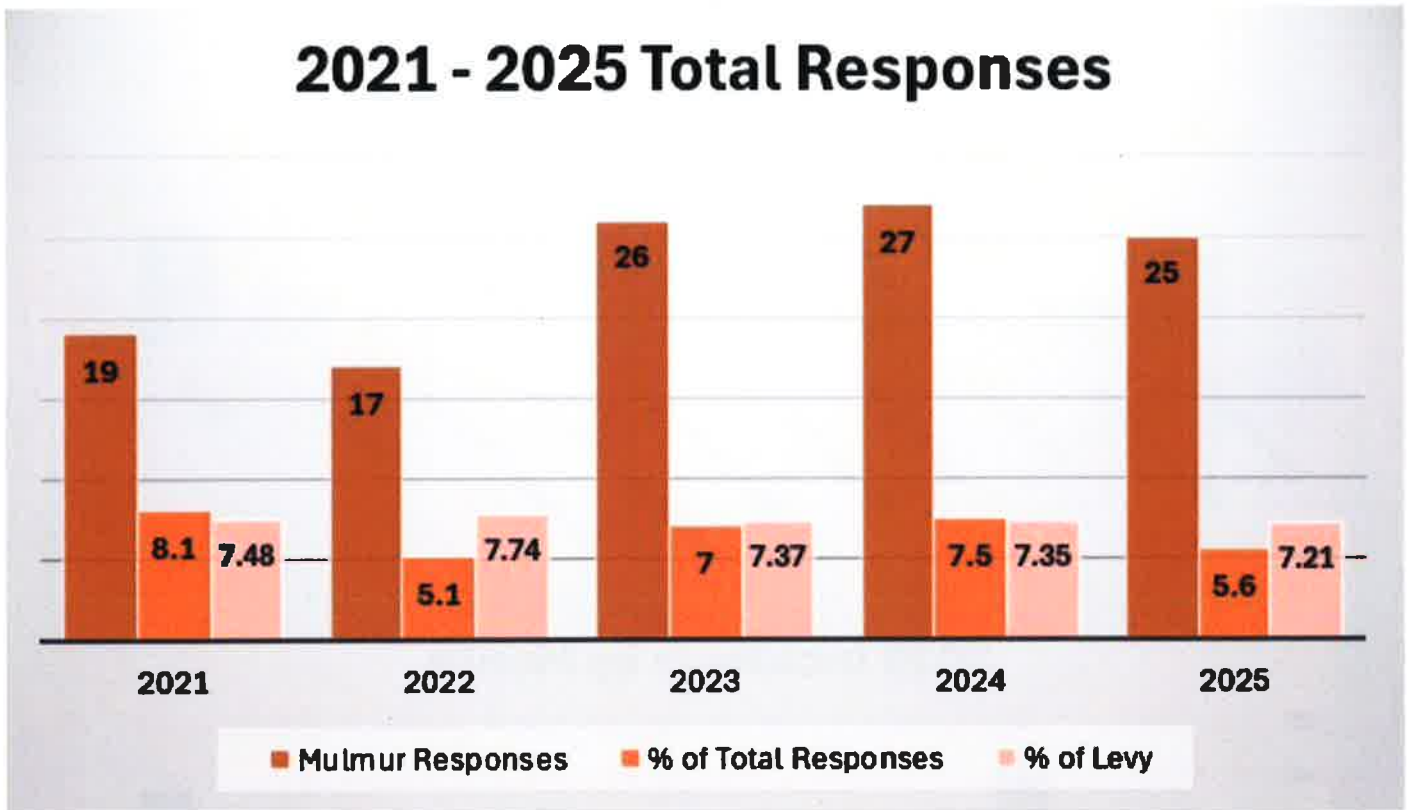


## Incidents by Time of Day

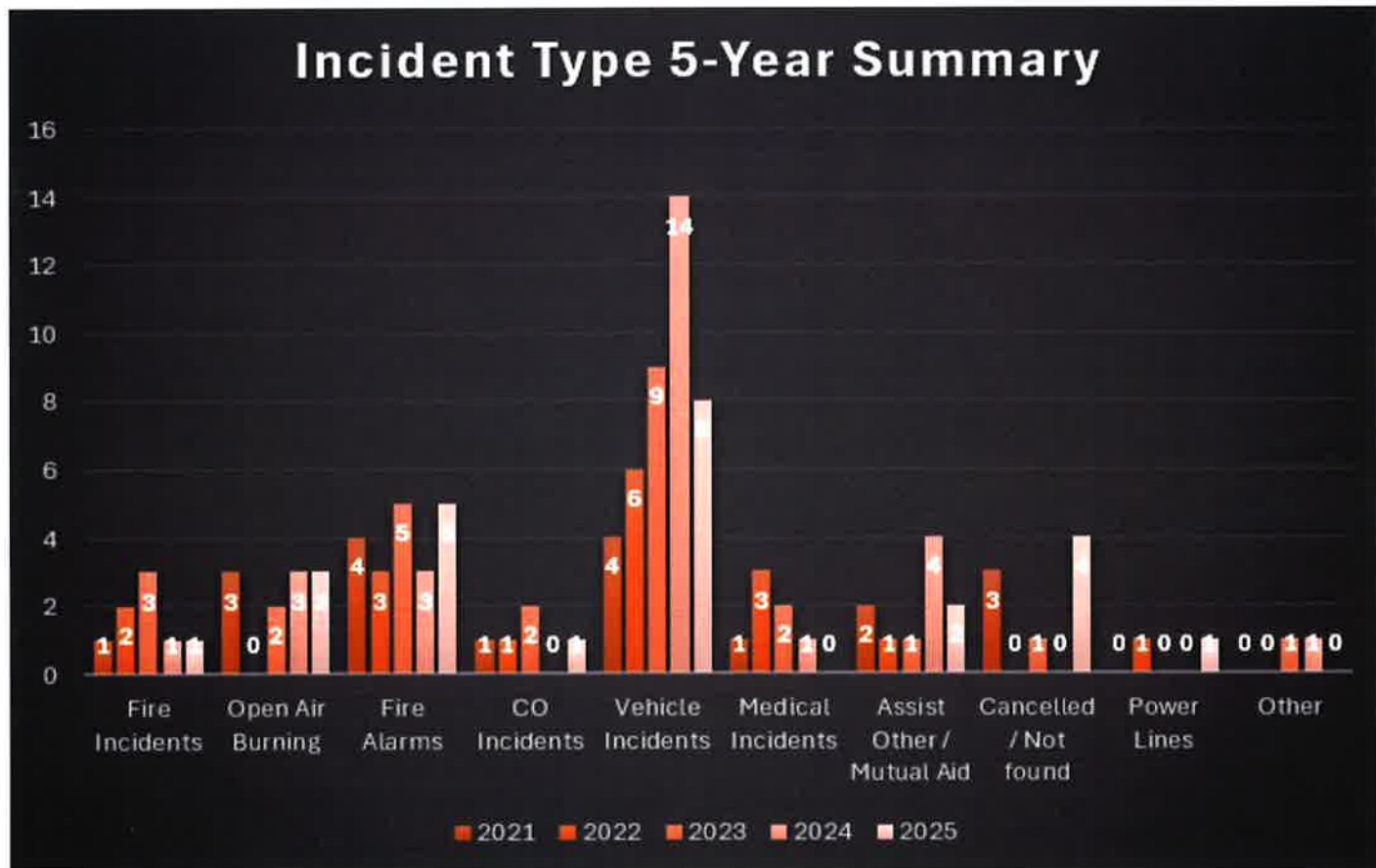


# TOWNSHIP of MULMUR

## 2021 - 2025 Total Responses

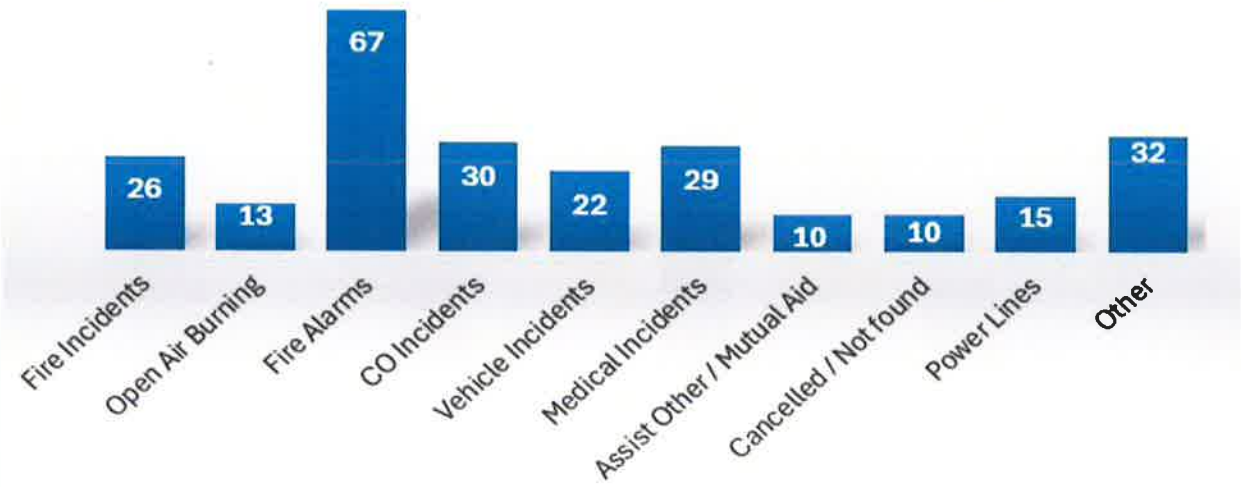


## Incident Type 5-Year Summary

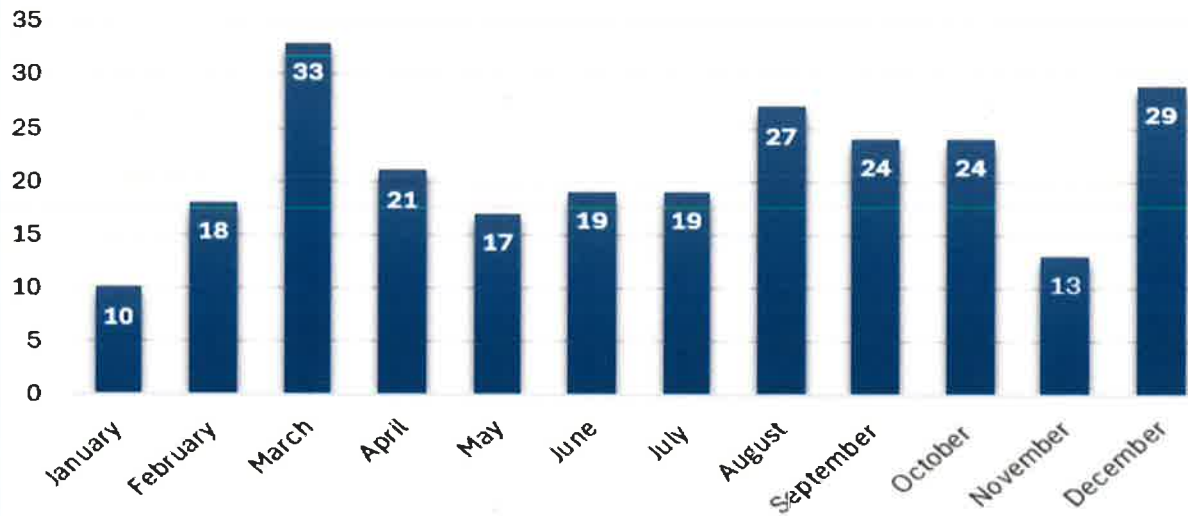


# TOWN of SHELBURNE

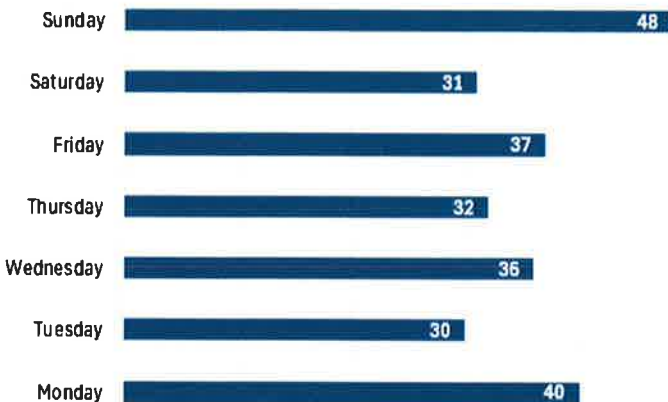
## 2025 Incidents (254)



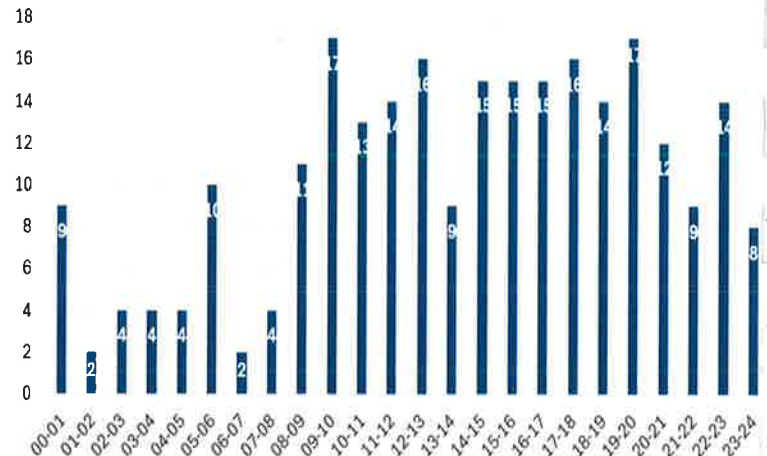
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

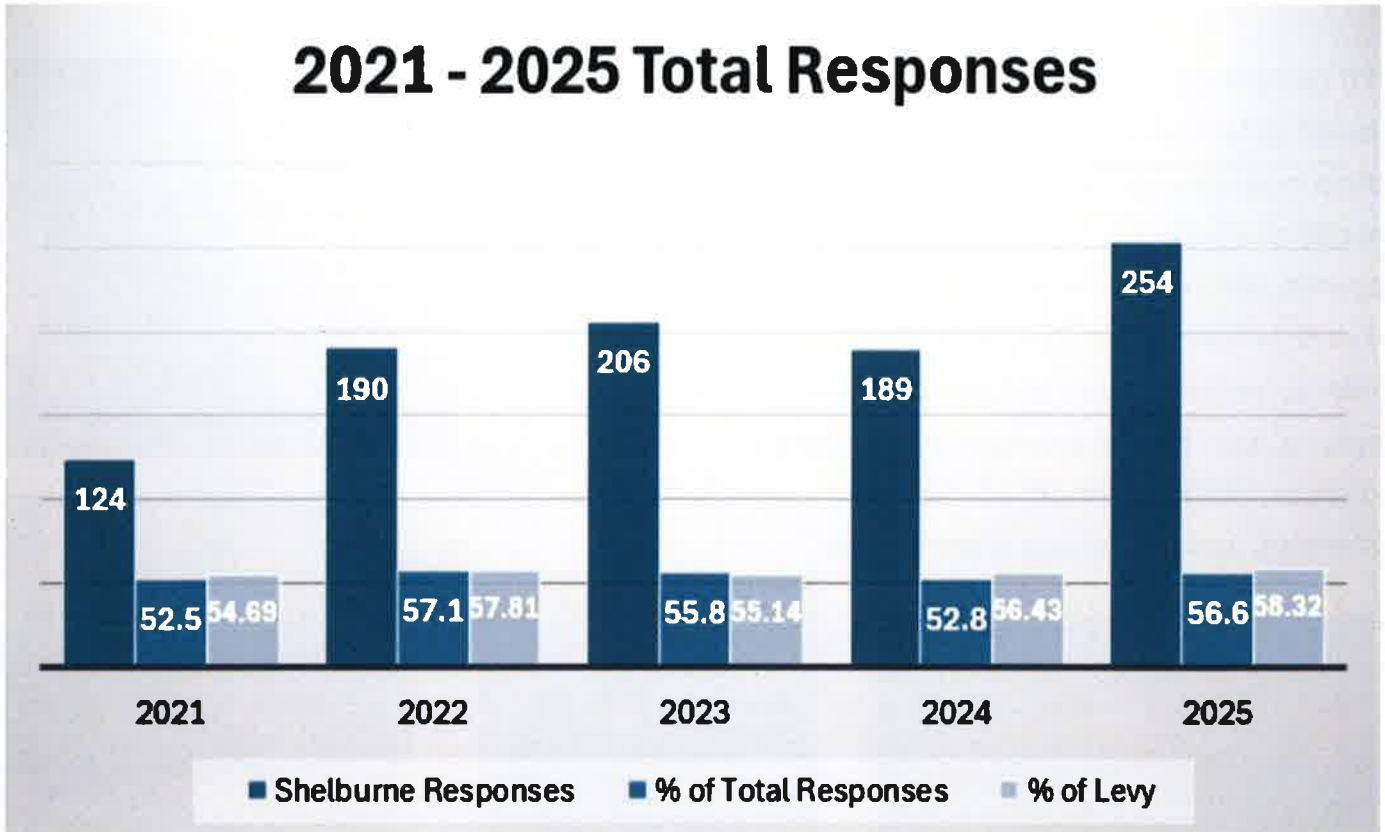


## Incidents by Time of Day

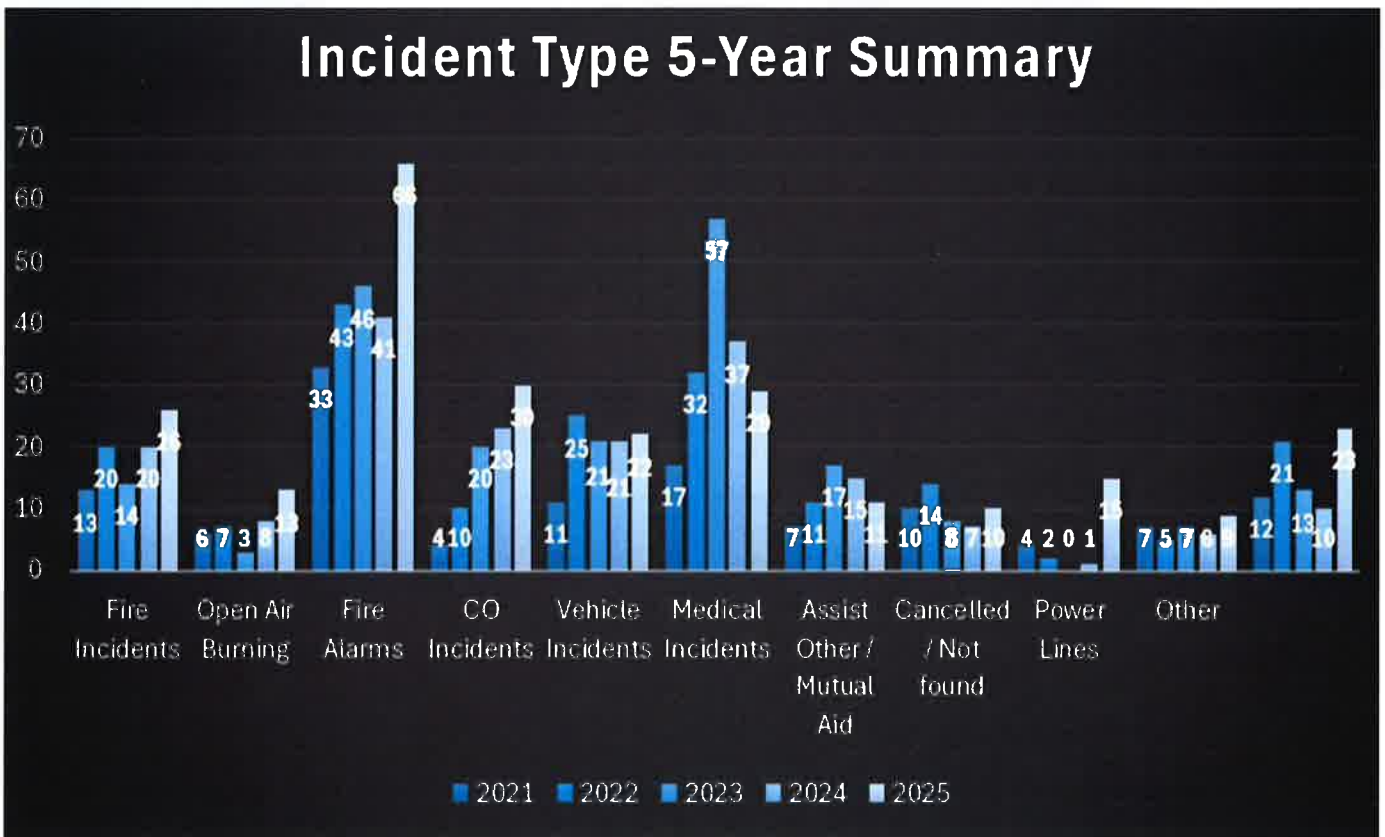


# TOWN of SHELBURNE

## 2021 - 2025 Total Responses



## Incident Type 5-Year Summary



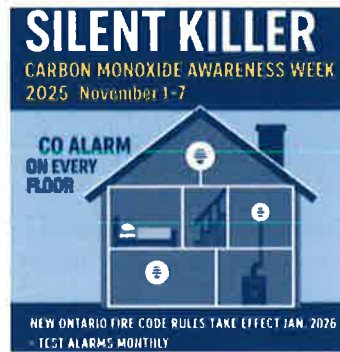
# PUBLIC EDUCATION

## IN THE COMMUNITY

SDFD recognizes that community safety begins with prevention. Through proactive education and engagement, our goal is to reduce incidents before they occur. Public education and fire prevention efforts are central to our goal of building an informed, prepared, and resilient community. SDFD will continue to increase its ability to deliver targeted education initiatives to residents both in-person and online. These initiatives include programs, events, and presentations designed for diverse audiences, including youth, adults, seniors, new Canadians, businesses, and community organizations.



Staff participated in the Shelburne Terry Fox Run



Skate with a Firefighter at CDRC on the Annual Test Your Smoke Alarm Day



Staff helping out at the Fall Fair Feature Smash



Highland Heights E.S. School Meet the Teacher Night



SDFD Fire Prevention Week Open House



Firefighter Green Light Awareness Campaign



SDFD was selected a winner of a Spring Fire Prevention Kit from Medallion Group Insurance, in partnership with the Fire Marshal's Public Fire Safety Council

# PUBLIC EDUCATION IN THE COMMUNITY

- Sparks and Girl Guides Station Tours
- Shelburne Touch –A-Truck Event
- Fire Prevention Week Open House
- Shelburne Santa Claus Parade
- Highland Heights E.S. School Play Day
- Lesson Up After School Program
- Shelburne Firefighters Golf Tournament
- Glenbrook E.S. Kindergarten Class Visits
- Fire Safety Radio Messaging Campaign
- Dufferin Oaks Evacuation Drills
- Tim Horton’s Camp Day
- Dufferin County Community Support Services
- Literature Program—Shelburne Legion
- Remembrance Day Services
- 12 Days of Holiday Safety
- CDRC Summer Camp Visits
- McHappy Day
- YMCA Daycare



Shelburne Firefighters Association Legion Breakfast



SDFD Fire Hall Visits



Shelburne Firefighters Food & Toy Drive

**12 TIPS FOR HOLIDAY FIRE & CO SAFETY**

- TIP #1: WEATHER LIGHTS:** Don't forget to take a look at your lights this holiday season. Consider using LED lights and string with cool white or warm white lights. Use good ones and have damaged strings or strands of lights removed before using.
- TIP #2: CANDLES & DECORATIONS:** In the winter, candles are the most common cause of home fires. Be sure to use candles in a safe way. Never leave a lit candle unattended. Use a candle warmer or always blow out when you leave the room.
- TIP #3: MAKE AN ESCAPE PLAN:** Don't forget to make an escape plan for your home. Practice your escape route and make sure everyone in the house knows the plan. Practice your escape route every year.
- TIP #4: CHECK YOUR SMOKE ALARMS:** Check your smoke alarms every month. Change the batteries every 6 months. Test your smoke alarm every month. If you have a carbon monoxide detector, check it every month. Test your carbon monoxide detector every month.
- TIP #5: BE CAREFUL WITH FIREWORKS:** Fireworks are a big part of the holiday season. But fireworks can be dangerous. Always use fireworks in an open area. Never use fireworks indoors. Never use fireworks near buildings or trees. Never use fireworks near water.
- TIP #6: DON'T DRINK AND DRIVE:** If you've had a few drinks, don't drink and drive. Call a taxi or a friend to take you home. If you're the driver, don't drink. If you're the passenger, don't drink.
- TIP #7: DON'T USE A SPACE HEATER:** Space heaters are a common cause of home fires. Don't use a space heater. Use a central heating system. If you must use a space heater, use it safely. Don't use a space heater near curtains or other flammable materials. Don't use a space heater for more than 3 hours.
- TIP #8: DON'T USE A CANDLE:** Candles are a common cause of home fires. Don't use a candle. Use a candle warmer. If you must use a candle, use it safely. Don't use a candle near curtains or other flammable materials. Don't use a candle for more than 3 hours.
- TIP #9: DON'T USE A FIREPLACE:** Fireplaces are a common cause of home fires. Don't use a fireplace. Use a central heating system. If you must use a fireplace, use it safely. Don't use a fireplace for more than 3 hours.
- TIP #10: DON'T USE A STOVE:** Stoves are a common cause of home fires. Don't use a stove. Use a central heating system. If you must use a stove, use it safely. Don't use a stove for more than 3 hours.
- TIP #11: DON'T USE A TOASTER:** Toasters are a common cause of home fires. Don't use a toaster. Use a central heating system. If you must use a toaster, use it safely. Don't use a toaster for more than 3 hours.
- TIP #12: DON'T USE A ROLLER:** Rollers are a common cause of home fires. Don't use a roller. Use a central heating system. If you must use a roller, use it safely. Don't use a roller for more than 3 hours.



Town of Shelburne Touch –A-Truck Event



SDFD Fire Pumpers added fire safety messaging on their roll up doors to help spread safety messaging in the community.



# 2025 STATION TRAINING

SDFD Training Committee supports the department by maintaining firefighter readiness with overseeing skills maintenance, implementing new technical advancements, and promoting health and safety. Career development through leadership and supervisory training is also supported through this branch.



Laura King, NFPA Regional Director, presented to staff on lithium-ion batteries and NFPA855 'Standard for the Installation of Stationary Energy Storage Systems'.

## 2025 Station Training Summary

- 50 Weekly Training Sessions
- Average 25 persons attending
- 3,332 hours annual training
- 4 recruits joined the department

### Firefighting

Firefighter Safety / Survival (RIT Paks)  
Firefighter Lift and Carry  
Vent, Enter, Isolate & Search  
Fire Hose (nozzle & streams)  
Roof Operations  
Salvage and Overhaul  
Fire Control  
Ventilation (positive, negative, hydraulic)  
Search & Rescue  
Wildland Fire Equipment  
Haz Mat (Emergency Response Guide)

### Personal Protective Equipment

Bunker Gear Inspection and Cleaning  
SCBA Donning and Doffing  
SCBA Air Consumption  
Scott SCBA and Jordair Cascade Filling Station

### Medical

Red Cross Standard First Aid - CPR / AED  
Primary Assessment / First Aid Scenarios  
Stokes Basket and Cart

### Auto Extrication

Vehicle Stabilization  
Air Bags  
Chains and Strap Equipment

### Water Supply

Drafting, Water Transfer (Holley Tube)  
Relay Pumping

### Incident Command

Radio communications  
Incident Action Plans  
Draeger Air Monitors  
Thermal Imaging Camera

### Fire Apparatus

Operation and Placement  
Hose Loads / Advancement  
Driver Operations / Safety  
Ladder 28 – Master Streams  
Scene Lighting



Liz Cordeiro, Program Manager, presented to staff about Boots on the Ground peer support for First Responders

# 2025 CERTIFICATION TRAINING

Additional fire certification courses that were completed in 2025 through the Ontario Fire College and Regional Training Centres include:



- NFPA 1002 Pump Operation
- NFPA 1006 Rope Rescue Operations
- NFPA 1021 Fire Officer Level 1
- NFPA 1031 Legislation
- NFPA 1031 Fire Code Division B Part 2 & 6
- NFPA 1031 Courtroom Procedures
- NFPA 1035 Fire & Life Safety Educator Level 1

## MOBILE LIVE FIRE TRAINING UNIT

The Shelburne & District Fire Department hosted the Ontario Fire Marshal's Office (OFM) Mobile Live Fire Training Unit (MLFTU) in July. The MLFTU is a propane-fueled state-of-the-art live-fire simulator, managed by Ontario Fire College instructors and funded by the OFM. This initiative is designed to enhance crucial firefighting skills, including fire suppression, pumper operations, and incident management systems. This unit was brought to SDFD at no cost as it is funded by the province to ensure accessible training throughout Ontario. These units are customizable, with adjustable walls and configurations to simulate various scenarios. The ability to train at home with familiar equipment and team members is vital.



SDFD Fire Board members Gail Little and Melinda Davie, were on hand as SDFD Fire Chief Dave Pratt presented MPP Sylvia Jones an honorary Fire Chief helmet in appreciation of the MLFTU, which was introduced when MPP Jones was Ontario's Solicitor General. Also, thank you to the implementation of the Fire Protection Grant by her government.

The MLFTU initiative was shared with Grand Valley & District Fire Department, Mulmur Melancthon Fire Department, Orangeville Fire Department and Rosemont District Fire Department. Each department brought their own crews and cycled through the MLFTU completing various scenario based training. Over 4 days there were approximately 60 firefighters who participated in live fire training.



# 2025 ROPE TEAM TRAINING

SDFD Rope (Technical Rescue) Team is dedicated to responding to specialized emergencies. The team comprises 14 highly trained members, each possessing advanced skills in this specialty area. Rope rescue demands rigorous training to develop the unique skill sets required.

Members of the team participated in eight all day training sessions and collectively accumulated 415 hours throughout the year.

Rope Rescue is formally an approved level of service, and the team strives for all members to achieve technical level response which includes:

- Accessing a patient that requires the rescuer to climb up or down structures, which can expose the climber to a significant fall hazard.
- Use a rope rescue system to move a rescuer and patient along a horizontal path, above an obstacle or projection.
- Understanding and applying the principles of physics in constructing rope rescue system, including system safety factors, critical angles and causes and effects of force multipliers.
- Performing high-angle rope rescue with a litter using tender(s) to negotiate obstacles, manipulate or position the patient, or provide medical care while being raised or lowered.



# 2025 FIRE INVESTIGATIONS

2025 saw a decrease in the number of completed fire investigations, totaling eight (8) investigations. All files were closed with a possible or probable cause assigned. Table 1 represents the investigations by township. SDFD staff also assisted with three investigations assisting other departments, and mentoring a new fire investigator through a structure fire and fire investigation report.

There were 21 reported '01 Fire' responses recorded in 2025. Eight (8) structure fires and eleven (11) vehicle fires; cumulative cost for these investigations amounted to \$15,655,200 in fire loss.



Table 1.

Township	Types
Amaranth	No investigations completed
Melancthon	1 Structure, 2 outdoor minor fires
Mono	1 Structure (assist OFM & TSSA), 1 vehicle (assist
Mulmur	1 outdoor minor fire
Shelburne	2 structure fires

# LOOKING AHEAD

The Shelburne & District Fire Department (SDFD) is committed to being a data-driven, outcome-based, strategic, customer-focused, properly resourced and modern fire service that supports an inclusive and diverse workplace. Each division has key priority areas moving forward through 2026 to ensure we meet the expectations of our growing community.

As we look ahead to 2026, SDFD remains committed to enhancing our capabilities, advancing firefighter skills, and fostering a culture of excellence in service to the community. Below are some of the key focuses for the year ahead:

**Community Risk Reduction:** Greater community involvement and education in fire safety and prevention is imperative. SDFD will begin exploring various opportunities to advance efforts related to public education and fire prevention. Using existing staff or the development of a Public Education Team, we will address community needs and identify where the verifiable risks lie, and aim to have a measurable impact in lowering fire loss and injuries.

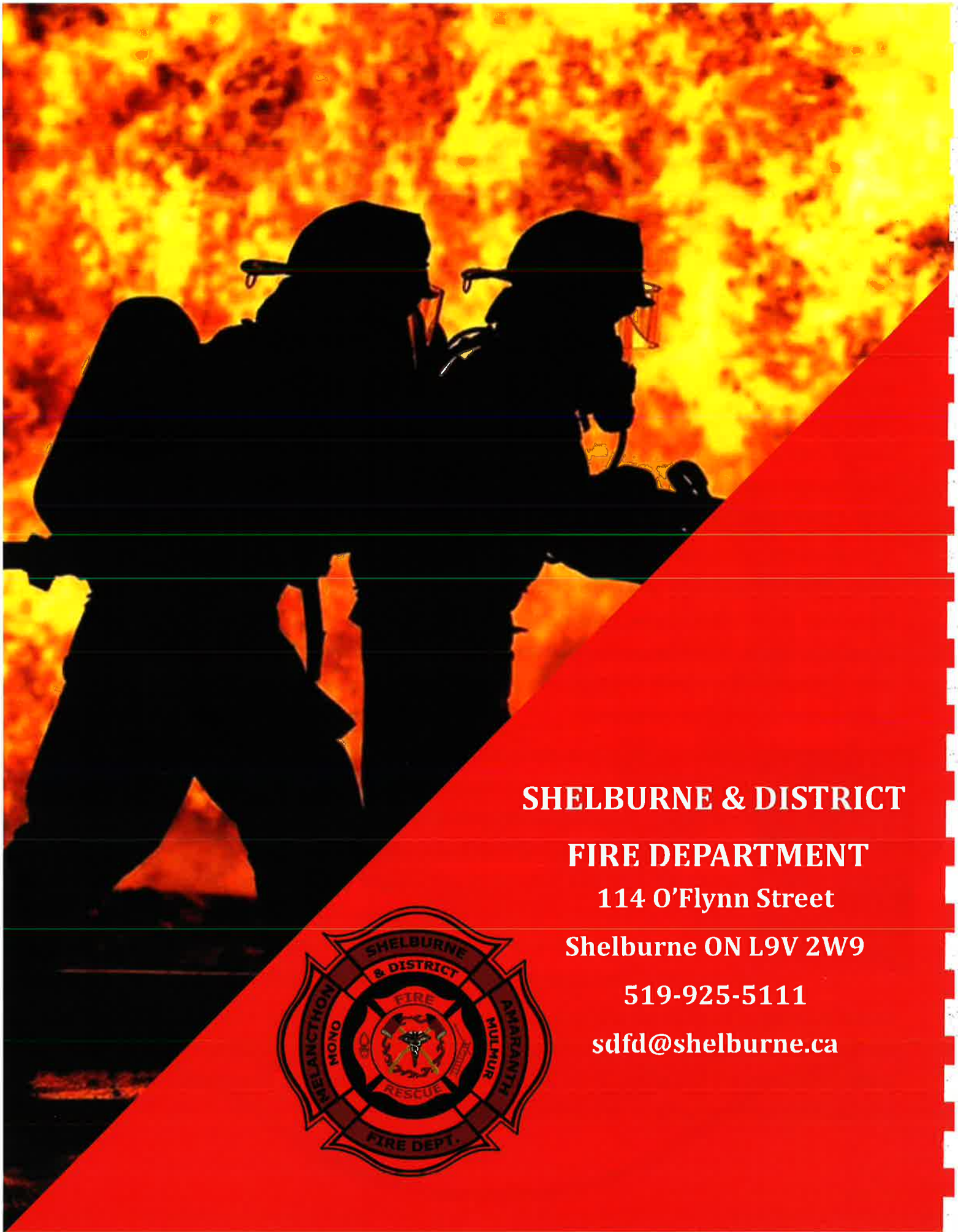


**Further Certifications for Firefighters:** Continuing our commitment to professional development, 2026 will see many of our firefighters pursue additional certifications in specialized areas such as technical rescue, hazardous materials, firefighting, fire officer, fire instructor, pump operations, and emergency medical services. These advanced certifications ensure our team is prepared for a wide range of emergencies, strengthening our readiness and ability to tackle complex situations effectively.



**Commitment of Paid-Per-Call Firefighters:** Above all, the foundation of our fire department's success is the remarkable commitment of our paid-per-call firefighters. These dedicated personnel respond to emergencies at all hours of the day and night, leaving their homes, families, and jobs to serve the community. Whether it's the middle of the night or during a busy workday, their unwavering dedication ensures we are always ready to respond when needed. Their selfless service, often at great personal sacrifice, is the cornerstone of our department's ability to provide exceptional public safety.

As we look ahead to 2026, we are excited about the opportunities for growth and the continued development of our department. We are poised to continue raising the bar for public safety. We are incredibly proud of our paid-per-call firefighters, whose commitment and sacrifice remain the heart of our service to the community.



**SHELBURNE & DISTRICT**

**FIRE DEPARTMENT**

**114 O'Flynn Street**

**Shelburne ON L9V 2W9**

**519-925-5111**

**[sdfd@shelburne.ca](mailto:sdfd@shelburne.ca)**





758070 2<sup>nd</sup> Line E  
Mulmur, Ontario  
L9V 0G8

Local (705) 466-3341  
Toll Free from 519 only (866) 472-0417  
Fax (705) 466-2922

# Information Report Official Plan Update

May 6, 2026

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## **PURPOSE**

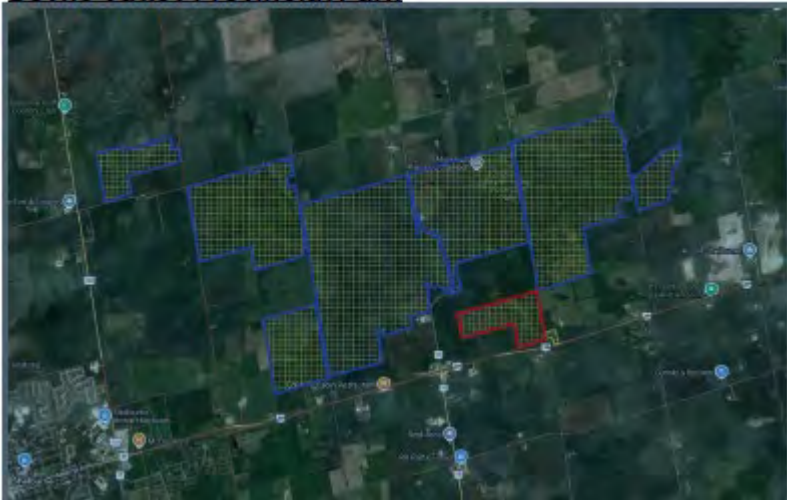
The purpose of this report is to provide an update regarding the Township's Official Plan (OP) project, the comments received on the Draft OP, and provide an updated version for Council's consideration for adoption.

## **BACKGROUND**

- The Statutory Public Meeting was held on September 3, and included attendance by one agency virtually, one abutting Township and 5 residents in person.
- The Province released a draft set of designations, schedules and table of contents for OPs, (Schedule 7 of Building Homes and Improving Transportation Infrastructure Act, 2026, ERO 026-0300, commenting period closing May 14, 2026) consistent with consultation from October/November 2025 (ERO 025-1099).
- The Province also release ERO 026-0393 (closing May 14, 2026) under the same Bill, that limits the studies that can be required for a complete application to "core studies" and "contingent studies" and provides an exhaustive list of what is included in each category.
- Correspondence was sent to MMAH on February 26, 2026 with respect to the inclusion of visual impact assessments and lighting studies. A follow-up was sent on April 8, 2026, following the ERO posting on similar matters. Staff met with Ministry staff on April 28, 2026 to discuss options. The draft plan has been revised to be consistent with the proposed legislation and provide a draft by-law that would adopt the OP except for the sections related to complete application, with a path forward that would have the County potentially include modifications include those sections. (The specific sections are formatted with strikethrough font.)
- The draft plan has been updated to reflect the direction of the province, standardizing terminology and structure. The most significant change is the nomenclature. The majority of the changes from the previous draft to the current document include reordering section, creating additional subsections, updating references and reorganizing the schedules. The complete application section has been reorganized to reference Core and Contingent studies, while also noting additional studies outside of the Provincial categories. The OP has been updated to provide consistency with the goal of eliminating the need of an OP amendment for conformity.
- Mansfield Outdoor Centre and Mansfield Ski property were moved to site specific policy areas, replacing the former Recreational designation and recognizing the site specific nature of these developments. The O'Donnell lands, located south of the Ski hill were designated for Estate Residential, which have been updated to the Neighbourhood designation. (Draft policies were circulated to the landowners/applicants on April 20, 2026).

- Due to the ongoing application on the Primrose development lands, no changes were made to streamline or simplify the Business Park policies, but significant modification could be if draft plan approval occurs before County approval.
- The Township received comments as summarized in the table below and reviewed site-specific policies.

NAME	REFERENCE (Sept. 3/25)	COMMENTS AND NOTES
Adjala Tosorontio (2025-08-29, G. Marek)	Schedule C2	Request to add Lisle WHPA. Added.
Public Meeting, PC, Sept 3,2025	2.5.1(5)	Concern with limiting flexibility on severances that may have a financial impact. Wording has been updated to include “generally” and provide flexibility to decision makers to balance the benefits.
Public Meeting PC, Sept 3, 2025	2.8	Concern that policy does not require “visitable” housing standards. Additional wording to support the concept and include consideration of housing. (Ontario's Bill 17, the Protect Ontario by Building Faster and Smarter Act, passed in 2025, limits municipalities' ability to create bylaws with construction standards that go beyond the provincial Ontario Building Code.)
Public Meeting PC, Sept 3, 2025	3.7	Concern that certain personal recreational uses are not prohibited No changes made. Zoning By-law section 3.12.2 prohibits high impact recreational uses, including public or commercial motorcycling or atv riding or racing, racecourses or trails. (Personal uses on private property is not regulated except as what could be through civil enforcement of noise)
Public Meeting PC, EH Sept 3, 2025	2.8.1 5.3, 5.4	Consistency with Provincial changes to second dwellings and floor area limitations. High level policies are consistent with PPS. Specific permissions are within ZBL. (Housekeeping amendments required. Additionally, Council may wish to increase the minimum floor area to 120m2 opposed to 80m2)
Public Meeting JH, Sept 3, 2025	4.6	Request that a placeholder for an Agricultural System map should be included. Policy reference added to Agricultural resource section. Appendix 5 added as a placeholder.
Mapping Updates	A1	The following additional mapping updates have been made since the first draft: <ul style="list-style-type: none"> <li>• Updating SPP numbering and removing SPP no longer required due to lot division or changes in land use.</li> <li>• EP mapping updated to reflect site specific studies for development applications for Primrose Business Park and Mansfield subdivision. Deltini.</li> <li>• Honeywood designations shrunk to reflect extent of development.</li> </ul>

		<ul style="list-style-type: none"> <li>• Mansfield institutional shrunk to reflect Presbyterian land holdings</li> <li>• Schedules and categories renamed for consistency.</li> </ul>
NEC Comments (2025-07-14, S.Reimer)		Incorporation of NEC into various policies to clarify jurisdiction and correct terminology. Revise EIS wording from 'no impact' to 'minimal or temporary impacts'
NVCA Comments (202507-18, Track Changes)		Incorporated NVCA changes, including Karst topography and changes to reflect changed mandate, terminology and ministry renaming.
County of Dufferin Ministry Modifications (August 2025, Planning Staff)		County will review the Official Part as part of their approval process to ensure that any Ministry Modifications to the County of Dufferin Plan are reflected in the County approval of the Township Plan.
Bill 17 – Complete Application		The Township circulated MMAH on December 18, 2025, and on February 25, 2026 on the proposed updated Official Plan policies related to complete application study requirements, as anticipated by Bill 17.
Dufferin Federation of Agriculture (Nov 2, 2022, B. McCutcheon)	See Letter	Section 4.6.1, Normal Farm Practices have been updated to address concerns that dark sky, visual impact assessments, rural character policies and similar protections may impact normal farm practises. Concerns over low density resulting in sprawl is addressed through strong settlement expansion policies, MDS and lot creation policies. Township recognizes PPS new policy related to new settlements.
Enbridge (2025-08-19)		No objection.
Infrastructure Ontario (2026-01-30, R.Baird)	Mapping	<p>Preference for the entire Park (including lands within the Niagara Escarpment Plan) be recognized on the OP Schedules.</p> <p><b>Boyne Valley Provincial Park</b></p> 

General Housekeeping	Site Specific Policy Areas	<ul style="list-style-type: none"> <li>- Remove Rutledge and Coe site specific ag policy for surplus dwelling severances and remove conflicting parent ag policy. (SPA 9, SPA 10)</li> <li>- Remove Riggins non-commercial golf course policy as severance bisects course. (SPA 6)</li> <li>- Remove O'Donnell Estate Residential Recreational fall-back policy in favour of residential designation due to status of pre-consultation (and specific public engagement).</li> <li>- Create new SPA for Mansfield Ski Club and Mansfield Outdoor Centre including previous Recreational Designation policies.</li> </ul>

**NEXT STEPS**

The updated Official Plan is provided for Council's consideration and adoption under the By-law section of the agenda package.

**Submitted by: Tracey Atkinson CAO/Planner, BES MCIP RPP, M.M Dipl**

# Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026)

ERQ (Environmental Registry of Ontario) number	026-0300
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal Updated
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	April 17, 2026

This notice was originally published on March 30, 2026, with a consultation period ending on April 29, 2026. It was republished on April 17, 2026, to extend the consultation period to May 14, 2026.

This consultation closes at 11:59 p.m. on:

**May 14, 2026**

## Proposal summary

The government is seeking feedback on proposed legislative changes to the *Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001* through Bill 98, the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026*.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

We welcome your thoughts on the following changes proposed under Bill 98, the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026*.

### Proposed *Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001* changes

Schedules 1, 2 and 7 of Bill 98 propose a number of amendments to the *Planning Act* and *City of Toronto Act, 2006*. If passed, proposed changes would:

#### Streamlining and Standardizing Official Plans

- Changes are proposed to the *Planning Act* to streamline and standardize municipal official plans by:
  - Including the details of a standardized structure for local (lower- and single-tier municipality and planning board) official plans through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation

- Schedules;
  - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
  - A2 Strategic Growth Areas and Intensification Areas
  - A3 Land Use Designations
  - B1 Transportation and Corridors
  - B2 Infrastructure
  - B3 Public Service Facilities, Parks and Open Space
  - C1 Natural Environment
  - C2 Water Resources
  - C3 Resource Potential
  - C4 Natural and Human-made Hazards
- Including the details of a standardized set of land use designations to be used in local official plans (lower- and single-tier municipality and planning board) as follows:
  - **Neighbourhoods**, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.
  - **Mixed-Use Areas**, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.
  - **Mixed-Use Commercial Areas**, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.
  - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the *Planning Act*.
  - **Major Facilities**, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.
  - **Parks and Open Spaces**, permitting recreational uses, cemetery uses, and other uses as prescribed.
  - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed.
  - **Resource Areas**, permitting resource extraction uses.
  - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.
  - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
  - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
  - **Shoreline Areas**, permitting marina uses, recreational uses, residential uses, and other uses as prescribed.
  - The Minister may also set out further direction on implementing any of these designations, including using two or more sub-designations.
- Providing for proposed changes coming into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities.
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan content is complete, and any final refinements are made to the framework.

### Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans

- Changes are proposed to the *Planning Act* to support implementation of the proposed new official plan framework, including:
  - Removing redundant requirement for municipalities to include climate change policies in their official plans,
  - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA (protected major transit station area) or the planned population and jobs for the area would require the Minister's approval, and
  - Providing the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate implementation of testing for the proposed official plan framework.

## Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards

- Changes are proposed to the *Planning Act*, *Municipal Act, 2001*, *Building Code Act, 1992*, and *City of Toronto Act, 2006* that would have the effect of:
  - removing municipal authority to require certain mandatory Enhanced Development Standards (EDS) at the lot level, outside of buildings (e.g. (example), green development standards), that are not specifically required for health or safety (e.g. (example), stormwater management)
  - providing even greater clarity that green building/construction standards are voluntary and cannot be imposed by municipalities.
- Specifically, the proposed changes would:
  - remove references to “sustainable design” from site plan control
  - clarify zoning cannot be used to require sustainable elements,
  - expressly provide that mandatory green building/construction standards are not permitted, including as part of site plan control, and
  - remove provisions that would have authorized municipalities to require green building standards, if the government had made enabling regulatory amendments (i.e. (that is), a green pick list).
- Changes are also proposed that would create regulation-making authority under the *Planning Act* and the *City of Toronto Act, 2006* which could be used to explicitly prohibit municipalities from requiring specific Enhanced Development Standard elements as part of a site plan approval, if required.

Additional changes related to Enhanced Development Standards are proposed under [ERO \(Environmental Registry of Ontario\) #026-0309](https://ero.ontario.ca/index.php/notice/026-0309) (<https://ero.ontario.ca/index.php/notice/026-0309>). The proposed regulation would prohibit mandatory enhanced development standards as a condition of land division approvals

### Minimum Lot Sizes

- Changes are proposed to the *Planning Act* to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a minimum lot size on parcels of urban residential land, outside the Greenbelt Area.
  - A parcel of urban residential land is defined in the *Planning Act* as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water.
  - Any municipal zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard to be met would be inapplicable.
  - A regulation under this authority would not apply directly to the subdivision or consent process, but could be relevant to such applications
- Consequential changes are proposed to the *City of Toronto Act, 2006* to ensure a regulation establishing minimum residential lot area requirements under the *Planning Act* would apply in the City of Toronto.

[ERO \(Environmental Registry of Ontario\) 025-1100 Consultation on Minimum Lot Sizes](https://ero.ontario.ca/index.php/notice/025-1100) (<https://ero.ontario.ca/index.php/notice/025-1100>)

### Minister's Zoning Orders

- Changes are proposed to the *Planning Act* that would remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs).

### Upper-tier Planning Responsibilities in Simcoe County

- The *More Homes Built Faster Act, 2022* (Bill 23) and the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) made changes to the *Planning Act* that, once brought into force, remove planning responsibilities under the *Planning Act* from 7 upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York. Planning responsibilities have been removed from all the identified municipalities except for Simcoe.
- Changes are proposed to the *Planning Act* to provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness:
  - The Town of Innisfil, the Town of Bradford West Gwillimbury, and the Town of New Tecumseth,
  - Specific prescribed lower-tier municipalities within Simcoe, and
  - All other municipalities in Simcoe

## Encumbered Parkland and Privately Owned Public Spaces (POPS)

- Bill 23, the *More Homes Built Faster Act, 2022*, added subsections 42 (4.30) to (4.39) to the *Planning Act*, which, once brought into force, would provide for:
  - developer-identified lands, including those with encumbrances and privately owned public spaces (POPS), to count towards any municipal parkland dedication requirement,
  - the landowner to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT (Ontario Land Tribunal) required to order the land to be conveyed to the municipality if it meets prescribed criteria.
- Changes are proposed to the *Planning Act* to facilitate easements for POPS (privately owned public spaces), authorize municipalities to require agreements for encumbered land (i.e. (that is), strata lands) that can be registered on title, provide for a credit system whereby encumbered land and POPS (privately owned public spaces) arrangements would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT (Ontario Land Tribunal).

### Impact on the Environment

The proposed legislative changes which standardize and streamline the structure of official plans and establish a standardized set of land use designations are anticipated to have a neutral impact on the environment as municipal decisions must still be consistent with the Provincial Planning Statement and conform or not conflict with provincial plans. Proposed changes that would remove legislative provisions regarding including climate change policies in official plans would not change the requirement in the Provincial Planning Statement for municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a variety of approaches.

The proposed changes related to encumbered parkland and POPS (privately owned public spaces) could increase the conveyance of suitable parkland, especially in urban areas. The ministry will monitor implementation to ensure residents continue to benefit from high-quality local parks.

### Analysis of Regulatory Impact

Building on previous legislative and regulatory changes, the initiatives are anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

#### Costs

Any costs incurred by municipalities in updating their official plan at the time of their required review and update are considered part of normal business and assumed to be included in the municipal budget. The proposed legislative changes would result in additional costs related to municipal staff learning about the changes and transitioning their official plan to a new standard format.

The proposed legislative changes for enhanced development standards and minimum lot size would result in additional costs related to municipal staff learning about the changes.

The proposed legislative changes for encumbered parkland and POPS (privately owned public spaces) are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS (privately owned public spaces) arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS (privately owned public spaces) arrangements, which municipalities would likely seek to secure through agreements.

There are no direct compliance cost implications to other parties because of these proposed legislative changes, including consumers, businesses, and the government.

#### Benefits

The changes would benefit Ontarians broadly, as they are intended to simplify and streamline official plans and land use designations, making them more predictable and consistent for approvers and applicants. This could result in time and cost savings on a project-by-project basis for applicants, homeowners and others. Municipalities would benefit in the long term from simpler official plan updates and fewer site-specific amendments, while applicants gain clarity and consistency that could result in reduced application needs and therefore related costs.

The proposed legislative changes for developer-identified parkland, including encumbered parkland and P.O.P.S. (privately owned public spaces), would make land use more efficient, standardize parkland requirements, and reduce costs for homebuilders, especially in urban areas.

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## Supporting materials

### Related links

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

[City of Toronto Act, 2006 \(https://www.ontario.ca/laws/statute/06c11?](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22sta)

[highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22sta](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current%22%5D%2C%22result%22%3A%5B%22sta)

[Municipal Act, 2001 \(https://www.ontario.ca/laws/statute/01m25\)](https://www.ontario.ca/laws/statute/01m25)

[Building Code Act, 1992 \(https://www.ontario.ca/laws/statute/92b23\)](https://www.ontario.ca/laws/statute/92b23)

[Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 \(https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98\)](https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

### Related ERO (Environmental Registry of Ontario) notices

[Consultation on upper-tier official plans, secondary plans, and site and area-specific policies \(/notice/026-0315\)](/notice/026-0315)

[Proposed Changes to Various Regulations Under the Planning Act to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province \(/notice/026-0305\)](/notice/026-0305)

[Proposed Changes to Various Regulations Under the Planning Act and the City of Toronto Act, 2006 to Specify Additional "Prescribed Professions" for the Purposes of a Complete Application \(/notice/026-0314\)](/notice/026-0314)

[Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas \(/notice/026-0311\)](/notice/026-0311)

[Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals \(/notice/026-0309\)](/notice/026-0309)

[Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act \(/notice/026-0312\)](/notice/026-0312)

### View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch  
13th Flr, 777 Bay St  
Toronto, ON  
M7A 2J3  
Canada

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## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

**Submit by mail**

PlanningConsultation@ontario.ca



# INFORMATION

## 2026 Municipal Election

May 6, 2026

The purpose of this report is to provide Council with key information regarding the 2026 Municipal and School Board Elections, including nomination periods, election dates, candidate information sessions, “lame duck” provisions and committee/board appointments.

### Nomination Period and Filing Requirements

The nomination period for the 2026 Municipal and School Board Elections runs from Friday, May 1, 2026 (8:30 a.m.) to Friday, August 21, 2026 (2:00 p.m.). Candidates must file their Nomination Paper in person with the Returning Officer.

To ensure timely processing, **an appointment is required** when filing nomination papers to ensure a Returning Officer is available. Nomination papers must be accompanied by the prescribed filing fee (cash or certified cheque only) at the time of submission:

- **\$200** – Office of the Mayor
- **\$100** – All other offices

Nomination papers will not be accepted without the required fees and paperwork.

### Important Election Dates

Date	Event
May 1, 2026	Nominations and Third-Party Registrations open
August 21, 2026	Nomination deadline and deadline to withdraw nominations (2:00 p.m.)
October 16, 2026	Advanced voting opens (10:00 a.m.)
October 23, 2026	Deadline for Third-Party Registration
October 26, 2026	Election Day (voting closes at 8:00 p.m.)

### Candidate Information Sessions

Residents interested in running for municipal office are encouraged to attend one of the free candidate information sessions. Hosted by Dufferin County’s lower-tier municipalities and facilitated by Clerks on Call, these sessions provide an overview of eligibility, nomination requirements, campaign finance rules, and the roles and responsibilities of elected officials.

- **May 6, 2026 at 7:00 p.m. – In Person**  
Monora Park Pavilion - 500 Monora Park Pavilion Road, Mono, ON L9W 0E1
- **May 7, 2026 at 10:00 a.m. – In Person**  
Centre Dufferin Recreation Complex - 200 Fiddle Park Lane, Shelburne, ON L9V 3E6

### **“Lame Duck” Provisions**

Restricted periods “lame duck” is triggered when less than three-quarters of the outgoing Council are eligible to be re-elected. In Mulmur’s case, this is equal to 4 returning members of Council.

Under the *Municipal Act, 2001*, Council is restricted from taking certain actions after Nomination Day (August 21, 2026) and after Voting Day (October 26, 2026), depending on how many incumbent Members of Council will be returning as members of the next term of Council.

Council’s Delegation of Authority By-law delegates certain authorities to the CAO during lame duck periods, as outlined in the Municipal Act. These authorities include:

- Appointing or removing from office any officer of the Township;
- Hiring or dismissing any employee of the Township;
- Disposing of any real or personal property of the Township with a value exceeding \$50,000 at the time of disposal, including executing agreements of purchase and sale;
- Making any expenditure or incur any other liability outside of the current approved budgets exceeding \$50,000.

### **Committees and Boards**

Legislated boards will continue to meet throughout the election period and into the new term of Council. These boards include the Committee of Adjustment, Nottawasaga Valley Conservation Authority, Shelburne Public Library, Shelburne & District Fire Board, Rosemont District Fire Board, Mulmur-Melancthon Fire Board and the Dufferin OPP Detachment Board. The new term of Council will appoint new members to these boards at the inaugural meeting of Council to ensure continuity.

Committees of Council will be disbanded with the current term of Council. These include the Economic Development Committee, Mulmur Parks Committee, My Honeywood Campaign Cabinet, and the Ontario Climate Caucus. Early in the new term, Council will review its strategic priorities, establish its committees and mandates, and advertise for positions on each committee.

### **Additional Information**

Candidate packages and additional election information are now available on the Township’s website.

Respectfully submitted,  
**Roseann Knechtel, Clerk**

# INFORMATION

## 2<sup>nd</sup> Line West Parking restrictions

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The purpose of this report is to provide Council an update of changes to a parking restriction on 2<sup>nd</sup> Line West.

### **Background:**

At the November 5, 2025 meeting, Council amended By-Law No. 43-2005 to add a parking restriction in Schedule A. A 'no parking' restriction was implemented on 2<sup>nd</sup> Line West from the intersection of County Road 21 to a point 130 meters south on the west side of the travel portion, and 270 meters south on the east side of the travel portion. The parking restriction was intended to enable better access to the roadway for winter maintenance equipment and improve road clearing options for Township Public Works staff.

### **Analysis:**

After piloting the parking restriction this past winter on 2<sup>nd</sup> Line West and receiving feedback from local area residents it was deemed beneficial to limit the parking restriction to 40 M south of County Road 21 for all seasons and limit the parking restriction to winter maintenance months only for the remainder of the road. Therefore, the parking restriction would be in effect from December 1- March 31. Staff would add the 'in-effect' dates to the existing parking signs on 2<sup>nd</sup> Line West. The change would be communicated on the Township website and via a letter drop to the ten (10) impacted properties.

### **Strategic Plan Alignment:**

It's in our Nature: Live - We commit to providing a balanced community and providing quality services. We will encourage increased community building and respectful social interactions to enrich the lives of Mulmur residents. We will provide a range of communications and facilities to promote play, growth, connection, active living and recognize the changing demographics of Mulmur.

It's in our Nature: Grow - We commit to developing a framework to shape our Township in a manner that protects our agriculture, natural resources and our rural character. We will embrace technology, support energy conservation, climate change mitigation and assess environmental impacts in our decision-making process to grow the Township in a sustainable manner.

**Financial Impacts:**

The financial costs of updating the parking restriction on 2<sup>nd</sup> Line West will be limited to adding the wording to the existing sign and the labour to install it.

**Environmental Impacts:**

With the parking restrictions being reduced there will be fewer enforcement activities required on-site which should reduce the environmental foot print related to this activity.

**Next Steps:**

The proposed next steps are to implement the change to the parking restriction on 2<sup>nd</sup> Line West.

**Submitted by: Chris Wolnik. Director of Infrastructure**

**Approved by: Tracey Atkinson, CAO**



758070 2<sup>nd</sup> Line E  
 Mulmur, Ontario  
 L9V 0G8

Local (705) 466-3341

Toll Free from 519 only (866) 472-0417

Fax (705) 466-2922

# INFORMATION

## 2026 QTR One Grant Report: January 1, 2026, to March 31, 2026

Grant Name:	Application Date:	Project:	Grant Amount:	Status:
Canada Summer Jobs (CSJ) Grant 2026	12/11/2025	Funding assistance for 2025 summer students.	Four student positions, \$8.80 per hour (maximum federal funding available per hour)	<b>Application approved.</b>
Ontario's 2026 Community Emergency Preparedness Grant	10/27/2025	Plow blade and tailgate salt/sand spreader for one-ton public works truck.	Provincial funding requested: \$32,041.17 (100%)	<b>Application declined.</b>
Ontario's Reduce Impaired Driving Everywhere (RIDE) Grant 2025-2029	08/20/2025	Funding for OPP to enhance RIDE spot check activities.	Provincial funding requested: Total of \$63,456.69 for four-year period	<b>Application approved.</b>
Ontario's 2026-27 Seniors Community Grant	12/18/2025	Monthly no-cost senior's days from June 2026 to March 2027 (10 sessions). Each monthly day will have a different theme, including senior focused information sessions, senior- friendly physical activities, and social activities.	Provincial funding requested: \$8,776.19 (100%)	Decision pending.
2026 Canada Post Community Grant	02/27/2026	Renovations and upgrades to the bring the kitchen in the Norduff Room to fire code.	Funding requested: \$25,000 (100%)	Decision pending.
Ontario Trillium Fund: 2026 Capital Fund	03/04/2026	Pavillion and washroom facilities at Thomson Trail Park.	Funding requested: \$200,000(100%)	Decision pending.
2026 Enabling Accessibility Fund	03/12/2026	Elevator, accessible upgrades to Norduff Room washrooms, accessible doors to ice surface, and two accessible parking spaces (including paving) at front of arena.	Provincial funding requested: \$606,004.10(100%)	Decision pending.

**Submitted by: Daniella Waterfield, Procurement & Asset Management Coordinator**

**Approved by:**



758070 2<sup>nd</sup> Line E  
 Mulmur, Ontario  
 L9V 0G8

Local **(705) 466-3341**  
 Toll Free from 519 only **(866) 472-0417**  
 Fax **(705) 466-2922**

# INFORMATION

## 2026 1st QTR Planning Report

### Municipal Approvals / Building Permits

Roll #	Development Type
1 04400	Notice of Change - Foundation
5 09400	Detached Garage
3 25600	Interior Renovations
4 01220	Single Detached Dwelling
1 26350	Temporary Tent
1 21400	Interior Renovations
5 06400	Demo - Drive Shed
2 02608	Single Detached Dwelling
2 09720	Interior Renovations
1 14210	Interior Renovations
5 06400	Septic Replacement
2 11350	Single Detached Dwelling
5 06400	Second Dwelling / Garage
<b>Total 2026 Municipal Approvals: 14</b>	

### Zoning Amendments

File Number	Development Type	Status
Z01-2026	Rezoning to ER Exception to satisfy a Condition of Consent	Complete
Z02-2026	Rezoning to permit a motor vehicle dealership in the Business Park Gateway Zone	By-law approved
<b>Total 2026 Zoning Amendments: 2</b>		

### Consent Applications

File Number	Development Type	Status
B01-2026	Agricultural Irrigation Easement	Ongoing
<b>Total 2026 Consent Applications: 1</b>		

### Site Plan Agreements

<b>File Number</b>	<b>Development Type</b>	<b>Status</b>
SPA02-2021	Self Storage County Road 21	Ongoing
SPA05-2021	Self Storage Mansfield	Ongoing
<b>Total 2026 Site Plan Agreements: 0</b>		

### Subdivisions

<b>File Number</b>	<b>Development Type</b>	<b>Status</b>
SUB01-2021	Primrose Employment subdivision	Ongoing
SUB02-2021	The Fields Residential subdivision	Ongoing
<b>Total 2026 Subdivisions: 0</b>		

**Submitted by: Roseann Knechtel, Clerk/Planning Coordinator**

**Approved by: Tracey Atkinson, CAO/Planner**



**OPERATING FINANCIAL UPDATE  
2026 (JAN - MAR)**

	2026 YTD Actual	2026 YTD Budget	Variance
<b>REVENUES</b>			
TAXATION	1,364,048	1,396,433	(32,385)
OPERATING (EXCLUDING WATER)	237,166	176,851	60,315
GRANTS <sup>1</sup>	98,568	75,981	22,587
TRANSFER FROM RESERVES	48,370	64,576	(16,206)
TRANSFER FROM TAX RATE STABILIZATION	60,000	60,000	-
<b><u>TOTAL REVENUES TO GENERAL LEVY</u></b>	<b><u>1,808,152</u></b>	<b><u>1,773,841</u></b>	<b><u>34,311</u></b>
<b>EXPENDITURES</b>			
OPERATING (EXCLUDING WATER)	1,462,242	1,378,960	83,283
TRANSFER TO RESERVES	1,327,784	1,275,609	52,175
<b><u>TOTAL EXPENDITURES FROM GENERAL LEVY</u></b>	<b><u>2,790,027</u></b>	<b><u>2,654,569</u></b>	<b><u>135,458</u></b>
<b>NET SURPLUS (DEFICIT)</b>	<b><u>(981,875)</u></b>	<b><u>(880,728)</u></b>	

**NOTES:**

*1 Grants received to date: OMPF \$71,100, Anti Theft \$22,016 for OPP, ASE Funding \$67,873. Waiting on final payment for MISA Ice storm grant of \$62,421.*



**OPERATING FINANCIAL UPDATE  
2026 (JAN - MAR)**

	2026 YTD Actual	2026 YTD Budget	Variance
<b>GENERAL GOVERNMENT</b>			
<b>REVENUE</b>			
Penalties & Interest Revenue	(47,995)	(42,500)	(5,495)
User Fees & Service Charges	(13,819)	(14,819)	999
Administration Building Solar Panel Revenue	(217)	(220)	3
	<b>(62,032)</b>	<b>(57,538)</b>	<b>(4,493)</b>
<b>EXPENSES</b>			
Council	25,013	28,818	(3,804)
Administration Overhead	259,105	253,726	5,379
Professional and Consulting Fees	9,492	19,300	(9,808)
IT Services and Supplies	16,927	12,083	4,845
Insurance	39,403	42,500	(3,097)
	<b>349,941</b>	<b>356,426</b>	<b>(6,485)</b>
<b>PROTECTIVE SERVICES</b>			
<b>REVENUE</b>			
Police Revenues	(1,483)	(1,750)	267
Protective Inspection & Control Revenue	(11,366)	(13,914)	2,548
	<b>(12,849)</b>	<b>(15,664)</b>	<b>2,815</b>
<b>EXPENSES</b>			
Fire Services	180,115	179,742	373
Police Service Expenses	155,810	157,483	(1,673)
Conservation Authority Levy	15,312	15,313	(0)
Protective Inspection and Control Expenses	2,076	4,625	(2,549)
	<b>353,314</b>	<b>357,163</b>	<b>(3,849)</b>
<b>TRANSPORTATION SERVICES</b>			
<b>REVENUE</b>			
Public Works Fees & Service Charges	(2,220)	(2,000)	(220)
Aggregate Fees and Revenue	-	(141)	141
Public Works Solar Panel Revenue	(434)	(440)	6
	<b>(2,654)</b>	<b>(2,581)</b>	<b>(73)</b>
<b>EXPENSES</b>			
Public Works Administration <sup>1</sup>	191,077	176,648	14,429
Public Works Operating Expenses	8,386	12,325	(3,939)
Public Works Equipment Expenses <sup>2</sup>	100,160	45,500	54,660
Winter Control Expenses <sup>3</sup>	313,839	284,885	28,954
Street Lighting Operating Expenses	49	-	49
Aggregate Expenses	7,833	4,563	3,271
	<b>621,343</b>	<b>523,920</b>	<b>97,423</b>



**OPERATING FINANCIAL UPDATE  
2026 (JAN - MAR)**

	2026 YTD Actual	2026 YTD Budget	Variance
<b>RECREATION AND CULTURAL SERVICES</b>			
<b>REVENUE</b>			
NDCC Revenues	(95,241)	(82,525)	(12,716)
NDCC Fundraising & Donation Revenue	(44,689)	-	(44,689)
Parks & Facility User Fees and Charges	(779)	(1,675)	896
Events and Cultural Services Revenue	(9,248)	(12,618)	3,371
	<b>(149,956)</b>	<b>(96,818)</b>	<b>(53,139)</b>
<b>EXPENSES</b>			
NDCC Administration Expense	56,142	58,566	(2,424)
NDCC Operating Expenses	36,771	39,464	(2,693)
NDCC Fundraising Expenses	8,405	-	8,405
Parks & Facilities Operating Expenses	2,217	2,475	(258)
Library Levies	32,696	32,696	-
Events and Cultural Services Expense	322	3,750	(3,428)
	<b>136,553</b>	<b>136,951</b>	<b>(398)</b>
<b>PLANNING AND DEVELOPMENT SERVICES</b>			
<b>REVENUE</b>			
Planning Application Fees	(9,676)	(4,250)	(5,426)
	<b>(9,676)</b>	<b>(4,250)</b>	<b>(5,426)</b>
<b>EXPENSES</b>			
Planning and Zoning Expenses	-	2,625	(2,625)
Economic Development	1,092	1,875	(783)
	<b>1,092</b>	<b>4,500</b>	<b>(3,408)</b>
<b>TOTAL OPERATING</b>			
<b>REVENUES</b>	<b>(237,166)</b>	<b>(176,851)</b>	<b>(60,315)</b>
<b>EXPENSES</b>	<b>1,462,242</b>	<b>1,378,960</b>	<b>83,283</b>
<b>NET OPERATING DEFICIT</b>	<b>1,225,076</b>	<b>1,202,109</b>	

**NOTES:**

- 1 Staff overtime due to poor winter weather.
- 2 \$58,000 for grader repair to replace the drive axle and \$11,400 for EGR cooling valve and wiring.
- 3 The winter weather caused more fuel to be used and staff overtime to be incurred.
- 4 Rental revenues are up higher than budgeted.



**USER-PAY QUARTERLY FINANCIAL UPDATE  
2026 (JAN - MAR)**

	2026 YTD Actual	2026 YTD Budget	Variance
<b><u>WATER</u></b>			
<b><u>REVENUE</u></b>			
Utility User Fees and Service Charges	-	(25)	25
Water Interest Revenue	(4,623)	(3,000)	(1,623)
	<b>(4,623)</b>	<b>(3,025)</b>	<b>(1,598)</b>
<b><u>EXPENSES</u></b>			
Water Administration	3,788	4,875	(1,087)
Water Operating Expenses	4,406	43,974	(39,567)
	<b>8,194</b>	<b>48,849</b>	<b>(40,655)</b>
<b><u>TRANSFER (TO)/FROM RESERVE FUNDS</u></b>	<b>3,571</b>	<b>45,824</b>	<b>(42,253)</b>

**NOTES:**

1 Received first monthly invoice from Dufferin Water Co. at the end of April.



758070 2<sup>nd</sup> Line E  
Mulmur, Ontario  
L9V 0G8

Local **(705) 466-3341**  
Toll Free from 519 only **(866) 472-0417**  
Fax **(705) 466-2922**

April 10, 2026

Hon. Todd McCarthy MPP  
Minister of the Environment, Conservation and Parks  
777 Bay Street, 5<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Minister McCarthy:

**Re. Communal drinking water and wastewater system municipal consent requirements ERO # 026-0302.**

On behalf of the Township of Mulmur, I am writing this letter to voice our concerns regarding potential changes to the Municipal Act 2001 and Safe Drinking Water Act, 2022 to require municipal consent of non-municipal communal drinking water and wastewater treatment systems if requirements are met.

As a municipality that owns and operates a small, public drinking water system, we recognize the intent behind these amendments: to provide clarity, support responsible growth, and ensure that communal systems, where permitted, are subject to consistent oversight. Communal systems could support growth in areas where municipal servicing is not immediately feasible provided long-term risks are addressed. The proposed framework could potentially reduce ad hoc decision making as there would be a more formalized process for evaluating communal system proposals. While we acknowledge the potential benefits of a more structured framework, our primary responsibility is to safeguard public health, protect the environment, and ensure the long-term financial sustainability of municipal infrastructure.

Municipalities are the owners of public water and wastewater systems and are ultimately accountable to residents for service quality, environmental protection, and long-term asset management. Based on this rationale, municipal consent must remain discretionary, even if certain provincial requirements or pre-determine Township criteria can be met. Municipalities must retain the ability to refuse consent based on local planning objectives, servicing strategies, financial considerations, or risk assessments. A “requirement to consent” risks undermining municipal authority and could force municipalities to assume future liabilities they did not choose. Local councils are best positioned to evaluate whether a non-municipal communal system aligns with long-term servicing plans, growth management strategies, and community expectations.

Experience across Ontario has shown that non-municipal communal systems often become municipal responsibilities when private owners fail, dissolve, or cannot afford required upgrades. This has the potential to create unfunded liabilities for municipalities, unexpected operational burdens and could potentially impact existing municipal system users. For example, the Fetherston Park Sewage system, managed by a private trailer park operator in Eastern Ontario in 2008 went into bankruptcy just as sewage outbreaks from failing septic tanks occurred. The local municipality was forced to take ownership and manage the failed infrastructure until a solution could be implemented<sup>1</sup>.

Municipal systems are designed, operated, and maintained to rigorous standards. Introducing non-municipal communal systems within municipal boundaries raises concerns such as compatibility with municipal servicing plans, and potential impacts on groundwater, surface water, and source protection areas. Municipalities could experience operational challenges if systems are later assumed by the municipality. Like many small rural municipalities, our risk tolerance for supporting failed private water and wastewater systems is extremely low. Our provincially mandated maximum borrowing capacity could potentially limit our ability to financially support any failed private entity managing communal water or wastewater systems.

While we recognize the potential benefits of a more structured approach to non-municipal communal systems, the proposed amendments must not diminish municipal authority or expose municipalities to long-term risks. Municipalities are stewards of critical public infrastructure, and any regulatory changes must reinforce—not weaken—their ability to protect residents, the environment, and the financial sustainability of public systems. We

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<sup>1</sup> Morin, J (2015) [Featherston park saga comes to an End](#). Kemptville Advance accessed April 9, 2026.

encourage the province to continue engaging with municipalities to ensure that the final regulatory framework is practical, protective, aligned with long-term public interests and tailored to the risk tolerances of smaller municipalities. Consideration should also be given for the province to take over non-municipal communal water and wastewater systems should they fail.

Thank you for considering our comments. We request to be notified of all updates to ERO #026-0302. We look forward to your feedback on our submission.

Sincerely,

Tracey Atkinson  
Chief Administrative Officer  
Township of Mulmur

## MULMUR TRAFFIC ENFORCEMENT - TRACKING SHEET

<b>Area of Focus</b>	<b>Number of Charges Laid</b>	<b>Warnings or other engagement</b>
County Road 21	12	
County Road 17	21	Multiple warnings.
River Road	0	
Honeywood	39	Warning for speeding.
Mansfield	12	4 of these charges are related to Tow Trucks.
Terra Nova	0	Area patrolled, no traffic.
<b>TOTAL CHARGES:</b>	<b>84</b>	
<b>Total Paid Duty Hours:</b>	<b>44</b>	

**Additional Notes:**

PON's for speeding on Highway 89, County Road 124, and Airport Road - **8 total**

**MULMUR TRAFFIC ENFORCEMENT - TRACKING SHEET**

<b><u>Area of Focus</u></b>	<b><u>Number of Charges Laid</u></b>	<b><u>Warnings or other engagement</u></b>
County Road 21	5	1
County Road 17	12	5
River Road	1	
Honeywood	4	
Mansfield	22	
Terra Nova	1	
<b>TOTAL CHARGES:</b>	<b>45</b>	
<b>Total Paid Duty Hours:</b>	<b>53</b>	

**Additional Notes:**

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## EXCERPTS FROM COUNTY OF DUFFERIN STAFF REGARDING WASTE SERVICES & CIRCULAR MATERIALS

Have you seen any information items or reports on the environmental benefits that are anticipated as a result of producer responsibility for circular materials. Also, what mechanisms are being used to encourage a reduction in waste.

Overall, EPR producers are held individually responsible for the full lifecycle of their products under the Resource Recovery and Circular Economy Act (RRCEA), including end-of-life management by meeting collection and management requirements. The RRCEA shifts the financial and operational burden of designated materials' end-of-life management from municipalities to producers. The intent of the RRCEA is also to provide an incentive for producers to design more sustainable products, minimize waste, and ensure proper waste management. There are annual targets for collection and recycling of each designated material that producers must meet. Otherwise, there are financial penalties for non-compliant producers. The RPRA website has a section on Resource Recovery Reports [Resource Recovery Reports - RPRA](#) that includes data.

Producers are therefore responsible for recycling those designated materials they put onto the market (i.e. packaging on their products) and there are targets to meet. Some producers are deciding to redesign their packaging so they are more easily recycled (as some of these designated materials were hard to recycle previously due to sorting at the recycling facilities, limited end recycling markets etc.), redesigning their packaging to reduce the amount of materials in them and/or finding additional end recycling markets that can handle their packaging (for example, coffee cups).

The question was asked as to whether there will be a reduction to County taxes as a result?

Dufferin County's blue box recycling program transitioned to producer responsibility in July of 2023. Savings from this transition were therefore realized at that time. There was a balance of costs and revenues that resulted in an approximate net savings to the County of around \$200,000. In short, all savings were realized in 2023. Since the County's transition, we are no longer responsible for program costs, nor do we receive any revenue for residential recycling.

## Roseann Knechtel

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**Subject:** FW: May is Sexual Violence Prevention Month  
**Attachments:** Proposed proclamation copy\_Township of Mulmur 2026 SVPM.docx

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**From:** Kelly Lee <[kelly@familytransitionplace.ca](mailto:kelly@familytransitionplace.ca)>  
**Sent:** April 17, 2026 10:43 AM  
**To:** Roseann Knechtel <[rknechtel@mulmur.ca](mailto:rknechtel@mulmur.ca)>  
**Subject:** May is Sexual Violence Prevention Month

Hi Roseann,

I hope you're doing well.

I'm writing to you today regarding [Sexual Violence Prevention Month](#) (SVPM), which is recognized annually throughout Canada in the month of May. SVPM is a vital opportunity to raise awareness, challenge harmful attitudes, and strengthen our collective commitment to ending gender-based violence. As a women's shelter serving Orangeville and the surrounding community, we see firsthand the lasting impacts of sexual violence—and the resilience of those who seek support. Prevention starts with education, open conversations, and a shared responsibility to create safe, respectful spaces for everyone. This month, we stand with survivors, amplify their voices, and reaffirm our dedication to building a future free from violence.

We're hoping the Township of Mulmur will consider proclaiming May as Sexual Violence Prevention Month in recognition of this important annual initiative. If it helps, I've attached the proclamation prepared last year, as a reference.

Thanks in advance for your consideration, Roseann. I look forward to hearing back from you.

Sincerely,

Kelly



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**Kelly Lee**

Manager of Fund Development & Communication Strategies

Pronouns: she/her ([why are these here?](#))

519-942-4122 or 905-584-4357 ext.243

**Family Transition Place**

20 Bredin Parkway, Orangeville, ON L9W 4Z9

[www.familytransitionplace.ca](http://www.familytransitionplace.ca)

24Hr. Crisis/Info Line:

519-941-HELP (4357) / 905-584-HELP (4357) / 1-800-265-9178

**Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.**

FTP respectfully acknowledges that we are located and provide services within [Treaty 19 Territory](#).

## **PROCLAMATION Township of Mulmur Sexual Violence Prevention Month — May 2026**

Whereas, Sexual Violence Prevention Month is intended to draw attention to the fact that sexual violence is widespread and impacts people of all ages, genders, and ethnicities;

And whereas, in 2025, the prevalence of sexual assault was three times higher among women than men, and many populations—including Indigenous women, women with disabilities, and lesbian, gay, and bisexual individuals—face disproportionately higher risk;<sup>i</sup>

And whereas, sexual assault continues to be significantly underreported, with only 8.6% of victims reporting the most serious incident to police—compared to 28% of physical assault victims—meaning the true prevalence of sexual violence is far greater than reported figures reflect;<sup>i</sup>

And whereas, victims of sexual assault are some of the most vulnerable and silent people in society, and it is vital that our community actively works to learn about and promote available services and supports for survivors;

And whereas, we must work together to educate our community about sexual violence prevention, support survivors, and speak out against harmful attitudes and actions;

And whereas, with leadership, dedication, and encouragement, there is evidence that we can be successful in preventing sexual violence through increased education, awareness, and community involvement.

Now therefore, the Council of the Township of Mulmur does hereby proclaim May 2026 as "**Sexual Violence Prevention Month**" in the Township of Mulmur, and urges all citizens to recognize the ongoing commitment of individuals and organizations in our community who actively engage in public and private efforts to prevent sexual violence, and for all of us to start conversations, take appropriate action, and support one another to create a safer environment for all.

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<sup>i</sup> Statistics Canada. (2026). *Gender differences in experiences of violence and unwanted sexual behaviour in Canada, 2025*. Juristat. Statistics Canada Catalogue no. 85-002-X. <https://www150.statcan.gc.ca/n1/pub/85-002-x/2026001/article/00004-eng.htm>



**Sylvia Jones MPP**  
Dufferin-Caledon

180 Broadway, 3rd Floor, Suite A  
Orangeville, ON. L9W 1K3  
Tel: 519-941-7751  
Toll Free: 1-800-265-1603  
Email: [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

April 9<sup>th</sup> 2026

Mayor Janet Horner & Members of Council  
Township of Mulmur  
758070 2<sup>nd</sup> Line E., Mulmur, ON L9V 0G8



Dear Mayor Janet Horner and Members of Council,

I am pleased to share information about the Enhancing Access to Spaces for Everyone (EASE) grant, a provincial initiative that supports projects to improve accessibility and inclusion in communities across Ontario.

Our government is committed to improving the quality of life for people with disabilities and older adults by helping them live active, healthy, safe and connected lives. The EASE grant supports this goal by funding projects that remove barriers and create more welcoming, accessible spaces.

For 2026-27, the EASE grant will provide up to \$60,000 per successful applicant for small capital projects, including retrofits, that improve accessibility in outdoor spaces, buildings and housing. Projects may include one or more accessibility improvements across multiple locations. Priority will be given to projects that go beyond existing requirements under the Accessibility for Ontarians with Disabilities Act (AODA) and the Ontario Building Code.

Applicants are encouraged to align projects with existing municipal accessibility plans, age-friendly plans or organizational strategies, as this may strengthen their application. To support applicants, the Ministry for Seniors and Accessibility will be hosting webinars on April 23, 2026, at 11:00 am (English) and 2:00 pm (French).

The application deadline is May 7, 2026, at 5:00 pm, ET. New applicants must first create a My Ontario Account, which may take up to five business days.

If you have any questions or need assistance, please do not hesitate to contact my office.

Sincerely,

Sylvia Jones, MPP  
Dufferin-Caledon



**Sylvia Jones MPP**  
Dufferin-Caledon



180 Broadway, 3rd Floor, Suite A  
Orangeville, ON. L9W 1K3  
Tel: 519-941-7751  
Toll Free: 1-800-265-1603  
Email: [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

April 13<sup>th</sup> 2026

Mayor Janet Horner & Members of Council  
Township of Mulmur  
758070 2<sup>nd</sup> Line E, Mulmur, ON L9V 0G8

Dear Mayor Janet Horner and Members of Council,

I would like to share that the Ontario government is investing an additional \$300 million in the Community Sport and Recreation Infrastructure Fund (CSRIF).

Announced as part of the 2026 Ontario Budget, it represents the largest investment in sport and recreation infrastructure in Ontario's history. This historic investment will help communities build and improve local recreation facilities, support jobs and promote active, healthy living.

The additional funding will continue to support projects through two streams:

- Stream 1 – Repairs and rehabilitation of existing sport and recreation facilities.
- Stream 2 – Construction of new and transformative facilities, including replacements for aging infrastructure.

As Dufferin-Caledon continues to grow, investments in arenas, community centres, sports fields, pools and recreation spaces remain important to supporting healthy, connected communities.

I encourage you to begin considering projects that may be suitable for future applications. More information on eligibility and application timelines will be available later this year.

Should you have any questions or need my office's assistance, please do not hesitate to reach out.

Sincerely,

Sylvia Jones, MPP  
Dufferin-Caledon



**Sylvia Jones MPP**  
Dufferin-Caledon

180 Broadway, 3rd Floor, Suite A  
Orangeville, ON. L9W 1K3  
Tel: 519-941-7751  
Toll Free: 1-800-265-1603  
Email: sylvia.jones@pc.ola.org

April 10<sup>th</sup> 2026

Mayor Janet Horner & Members of Council  
Township of Mulmur  
758070 2<sup>nd</sup> Line E, Mulmur, ON L9V 0G8



Dear Mayor Janet Horner and Members of Council,

I am excited to share that our government is doubling support for the Ontario Transit Investment Fund (OTIF), increasing annual funding from \$5 million to \$10 million over the next three years.

Through a new \$30 million investment in the 2026 provincial budget, OTIF will continue helping rural and underserved communities establish and expand local transportation options. The fund supports projects such as new bus services, on-demand rideshare programs, and door-to-door transportation that help connect residents to jobs, appointments, services and opportunities.

Municipalities are eligible to apply for funding of up to five years to support projects that address local transportation gaps. Applications are accepted on an ongoing basis.

As communities across Dufferin-Caledon continue to grow, accessible and reliable transportation remains increasingly important. This expanded funding provides an opportunity to strengthen local transit networks and better connect residents to jobs and essential services.

Municipalities are encouraged to work in partnership with neighbouring communities and local non-profit organizations to develop coordinated and sustainable transit solutions.

More information and application details are available through the Ontario Transit Investment Fund.

Please do not hesitate to contact my office if you require any assistance.

Sincerely,

Sylvia Jones, MPP  
Dufferin-Caledon



164 Shelburne Air Cadets

Georgina Walters – SSC Chair

April 14 2026

Council of the Township of Mulmur

758070 2nd Line East Mansfield, ON L9V 0G8

Dear Members of Council,

I am writing on behalf of 164 Shelburne Royal Canadian Air Cadet Squadron to request the support of the Township of Mulmur in helping us cover the facility costs associated with our annual parade, scheduled for June 6, 2026.

This parade is an important event for our cadets, offering them the opportunity to demonstrate the skills, discipline, and leadership they have developed through the Air Cadet program. It is a meaningful occasion for our youth, their families, and the surrounding community.

To host the parade, we require the use of the CRDC. Although we requested that the space be donated due to our non-profit status, our request was declined. The rental fee for parade day is approximately \$600 including tax.

In addition, our cadets require time to practice marching in formation within the facility. We anticipate needing two practice sessions, each costing approximately \$120, for a total of \$240. These rehearsals are essential to ensure the parade is conducted safely and with the level of precision expected of our squadron.

We are reaching out to neighbouring municipalities to request assistance with these costs. Any contribution the Township of Mulmur is able to provide would directly support our cadets and help ensure this important annual tradition continues.

Thank you for your consideration and for your ongoing support of youth programs in our region. Please feel free to contact me if further information is required.

Sincerely,

Georgina Walters SSC Chair – 164 Shelburne Air Cadets

[164.chairperson@aircadetleague.on.ca](mailto:164.chairperson@aircadetleague.on.ca)

416-823-6880

## Roseann Knechtel

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**Subject:** FW: Site visit summary-update

**From:** "Salih, Halla (MECP)" <[Halla.Salih@ontario.ca](mailto:Halla.Salih@ontario.ca)>  
**Date:** March 31, 2026 at 11:36:43 AM EDT  
**To:** Chris Wolnik <[cwolnik@mulmur.ca](mailto:cwolnik@mulmur.ca)>  
**Subject:** Site visit summary-update

Good morning Chris,

I have received approval for the Site Visit Summary to be shared as part of your Council package, as outlined below:

**Site Visit Summary:**

*Date and Time: March 6, 2026, approximately 11:35 a.m.  
Location: 758070 2 Line E, Mulmur, Ontario, L9V 0G8*

*In response to the complaint, the Ministry followed up with the Township regarding the matter. The Township confirmed that they are aware of the complaint and advised that they have approval from Town Council to remove soil from the site to facilitate foundation work for a proposed pickleball court.*

*Upon arrival at the site, I met with the Township of Mulmur's Director of Infrastructure, Mr. Chris Wolnik, who provided additional details regarding the project. During the site walk, Mr. Wolnik explained the site operations. At the time of the inspection, no signs of spills, staining, or sheen were observed on the ground surface. The area where the pickleball court is proposed was covered with snow at the time of the visit.*

*Mr. Wolnik advised that the soil generated from the excavation will be reused on the property, specifically along the south boundary as berms. He further indicated that if any evidence of soil contamination is observed during excavation, soil sampling will be conducted. Any contaminated soil, if identified, will be disposed of at an approved facility, and appropriate remediation measures will be implemented.*

Please let me know if you require any additional information.

Thanks,  
HS.

**Halla Salih, P.Eng. | Provincial Officer (Badge #2069)**

Ministry of the Environment, Conservation and Parks  
Guelph District Office  
1 Stone Road West, 4th Floor | Guelph, ON N1G 4Y2

**T:** 519-766-7587 | **E:** [halla.salih@ontario.ca](mailto:halla.salih@ontario.ca)

April 10, 2026

**Memorandum to:** Municipal Chief Administrative Officers, City Managers

**Subject:** Municipal Buy Ontario Procurement Directive – Phased Implementation Dates

In the fall of 2025, the Ontario government introduced and enacted the *Buy Ontario Act (Public Sector Procurement), 2025*. This Act allows the government to issue procurement directives that require prioritizing Ontario/Canadian goods and services in public sector procurements.

To leverage public sector procurement spending to support Ontario's economy, workers and key sectors, municipalities and municipal entities—including local boards and wholly-owned municipal services corporations—are now prescribed as public sector entities under the Act. As a result, all these organizations will have to comply with the newly released Municipal Buy Ontario Procurement Directive.

We recognize the significant work municipalities do to deliver services and build infrastructure in your communities, and we appreciate your partnership as these new requirements are introduced.

### **Timelines for effective dates**

The new Municipal Buy Ontario Procurement Directive will include requirements related to fleet vehicles and capital infrastructure. This applies to municipalities, local boards, and municipal services corporations on the following phased timeline:

#### **Municipalities**

- Fleet vehicles requirements: April 13, 2026
- Capital infrastructure requirements: May 15, 2026

#### **Local boards and municipal services corporations (MSCs)**

- Capital infrastructure and fleet vehicles requirements: June 1, 2026

To assist with implementation, guidance materials and other support resources are available on [Ontario.ca](https://www.ontario.ca) and [Supply Ontario's website](#) to help your organization understand the requirements and apply them consistently.

### **Actions required of municipalities**

1. Municipalities should begin preparing procurement teams and internal stakeholders in advance of these effective dates. Additional guidance and supports, such as training sessions, will be provided to facilitate implementation.

2. Municipalities should inform applicable local boards and municipal services corporations of the Municipal Buy Ontario Procurement Directive and the phased effective dates above.

Questions related to implementation and support can be directed to [doingbusiness@supplyontario.ca](mailto:doingbusiness@supplyontario.ca).

Yours truly,

***Original Signed by***

Martha Greenberg  
Deputy Minister of Ministry of Municipal Affairs and Housing

c: Samantha Poisson, Deputy Minister, Ministry of Public and Business Service  
Delivery and Procurement  
Lindsay Jones, Executive Director, Association of Municipalities of Ontario – AMO

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto (Ontario) M7A 2J3  
Tél.: 416 585-7000



234-2026-1390

April 22, 2026

Dear Head of Council:

I am writing to update you on amendments to Ontario Regulation 584/06 under the *Municipal Act, 2001* (MA) and O. Reg 595/06 of the *City of Toronto Act, 2006* (COTA) that were filed on April 17, 2026. These changes come into force on July 16, 2026.

As you know, since spring 2024 the province has encouraged municipalities designing stormwater fees and charges to ensure that there are no unintended consequences that would disproportionately impact farmers and greenhouse operators.

In the province's 2025 Fall Economic Statement, our government stressed the importance of the agri-food sector and that protecting Ontario's local agriculture and food industry is essential to ensuring a strong, self-sufficient food supply chain.

Agricultural properties generally have invested in their own stormwater-mitigating measures and have large areas of green space that contribute significantly to stormwater runoff management.

In this respect, the province is making changes to remove the authority for municipalities to impose stormwater fees and charges on portions of properties that are classified in the farm or managed forests property class, if they are not connected to a municipal storm sewer.

As we continue to work together to build up our communities, I look forward to our continued collaboration in investing in key infrastructure projects while making life more affordable for members of the agri-food sector and supporting the viability of their operations. Please accept my best wishes.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack  
Minister of Municipal Affairs and Housing

- c. Municipal Chief Administrative Officer and or Treasurer  
Hon. Trevor Jones, Minister of Agriculture, Food and Agribusiness  
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing  
Ryan Puviraj, Chief of Staff to the Minister of Agriculture, Food and Agribusiness  
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing  
Laurie Miller, Assistant Deputy Minister, Local Government Division,  
Municipal Affairs and Housing



April 22, 2026

Hon. Todd McCarthy  
Minister of Environment, Conservation and Parks  
5<sup>th</sup> Floor, 77 Bay Street  
Toronto, ON M7A 1Z8

Dear Minister of Environment, Conservation and Parks:

On April 14, 2026, Council for the Town of Mono passed the following resolution in opposition to the proposed consolidation of Credit Valley Conservation into a regional conservation authority. This resolution aligns with similar resolutions from watershed municipalities, emphasizing the importance of maintaining local governance, protecting municipally funded services, and ensuring meaningful consultation with affected municipalities.

Resolution #6-7-2026

*Moved by Ralph Manktelow, Seconded by Elaine Capes*

**WHEREAS** Credit Valley Conservation (CVC) is a locally governed conservation authority established to manage the Credit River watershed and provide critical services including flood protection, watershed science, source water protection, and the management of publicly owned conservation lands; and

**WHEREAS** watershed municipalities have invested significant municipal and taxpayer resources over many decades to build and maintain the lands, infrastructure, and programs delivered through CVC; and

**WHEREAS** the Province of Ontario has announced its intention to consolidate conservation authorities, including the proposed amalgamation of CVC into a Western Lake Ontario Regional Conservation Authority; and

**WHEREAS** municipalities within the Credit River watershed have not been adequately consulted on a proposal that would fundamentally change the governance and management of locally funded watershed services and conservation lands;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Town of Mono, formally opposes the proposed consolidation of Credit Valley Conservation into a Regional Conservation Authority; and

**THAT** Council calls on the Province of Ontario to leave the governance structure of Credit Valley Conservation unchanged; and

**THAT** at a minimum, the Province immediately pause the proposed consolidation of CVC into a regional conservation authority until full and meaningful consultation has occurred with watershed municipalities and mayors; and

**THAT** this resolution be forwarded to the Honourable Todd McCarthy, the Minister responsible for conservation authorities, the Premier of Ontario, local Members of Provincial Parliament, the Board of Credit Valley Conservation, and watershed municipalities within the Credit River watershed.

"Carried"

Respectfully,



Michael Dunmore  
CAO, Deputy Clerk

cc: Hon. Doug Ford, Premier of Ontario  
All Local Members of Provincial Parliament  
Board of the Credit Valley Conservation Authority  
All Watershed Municipalities in the Credit River Watershed



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora

## Member Motion

Mayor's Office

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**Re:** Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

**To:** Members of Council

**From:** Mayor Tom Mrakas

**Date:** November 5, 2024

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Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.



Office of the City Clerk, City Hall  
500 George Street North  
Peterborough, Ontario  
K9H 3R9

April 24, 2026

The Right Honourable Mark Carney, Prime Minister of Canada;  
Honourable Patty Hajdu, Minister of Jobs and Families and Minister responsible for the Federal Economic Development Agency for Northern Ontario;  
MP Emma Harrison;  
Paul Thompson, Deputy Minister of Employment and Social Development;  
Rob Wright, Deputy Minister of Labour and Associate Deputy Minister of Employment and Social Development;  
Cliff Groen, Associate Deputy Minister of Employment and Social Development;  
Honourable Doug Ford, Premier of Ontario;  
Honourable Michael Parsa, Minister of Children, Community and Social Services;  
MPP Dave Smith;  
Daniele Zanotti, Deputy Minister of the Ministry of Children, Community, and Social Services;  
Cordelia Clarke Julien, Assistant Deputy Minister Social Assistance Program Branch;  
Federation of Canadian Municipalities (FCM);  
Association of Municipalities of Ontario (AMO); and  
All Ontario Municipalities

**Subject: Guaranteed Basic Income Resolution**

The following resolution, adopted by City Council at its meeting held on March 30, 2026, is forwarded for your consideration.

**WHEREAS:**

- 1. Poverty and income insecurity continue to negatively impact the health and well-being of residents in Peterborough and across Ontario;**
- 2. Municipal governments bear significant costs from the downstream effects of poverty, including increased demand for social services, emergency shelters, and community programs;**
- 3. Evidence from the Ontario Basic Income Pilot (2017–2019) and comparable programs demonstrated meaningful improvements in health, housing stability, and food security among participants;**



City of  
Peterborough

4. A Guaranteed Basic Income (GBI) requires collaboration between the Government of Ontario and the Government of Canada to design, fund, and implement effectively; and
5. Municipalities, as the order of government closest to residents, are well-positioned to advocate for income security policies that reflect local needs.

**THEREFORE BE IT RESOLVED THAT:**

1. Council urges the Government of Ontario and the Government of Canada to collaborate on the design, funding, and implementation of a Guaranteed Basic Income for all Canadian residents;
2. Council calls upon the Province of Ontario to reinstate a basic income pilot with a view to province-wide implementation; and
3. The Clerk be directed to forward a certified copy of this resolution to the Premier of Ontario, the Prime Minister of Canada, our local MPP and MP, relevant federal and provincial Ministers, AMO and FCM, and to share it with all Ontario municipalities for endorsement.

Sincerely,

A handwritten signature in black ink, appearing to read "John Kennedy".

John Kennedy  
City Clerk



April 13, 2026

Ministry of Transportation  
777 Bay Street, 5<sup>th</sup> Floor  
Toronto ON M7A 1Z8  
Attn: Honourable Prabmeet Sarkaria

Dear Honourable Sarkaria:

At its regular meeting on April 9, 2026, Dufferin County Council passed the following resolution:

**WHEREAS the Ministry of Transportation has conducted an Operational Performance Review of Highway 10 between the intersection of Highways 9 and 10 and Highway 10 and Southgate Road 24/Melancthon-Artemisia Townline, such study was expected to have been completed last July;**

**AND WHEREAS the Ministry has only shared with us an Executive Summary of the Operational Performance Review for purposes of a meeting last May;**

**AND WHEREAS serious accidents, some fatal, continue to occur on Highway 10 in Dufferin County;**

**THEREFORE BE IT RESOLVED that Dufferin County Council requests the Ministry of Transportation to immediately release the completed Operational Performance Review for Highway 10 along with a prioritization and implementation time line for identified upgrades and safety improvements.**

Thank you,

*Michelle Dunne*

Michelle Dunne  
Clerk

Cc Local Municipalities





Minister of Labour, Immigration, Training and Skills Development David Piccini  
14<sup>th</sup> Floor, 400 University Avenue  
Toronto, ON M7A 1T7

February 5, 2026

Dear Minister Piccini,

On behalf of Ontario's municipal public works professionals, we are writing to raise an urgent health and safety concern that is increasingly placing municipal workers and subcontractors at risk while they maintain the critical infrastructure our communities rely on every day.

While the Occupational Health and Safety Act establishes important protections against workplace hazards, it does not adequately address a growing and very real threat: unsafe working conditions created by interference, harassment, and dangerous actions from members of the public.

Through consultations with AORS members across the province, we are hearing consistent and deeply troubling examples of escalating behaviour directed at municipal workers - particularly winter maintenance operators. These are not isolated incidents, but a pattern that is becoming increasingly normalized during significant weather events. Examples reported to AORS include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snow plow and refusing to get off until the operator agreed to plow his road next.
- Two municipal staff members being confronted, accosted, and aggressively yelled at in public - one at a gas station and another while simply standing in line for coffee - by individuals angry about road conditions that were not even under that municipality's jurisdiction, as well as a mailbox that had been struck.
- A voicemail left by a resident threatening to shoot a municipal plow driver with a shotgun the next time the street was plowed.
- A resident angry about snow at the end of their driveway jumping in front of an active plow and refusing to move. The plow was delayed for over an hour during a major snow event, placing service levels and the municipality's overall emergency response at risk. The situation was only resolved once supervisors and by-law officers arrived on scene.

These incidents represent only a small sample of what municipal plow drivers and winter maintenance crews are experiencing across Ontario. What was once limited to disgruntled complaints has escalated into direct threats, physical interference, and dangerous confrontations that place workers, subcontractors, and the public at risk. This issue is becoming a systematic threat to municipal service delivery and is only amplified during significant weather events.

Municipal workers and their contracted partners are responsible for maintaining roads, bridges, sidewalks, and other essential services - often in extreme weather and high-risk environments. When these workers are threatened or obstructed, it becomes not only a workplace safety issue, but a broader public safety concern. In some cases, conditions have become so unsafe that

municipal staff and subcontractors have walked off job sites, jeopardizing timely service delivery during critical events.

We respectfully ask the Province to consider the following changes:

- Under the Emergency Management and Civil Protection Act, when a municipality declares a Significant Weather Event, municipal winter maintenance vehicles and operators - including subcontractors working on behalf of municipalities - should be afforded enhanced protection, with interference or obstruction treated with the same severity as interference with police, fire, or paramedic services.
- Establish clear public-safety interference provisions, similar in intent to Ontario's Slow Down, Move Over legislation, that recognize the essential role of municipal roadside workers.
- Consider adopting provisions similar to Manitoba's recently passed Bill 38, an amendment to their Highway Traffic Act effective January 1, 2026, which requires motorists to maintain a minimum distance of 30 metres behind snowplows where speed limits are 80 km/h or lower, and 100 metres where speed limits exceed 80 km/h.

These changes would provide clarity, deterrence, and enforceability—sending a strong message that interference with municipal workers performing essential services will not be tolerated. Just as Ontario protects first responders from obstruction during emergencies, we must extend similar protections to the public works professionals who keep our communities safe, connected, and functioning.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns further and to collaborate on legislative solutions that better protect municipal workers and subcontractors while strengthening public safety across the province.

Thank you for your consideration of this critical issue.

Sincerely,



Karla Musso-Garcia, CRS-I  
President, Association of Ontario Road Supervisors  
Operations Manager, Township of Oro-Medonte



Kelly Elliott  
Interim Executive Director  
Association of Ontario Road Supervisors

Cc (via e-mail)

Premier Doug Ford

Minister of Emergency Preparedness and Response Jill Dunlop

Minister of Municipal Affairs and Housing Rob Flack

Minister of Transportation Prabmeet Sarkaria

Acting Minister of Infrastructure Todd McCarthy

Scott Butler, Good Roads Executive Director

Walid Abou-Hamde, Ontario Road Builders' Association Chief Executive Officer



Solicitor General of Ontario Michael Kerzner  
George Drew Building, 25 Grosvenor Street  
Toronto, ON M7A 1Y6

February 5, 2026

Dear Solicitor General Kerzner,

On behalf of Ontario's municipal public works professionals, we are writing to raise serious concerns regarding the safety of municipal workers and subcontractors who are increasingly facing harassment, threats, and dangerous interference from members of the public while delivering essential municipal services - particularly during winter maintenance and emergency operations.

Across Ontario, municipal public works teams are responsible for maintaining critical infrastructure that residents depend on every day, including roads, sidewalks, bridges, and drainage systems. During significant weather events, these workers are frontline responders, ensuring emergency vehicles can travel safely and that communities remain connected and accessible. However, the behaviour directed at them has escalated well beyond routine complaints and has become a direct threat to both worker safety and public safety.

Through consultations with AORS members province-wide, we continue to receive troubling reports that illustrate the seriousness of this issue. These include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snowplow and refusing to get off until the driver agreed to plow his road next.
- Two staff members confronted and aggressively accosted in public - one at a gas station and another while simply waiting in line for coffee - by individuals angry about road conditions and a mailbox strike that were not even related to that municipality.
- A voicemail threatening to shoot a plow driver with a shotgun the next time the street was plowed.
- A resident jumping in front of an active plow during a major snow event and refusing to move, delaying operations for over an hour and jeopardizing service levels and overall emergency response.

These examples represent only a small sample of the experiences municipal plow drivers and winter maintenance crews are facing across the province. What was once occasional frustration has escalated into intimidation, threats of violence, and direct interference with equipment and operations.

Equally concerning is that municipalities do not always receive consistent enforcement support when these incidents occur. We have heard directly from members who contacted the Ontario Provincial Police for assistance and were advised that, unless a physical assault had already taken place, the situation was "not a police matter." Waiting until a worker has been physically harmed before intervention is neither preventative nor acceptable.

This gap leaves municipalities and workers vulnerable and sends an unintended message that threatening or obstructive behaviour toward municipal staff carries little consequence. It also places supervisors and by-law officers in situations that may exceed their authority or capacity to manage safely.

We believe a proactive and coordinated response is needed. Municipal workers and their subcontractors should not have to choose between their personal safety and providing critical services during storms and emergencies.

We respectfully ask that the Province of Ontario and the Ontario Provincial Police take a clear and strong stance that interference, threats, and harassment directed at municipal public works staff will not be tolerated. Specifically, we would welcome:

- Clear direction and guidance to police services, including the OPP, that threats, intimidation, and obstruction of municipal workers performing essential duties warrant timely enforcement and support.
- Recognition that interference with winter maintenance and emergency public works operations presents a broader public safety risk, not merely a municipal operational issue.
- Enhanced coordination between municipalities and local police services during significant weather events and emergency responses to ensure worker safety and continuity of service.
- Consideration of legislative or policy tools that provide stronger deterrence and consequences for those who threaten or obstruct municipal staff and contractors.

Municipal public works professionals are essential workers. They keep roads open for ambulances, fire trucks, school buses, and the travelling public. Their safety should be treated with the same seriousness as that of other frontline responders.

AORS would welcome the opportunity to meet with you and your staff to discuss these concerns and explore practical steps to ensure consistent enforcement support and stronger protections for municipal workers across Ontario.

Thank you for your attention to this important matter and for your continued leadership in public safety.

Sincerely,



Karla Musso-Garcia, CRS-I  
President, Association of Ontario Road Supervisors  
Operations Manager, Township of Oro-Medonte



Kelly Elliott  
Interim Executive Director  
Association of Ontario Road Supervisors

Cc (via e-mail)  
Premier Doug Ford



**The Corporation of the  
Township of Perry**

Box 70 1695 Emsdale Road Emsdale, Ontario P0A 1J0

Date: April 29, 2026

Resolution No.: 2026- 168

**Moved By:** Margaret Ann MacPhail **Seconded By:** Paul Sowrey

**WHEREAS** municipal workers and contractors play a critical role in maintaining essential infrastructure and ensuring public safety, particularly during significant weather events;

**AND WHEREAS** there has been a documented increase in incidents involving harassment, threats, and dangerous interference with municipal workers across Ontario;

**AND WHEREAS** the Association of Ontario Road Supervisors (AORS) has formally requested provincial legislative amendments to strengthen protections for these workers;

**AND WHEREAS** the Township of Oro-Medonte has passed a resolution supporting these requests, which has been endorsed by other municipalities including the Township of East Zorra-Tavistock;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of Perry hereby supports the AORS request for provincial legislation amendments to enhance protections for municipal workers and contractors;

**AND THAT** the Province of Ontario be urged to:

- Implement stronger legislative measures addressing interference with municipal workers;
- Enhance protections during declared Significant Weather Events;
- Improve enforcement and coordination with police services;

**AND THAT** a copy of this resolution be forwarded to:

- Doug Ford, Premier of Ontario
- Michael Kerzner, Solicitor General of Ontario
- Hon. Jill Dunlop, Minister of Emergency Preparedness and Response
- Hon. Rob Flack, Minister of Municipal Affairs and Housing
- Hon. Prabmeet Singh Sarkaria, Minister of Transportation
- Hon. Graydon Smith, MPP Parry Sound - Muskoka
- Association of Municipalities of Ontario (AMO)
- Association of Ontario Roads Supervisors (AORS)
- All Ontario municipalities

Carried:

Defeated:

  
Joe Lumley, Acting Mayor

RECORDED VOTE		
Council	For	Against
<b>Councillors</b> Jim Cushman		
Margaret Ann MacPhail		
Paul Sowrey		
<b>Acting Mayor</b> Joe Lumley		



**The Corporation of the Township of Mulmur**

**By-Law No. XX - 2026**

**Being a By-law to Authorize the Signing of Service Collection Fee Agreements for Library Services**

**Whereas** the Township of Mulmur provides library services to its residents through the use of agreements with libraries located outside of the municipality;

**Now therefore** the Council of the Corporation of the Township of Mulmur hereby enacts as follows:

1. That the Township of Mulmur enter into a Service Collection Fee Agreement with the New Tecumseth Public Library, substantially in the form attached hereto as Schedule "A".
2. That the Township of Mulmur enter into a Service Collection Fee Agreement with the Clearview Public Library, substantially in the form attached hereto as Schedule "B".
3. That the Township of Mulmur enter into a Service Collection Fee Agreement with the Shelburne Public Library, substantially in the form attached hereto as Schedule "C".

Read a first, second and third time and final passed on this 6th day of May, 2026.

.....

Janet Horner, Mayor

.....

Roseann Knechtel, Clerk



NEW TECUMSETH PUBLIC LIBRARY

17 Victoria Street East, PO Box 399  
Alliston, Ontario, L9R 1V6  
Administration Office (705) 435-0250  
[www.ntpl.ca](http://www.ntpl.ca)

9 April 2026

Ms. Tracey Atkinson  
Chief Administrative Officer / Clerk  
The Corporation of the Township of Mulmur  
758070 2nd Line East  
Mulmur, ON, L9V 0G8

Hello Tracey,

The New Tecumseth Public Library (NTPL) has calculated **192** active library users for your municipality for 2026 with a base user fee of **\$54.40**.

The fee was calculated by adding 3% to your 2025 fee of \$52.82, because the Town of New Tecumseth increased their library budget by exactly 3% in 2026. Therefore, the amount owing for 2026 will be  **$192 \times \$54.40 = \$10,444.80$** .

If you have any comments or questions, I invite you to contact me at your earliest opportunity either by telephone (705-435-0250) or by e-mail ([jmole@ntpl.ca](mailto:jmole@ntpl.ca)). Thank you for your attention.

Yours sincerely,  
Jessica Mole  
CEO, New Tecumseth Public Library

**NEW TECUMSETH PUBLIC LIBRARY**  
**CONTRACTING MUNICIPALITIES**

***MULMUR***

<b>2026</b>	<b><i>Fee / User</i></b>	<b>\$54.40</b>
	<b><i># of Users</i></b>	<b>192</b>
	<b><i>Total Fees</i></b>	<b>\$10,444.80</b>

**AGREEMENT**

**THIS AGREEMENT MADE IN DUPLICATE THIS 26th DAY OF FEBRUARY 2026**  
**BETWEEN: NEW TECUMSETH PUBLIC LIBRARY BOARD**  
**Hereinafter called the "LIBRARY BOARD" of the**  
**FIRST PART**  
**and**  
**TOWNSHIP OF MULMUR**  
**Hereinafter called the "TOWNSHIP" of the**  
**SECOND PART**

WHEREAS, the Parties hereto have agreed to enter into a mutual agreement for providing the residents of the Township of Mulmur with the services provided by the Library Board.

NOW THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum now paid by the said Party of the Second Part to the said Party of the First Part, the Parties hereto mutually covenant and agree as follows:

- 1) The Township agrees that it shall pay to the Library Board the sum of 54.40 per capita for each Township user of the Library. The total amount to be paid by the Township to the Library Board shall be calculated by multiplying the confirmed number of Township users, based on the prior year, by the sum of \$54.40.
- 2) The total sum payable to the Library Board directly by the Township for the year 2026 in accordance with Section 1 of this agreement is 192 users x \$54.40 = \$10,444.80, which shall be paid in two (2) installments on or before the thirtieth day of June 2026, and on or before the thirtieth day of November 2026.
- 3) The Library Board agrees that they will provide the available services of the Library during normal hours of operation to any or all residents of the Township who may request the service. No additional charge shall be levied by the Library Board against users from the Township. Township users shall abide by all rules and regulations of the Library Board that may be established from time to time.
- 4) It is agreed that this agreement shall take effect as from the 1<sup>st</sup> day of January 2026 and remain in full force and effect for a period of one (1) year, to December 31<sup>st</sup>, 2026.
- 5) This agreement may be reviewed any time prior to the expiry date for purposes only of establishing any revisions for the next ensuing year.

IN WITNESS WHEREOF the Parties have hereunto set their hands as evidenced by the proper signatures of Officers in this behalf.

CORPORATION OF THE TOWNSHIP OF MULMUR

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

NEW TECUMSETH PUBLIC LIBRARY BOARD

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
JESSICA MOLE, C.E.O.



February 12, 2025



Roseann Knechtel, Clerk  
Township of Mulmur  
758070 2<sup>nd</sup> Line E.  
Mulmur, ON  
L9V 0G8

Dear Ms. Knechtel;

Enclosed please find two copies of the Clearview Public Library Board's 2026 contract with the Township of Mulmur for library services. The contract fee remains **\$45 per household** maintaining a membership in the previous year. It is the Clearview Public Library Board's hope that the Council of the Township of Mulmur will continue to provide its residents with access to both physical and virtual library services offered through the Clearview Public Library. Please do not hesitate to contact me should you have any questions regarding our services or the contract.

Please sign and return one copy and keep the other for your records.

Yours truly,

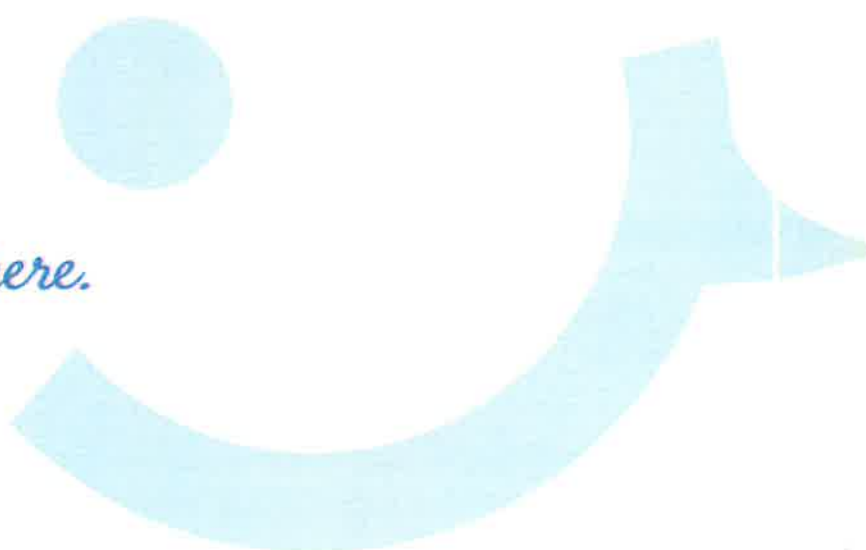
A handwritten signature in blue ink, appearing to read 'J. La Chapelle'.

Jennifer La Chapelle, CEO  
CLEARVIEW PUBLIC LIBRARY

63 users @ \$45 = \$2,835

*Great stories found here.*

CLEARVIEW Public Library  
269 Regina St., Stayner ON L0M 1S0  
705-428-3595  
[www.clearview.library.on.ca](http://www.clearview.library.on.ca)





**AN AGREEMENT BETWEEN  
THE CLEARVIEW PUBLIC LIBRARY BOARD  
AND THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF MULMUR**

WHEREAS the Clearview Public Library Board operates a public library system in the Township of Clearview and

WHEREAS a number of residents of the Township of Mulmur wish to patronize the aforementioned library system

THE CLEARVIEW PUBLIC LIBRARY BOARD doth grant the residents of the Township of Mulmur all the rights and privileges in the use of the library facilities as are granted to the residents of the Township of Clearview for the period of one year from the 1<sup>st</sup> day of January 2026 to the 31<sup>st</sup> day of December 2026.

IN CONSIDERATION THEREOF the Corporation of the Township of Mulmur shall allocate to the Clearview Public Library Board an amount of FORTY-FIVE DOLLARS per household for every household which maintained a membership in the Clearview Public Library during 2025.

This contract shall be made payable before the 31<sup>st</sup> day of December 2026.

DATE: Feb. 12, 2026

Brony 2 Broderick

Chair, Clearview Public Library Board

J. Lynn

CEO, Clearview Public Library

DATE: \_\_\_\_\_

June W. Hone

Mayor, Township of Mulmur

\_\_\_\_\_  
Clerk, Township of Mulmur



## SHELBURNE PUBLIC LIBRARY

201 Owen Sound Street  
Shelburne, Ontario L9V 3L2  
[www.shelburnelibrary.ca](http://www.shelburnelibrary.ca)

Telephone: 519-925-2168  
Fax: 519-925-6555

March 31, 2026

The Corporation of the Township of Mulmur  
758070 2<sup>nd</sup> Line East  
Mulmur, ON L9V 0G8

Dear Roseann Knechtel,

Re: Shelburne Public Library Agreement

Please find included the agreement for library services between the Township of Mulmur and the Shelburne Public Library.

Please sign and return one copy to the Shelburne Public Library Board.

Regards,

Shannon McGrady  
Chief Executive Officer

251 households  
in 2025

## AGREEMENT

THIS AGREEMENT made this 31st day of March, 2026,

BETWEEN: THE SHELBURNE PUBLIC LIBRARY BOARD  
(hereinafter called the "Board")

AND THE CORPORATION OF THE TOWNSHIP OF MULMUR  
(hereinafter called the "Municipality")

WHEREAS Section 29 (1) of the *Public Libraries Act*, R.S.O. 1990 Chapter P.44, allows for the council of a municipality to enter into a contract with a public library board for the purpose of providing the residents of the municipality with library services.

AND WHEREAS the Board and the Municipality deem it expedient to enter into such an agreement.

NOW THEREFORE WITNESSETH THIS AGREEMENT that in consideration of the covenants and terms contained herein, the parties hereto agree as follows:

1. DESCRIPTION OF SERVICES:

- 1.1 The Board shall endeavour to provide in co-operation with other public library boards a comprehensive and efficient library service to the residents of the Municipality.
- 1.2 The Board shall operate a library which shall be open a minimum of 25 hours per week and shall not make a charge for membership in the library.
- 1.3 The Board shall allow the residents of the Municipality to,
  - a. borrow circulating materials; and
  - b. use reference and information services as the Public Library Board considers practicable, without making any charge.
- 1.4 The Board may impose such fees as it considers proper for services not referred to in sections 1.2 and 1.3.

2. WARRANTIES OF THE BOARD:

- 2.1 The Board is a corporation duly established under the *Public Libraries Act, 1990*.
- 2.2 To ensure quality library service under this Agreement the Board shall:
  - 2.2.1 ensure that all materials are available for use outside the library except those used for reference service, and rare and fragile items;
  - 2.2.2 ensure circulation policies of greatest convenience to the users and maximum use of materials;
  - 2.2.3 ensure that the selection of materials reflects the needs of the community.

3. REPORTS:

- 3.1 The Board shall submit an annual report to the Municipality.
- 3.2 The Municipality shall make an annual financial report to the Minister and make any other reports required by the *Public Libraries Act, 1990* and the regulations or as requested by the Minister.

4. LIMITATION OF LIABILITY:

- 4.1 The Municipality shall not be liable for any injury, death or property damage to the Board, its employees or agents or for any claim by any third party against the Board, its employees or agents.

5. INSPECTION:

- 5.1 The Municipality shall be entitled, at all reasonable times, to review any records, books, accounts and documents in the possession of or under the control of the board, subject to the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), Section 14.

6. NOTICES:

- 6.1 Notices under this Agreement shall be given in writing by personal delivery, or by mail, or by facsimile transmission.
- 6.2 Notice by mail shall be deemed to have been given on the third business day after the date of mailing.
- 6.3 Mailing addresses for notices under this Agreement are as follows:
- i) for Township of Mulmur  
758070 2<sup>nd</sup> Line East  
Mulmur, ON L9V 0G8
  - ii) for Shelburne Public Library Board  
201 Owen Sound St.  
Shelburne, ON L9V 3L2

7. FINANCIAL:

- 7.1 The Municipality shall annually levy upon its assessment a sum to be used for the maintenance of the Board.
- 7.2 The Municipality shall in addition pay to the Board certain monies paid to the Municipality by the Province of Ontario for library services.
- 7.3 The sum of funds received by the Municipality under Sections 7.1 and 7.2 shall be equal to the Municipality's portion of the total funds required by the Board, as shown in Appendix B.
- 7.4 The attached Appendix A, which forms part of this agreement, is a copy of the Board resolution that was passed by the Board on March 31, 2026 to update the funding formula to reflect the new Building and Facilities Memorandum of Understanding (March 2026) between The Corporation of the Town of Shelburne and the Shelburne Public Library Board.
- 7.5 The attached Appendix B, which forms part of this Agreement, is a listing of the Payments to be made by the Municipality if the option in 8.1.A is chosen.

8. PAYMENT TERMS:

- 8.1 The Municipality shall pay to the Board the funds under Section 7.3 according to one of the following payment options:
- A. 1. Fifty percent (50%) of the amount required for Board purposes in the current year **on or before** the 31st day of March, 2026.
  - 2. Twenty-five percent (25%) of the amount required for Board purposes in the current year, on or before the 30th day of June, 2026.
  - 3. Remainder of the balance owing on or before the 30th day of September 2026.

- B.
  - 1. Funds raised under Section 7.1 shall be paid to the Board in equal installments coincident with the dates upon which the Municipality collects its taxes in 2026.
  - 2. Funds raised under Section 7.2 shall be paid to the Board within fifteen (15) days of being received by the Municipality.

8.2 If, in the year 2026 the Board's budget is not approved by the Town of Shelburne by March 31, 2026, the Municipality shall pay to the Board an interim payment of funds according to the following schedule which interim payment of funds shall be deducted from the Municipality's 2026 levy once the Board's budget is finalized.

- 1. Fifty percent (50%) of the amount required for board purposes in 2025, which amount shall be paid to the Board on or before the 31st day of March, 2026.

9. FAILURE TO MAKE PAYMENTS:

9.1 If the payment schedule chosen by the Municipality is not complied with, the Library reserves the right to withdraw the Library services to residents of the Municipality until the payment is complied with.

10. ENTIRE AGREEMENT:

10.1 This agreement constitutes the entire Agreement between the parties. Upon the execution of this Agreement, any existing Agreements between the parties with respect to library services shall forthwith become null and void.

10.2 In the event that any covenant, provision or term of this Agreement should at any time be held by any competent tribunal to be void or unenforceable, then the Agreement shall not fail but the covenant, provision or term shall be deemed to be severable from the remainder of this Agreement which shall remain in full force and effect, mutatis mutandis.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective corporate seals duly attested to by the hands of their respective proper officers in that behalf.

**THE SHELBURNE PUBLIC LIBRARY BOARD**

Per: \_\_\_\_\_ Date Signed \_\_\_\_\_  
Chair

Per: \_\_\_\_\_ Date Signed \_\_\_\_\_  
CEO

**THE CORPORATION OF THE TOWNSHIP OF MULMUR**

Per: \_\_\_\_\_ Date Signed \_\_\_\_\_  
Mayor

Per: \_\_\_\_\_ Date Signed \_\_\_\_\_  
Clerk

---

**MUNICIPALITY ELECTION UNDER SECTION 8**

Initial one only:

8.1. A \_\_\_\_\_ Clerk  
Mayor

8.1. B \_\_\_\_\_ Clerk  
Mayor

**Appendix A**

Resolution extracted from the Shelburne Public Library Board minutes dated March 31, 2026:

**Funding Formula**

**Motion: 19-26      Councillor V. Paan, Councillor M. Davie**

WHEREAS on June 8, 2016, a meeting was held with the Mayors, Municipal Clerks and Council Representatives of the Town of Shelburne and the four contracting Municipalities of Amaranth, Melancthon, Mono and Mulmur, together with Geoff Dunlop, Board Chair, Rose Dotten, CEO/Head Librarian, and Gord Gallagher, Treasurer;

AND WHEREAS it was determined that the funding formula for the Shelburne Public Library should be revised to reflect the change in the number of households with patrons in all five municipalities;

Therefore, be it resolved that beginning in January 2017, the levy required to balance the Shelburne Public Library operating budget will be allocated based on a 3-year average library of active household cardholders, determined by the Library operating system, as of September 30 in the year preceding the budget year, for each municipality;

Be it further resolved that, beginning March 2026, as stipulated in the 2026 Building and Property Memorandum, of Understanding between The Corporation of the Town of Shelburne and The Shelburne Public Library Board, that funding of capital projects pertaining to the Library building, ground, and equipment maintenance are the responsibility of the Town of Shelburne.

Be it further resolved that the Municipal partners may use the MPAC assessment totals as of September 30 each year as a verification tool for any substantial shifts in household user number.

**Carried**

**APPENDIX B**

Township of Mulmur Assessment is \$ 65,391

Under Option 8.1.A - the payments shall be:

March 31, 2026	\$ 32,695.50
June 30, 2026	\$ 16,347.75
September 30, 2026	\$ 16,347.75

*251 Households in  
2025*



## **The Corporation of the Township of Mulmur**

### **By-Law No. XX – 2026**

Being A By-Law to Amend By-Law No. 43-2005, As Amended, Being the Traffic By-Law for the Corporation of the Township of Mulmur

**Whereas** on December 6, 2005 the Council of the Township of Mulmur passed By-law #43-2005 being a by-law to regulate traffic on roads under the jurisdiction of the Township of Mulmur (Traffic By-law);

**And whereas** the Council of the Corporation of the Township of Mulmur deems it desirable to amend By-law 43-2005 to include changes to the no parking areas on roads within the Township of Mulmur;

**Now therefore the Council of the Corporation of the Township of Mulmur enacts as follows:**

1. That Schedule A (No Parking) is further amended by replacing the current parking restrictions for 2<sup>nd</sup> Line West with:

2<sup>nd</sup> Line West: From the intersection of County Road 21 to a point 40 meters south, on both sides of the travel portion.

2<sup>nd</sup> Line West: From a point 40 meters south of the intersection of County Road 21 to a point 90 meters south, on the west side of the travel portion, and 230 meters south, on the east side of the travel portion between the dates of December 1 and March 31, inclusive.

2. That this By-law shall come into force and effect upon the erection of the required signage.

Read a first, second and third time, and finally passed this 6th day of May, 2026.

.....  
Janet Horner, Mayor

.....  
Roseann Knechtel, Clerk



## The Corporation of the Township of Mulmur

### By-law No. XX - 2026

#### Being a by-law to adopt a New Official Plan for the Corporation of the Township of Mulmur

**Whereas** the Official Plan for the Township of Mulmur was adopted by Council in 2010 and approved by the Ministry of Municipal Affairs and Housing in 2012;

**And whereas** the Township of Mulmur commenced the review of its Official Plan in 2022;

**And whereas** a new Provincial Planning Statement came into effect on October 20, 2024;

**And whereas** the County of Dufferin has completed its Municipal Comprehensive Review and has amended the County of Dufferin Official Plan;

**And whereas** the Council of the Township of Mulmur deems it desirable to adopt a New Official Plan for the Township of Mulmur, pursuant to Section 17 of the Planning Act, as amended;

**And whereas** the Council for the Corporation of the Township of Mulmur held a Statutory Public Meeting on September 3, 2025;

**And whereas** the Ministry of Municipal Affairs and Housing has made postings on the ERO related to complete applications and requires "Written Approval" under section 21.1 of the Planning Act, R.S.O. 1990, as amended, for policies requiring other information under section 22(5) of the Planning Act;

**Now therefore**, the Council of the Corporation of the Township of Mulmur, in accordance with the *Planning Act*, R.S.O. 1990, hereby enacts as follows:

1. That the new Official Plan for the Township of Mulmur, dated June 3, 2026 is hereby adopted, excluding Sections 8.3.4, 8.3.5, 10.17.3, 10.17.4, 10.17.5 and Appendix 1.
2. That the Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of the aforementioned New Official Plan for the Township of Mulmur.
3. That, upon the approval of the New Official Plan by the County of Dufferin and/or the Ontario Land Tribunal, the previous Official Plan and all Amendments thereto, and any adopting by-laws be, and are hereby rescinded.
4. That this by-law shall come into force and take effect on the day of the final passing hereof.

Read a first, second and third time, and finally passed on this 6th day of May, 2026.

.....

Janet Horner, Mayor

.....

Roseann Knechtel, Clerk

**CERTIFICATION**

Certified that the above is a true copy of By-law No. xx-2026 as enacted and passed by the Council of the Township of Mulmur on the 6th day of May, 2026, and that the following is a true copy of the Official Plan of the Township of Mulmur in effect on this date.

---

**DATE**

---

**CLERK**



# OFFICIAL PLAN

It's in Our Nature



Adopted by By-law \_\_\_-2026, May 1, 2026  
Approved by Dufferin County by By-law \_\_\_-2026, \_\_\_\_, 2026

VERSION: May 6, 2026. The approved Plan, as amended, is available at the Township of Mulmur Administrative Offices.

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## **SCHEDULES**

Schedule A1 - Settlement Boundaries, Urban/Rural Structure and Provincial Plans  
Schedule A2 - Strategic Growth Areas and Intensification Areas (intentionally left blank)  
Schedule A3 - Land Use Designations

Schedule B1 - Transportation and Corridors  
Schedule B2 - Infrastructure  
Schedule B3 - Public Service Facilities, Parks and Open Space

Schedule C1 - Natural Environment  
    Schedule C1-1 Category 1 Wetlands  
    Schedule C1-2 Category 2 ANSIs  
    Schedule C1-3 Category 2 and 3 Woodlands  
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## **APPENDICES**

Appendix 1 – Reports and Studies  
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# TOWNSHIP OF MULMUR OFFICIAL PLAN

Adopted by By-law \_\_\_\_-2026, May 6, 2026

Approved by Dufferin County by By-law \_\_\_\_-2026, \_\_\_\_\_, 2026

The following text and schedules constitute the Official Plan (hereafter referred to as the 'Plan') of the Township of Mulmur (hereafter referred to as the 'Township' or 'Mulumur') for the Mulmur Planning Area, as first defined by the Minister of Municipal Affairs on November 16, 1961.

## **Part 1: Introduction and How to Use this Plan**

### **1.1 Introduction**

The Township of Mulmur Official Plan provides a comprehensive framework to guide development, while protecting its resources. This Plan aligns with provincial plans and policies, the Dufferin County Official Plan, and supports the local community.

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 strong desire to maintain the Township's *rural character* and the open landscape and protect *significant* environmental resources, agricultural areas, and the natural and scenic resources that facilitate its' unique environment of beauty and spirit. These characteristics are what makes Mulmur a *Garden Township*.

The policies in this Plan are intended to: guide local decisions on *development applications*, implement Provincial and County and local planning policy; ensure that *development* is logical, efficient, and cost effective; respect the natural, cultural, social and built environments and to minimize the potential for land *use* conflicts.

### **1.2 How to Use this Plan**

This Plan shall be read in its entirety and cross-referenced with the schedules that form part of this plan. All relevant policies are to be applied to each *application, development and use*.

### **1.3 Official Plan Structure**

This Plan is a goal-oriented document which sets out higher order, overall guiding principles for the Township, general objectives for broad categories of land *uses* as well as specific, lower order objectives for each designation. General policies applicable throughout the Township and specific policies for each land *use* designation which adhere to these principles and achieve these objectives are then set out.

A series of Schedules to this Plan identify features, areas and designations that correlate to applicable policies, permissions and prohibitions.

#### **1.3.1 Schedule A Maps and related policies**

Schedule A1: Settlement Boundaries, Urban/Rural Structure and Provincial Plans identifies lands where Provincial Plans apply, specifically the Niagara Escarpment Plan. It also identifies settlement boundaries where a certain mix of uses will be encouraged, serviced and developed.

The correlating policies are generally found in the following sections:

Delineated Area	Section
Mansfield Settlement Area	4.4
Rural Settlement Areas	4.5
Mansfield North Recreational Area	4.6
Primrose Business Park Area	6.3
Natural Heritage System	9.1.4
Niagara Escarpment Plan and Development Area	10.11

Schedule A2: Strategic Growth Areas and Intensification Areas will identify Growth Areas and Intensification Areas as they are identified. This schedule has been intentionally left blank until such time as it is required.

Schedule A3: Land Use Designations identifies specific categories of land use which correlate to a list of permitted uses and designation-specific policies.

The designations are found in the following sections:

Designation	Section
Neighbourhood	5.1
Mixed Use Area	5.2
Parks and Open Spaces	5.3
Mixed Use Commercial Areas – Core	6.4
Mixed Use Commercial Areas – Gateway	6.5
Mixed Use Commercial Areas – Transition	6.6
Major Facilities	6.7
Prime Agricultural Areas	7.1
Rural Lands	7.2
Natural Protection and Water Resource Areas	8.8
Resource Areas	9.10

*Commercial recreational* developments and larger rural commercial developments are generally identified through site specific policy areas in Part 10.

### 1.3.2 Schedule B Maps and related policies

Policies relating to transportation assets, infrastructure, facilities and community assets are generally found in Part 8 and are identified on the following schedules:

Schedule B1: Transportation and Corridors identifies the hierarchy of roads

Schedule B2: Infrastructure identifies municipal wells, waste disposal facilities telecommunication towers, and areas of influence.

Schedule B3: Public Service Facilities, Parks and Open Space identifies Provincial, County and Municipal parks and recreational assets.

### 1.3.3 Schedules C Maps and related policies

Policies relating to Natural and Human-made features are generally included in Part 9 of this plan and are identified on the following schedules:

Schedule C1: Natural Environment is an overview of the categories of natural heritage features, which are provided in more detail in sub-schedules C1-1, C1-2 and C1-3. Sub-schedule C1-4 identifies the Provincial, Niagara Escarpment and County Natural Heritage Systems, and will be updated to maintain consistency with the mapping of the applicable authority, without requiring an amendment to this plan.

Schedule C1-1: Category 1 Wetlands

Schedule C1-2: Category 2 ANSIs

Schedule C1-3: Category 2 and 3 Woodlands

Schedule C1-4: Provincial Plans and Dufferin County Natural Heritage Systems

Schedule C2: Water Resources identifies waterbodies, watercourses and vulnerable aquifers. Wells are included as infrastructure on Schedule B2.

Schedule C3: Resource Potential identifies aggregate resources

Schedule C4: Natural and Human-made Hazards identifies slope, flood and meander hazards. Human-made hazards, such as waste management facilities are included on Schedule A3. It also includes the Regulated Areas of the Conservation Authority, which will be updated to maintain consistency with the legislated regulated area, without requiring an amendment to this plan.

### 1.3.4 Permitted Uses in All Designations

The following *developments*, activities and uses are permitted in all designations throughout the Township outside of the Niagara Escarpment Plan Area, as identified on Schedule A1, without an amendment:

1. Legally *existing uses* and *structures*;
2. Archaeological activities;
3. *Fisheries* and wildlife management;
4. *Resource management*; including forest management;

5. Essential *infrastructure* including public transportation, *utility* and public servicing *infrastructure*;
6. *Watershed* management and erosion control projects carried out or supervised by a public agency;
7. Open space *uses*, *conservation* areas and nature preserves;

### 1.3.5 Permitted Uses in All Designations except the Natural Protection and Water Resource Areas

The following *developments*, buildings, structures, facilities, site modifications and related uses are permitted in all designations throughout the Township outside of those areas within the Niagara Escarpment Plan Area and outside of those areas designated Natural Protection and Water Resource Area, without an amendment to this plan:

1. *Schools*, except not in the Natural Protection and Water Resource Area;
2. Personal Use Recreation;
3. *Buildings*, *structures*, facilities, site modifications and related *uses* ancillary, incidental, subordinate, directly related, essential and *accessory* to an existing permitted principal *use* on the *lot* shall also be permitted
4. A *home occupation* shall be permitted *accessory* to any permitted residential use.

### 1.3.6 Prohibited Uses in all Designations

Where a particular proposed *use* is not specifically listed as a 'permitted *use*' in a designation, but where it is included in the list of permitted *uses* in another designation or is defined, that *use* shall be permitted only in the designation(s) in which it is specifically listed. Permitted *uses* not specifically listed shall be prohibited unless it is clearly within the range and of a similar type and impact as the examples provided as permitted *uses* within each designation.

*Uses* which are considered offensive, noxious or which have *significant* potential to create *significant* nuisance impacts on existing, as well as potential as-of-right *uses* on *adjacent lands*, shall not be permitted unless it can be clearly demonstrated that the impacts can and will be adequately and appropriately mitigated.

Uses associated with the disposal, manufacture, treatment or storage of *hazardous substances* are not permitted, and may only be permitted through an amendment to this Plan and only outside of the Natural Protection and Water Resource Area, *hazardous lands* and *hazardous sites*.

## 1.4 General Notes to Users

Italicized terms and words are defined in Part 12. Text in a green or grey font are generally direct or paraphrased policies from the Provincial Planning Statement (PPS).

## **Part 2: Strategic Planning Framework**

### **1.1 Legislative Framework**

This Plan has been prepared in accordance with the requirements of the *Planning Act* and regulations thereunder, as of the approval date of this plan. At the time of approval, the policies and provisions of this Plan are consistent with the Provincial Planning Statement and are in conformity, or do not conflict with the Provincial plans.

### **2.2 Planning Horizon**

This Plan establishes the planning framework for the Township from 2026 to 2051.

### **1.2 Garden Township**

The overarching vision of a *Garden Township* is derived from the origins of a garden as a guarded or protected place and incorporates the various definitions and perspectives of a garden including: farmland, natural areas, recreational areas, landscaped spaces, and limited built-up areas.

Creating Mulmur's *Garden Township* requires land *use* policies and patterns that acknowledge, protect, and enhance the Township's inherent beauty and the need to live in harmony with nature. This approach will protect Mulmur's *rural character* and agricultural landscape and promote a serene lifestyle where people live, work, learn, and play.

Within the *Garden Township* there will be smaller, individual gardens, each with their own specific characteristics and features. The combined garden network is intended to create a more defined sense of place and community, essential for a prosperous and sustainable society.

The greatest challenge for the Township over the next 30 years will be balancing the demands for resources, growth, and the global climate crisis with the need to protect all things that make Mulmur a *Garden Township*.

### **1.3 Vision Statement**

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

### **1.4 Guiding Principles**

The following principles will guide decision making to support the *Garden Township* vision, while protecting what is important, sustainable, and fiscally responsible.

1. Mulmur will protect agricultural land and *uses*, supporting the concept of an *agricultural system* approach.

2. Mulmur will embrace protection of the Niagara Escarpment as a World Biosphere, echoing the protection of viewsheds and scenic qualities.
3. Mulmur will honor its heritage by protecting its *Rural Character*.
4. Mulmur will support appropriate *development* that provides for *complete communities* where the quality of life is maintained or enhanced so that residents can live, work, play and learn locally.
5. Mulmur will consider the scale of *development* and the provision of appropriate service levels, facilities and *infrastructure* that are compatible with surrounding land uses and provide for a diversified and sustainable local economy.
6. Mulmur will champion the protection of a sustainable *natural heritage system*.
7. Mulmur acknowledges that there are *impacts of a changing climate* and will make decisions that aim to reduce climate change hazards.
8. Mulmur will protect its resources and promote their wise management by supporting phased extraction in an environmental manner, and to support the road needs for residents.
9. Mulmur will encourage *developments* that provide economic opportunities and benefits for residents and contribute positively to the community or where the non-financial benefits outweigh the costs.
10. Mulmur will support *development* of the Mansfield North Recreational Area to provide recreational options to residents, grow the local residential support area, and provide an economic benefit to the broader community.
11. Mulmur will protect the Primrose Business Park as a large-scale opportunity for jobs and an industrial tax base.
12. Mulmur will support *development* that is serviced in a sustainable and cost-effective manner and will not result in new financial responsibility for water or sewage *infrastructure*.
13. Mulmur will consult with the community and ensure that this plan remains relevant and moves towards the vision of the *Garden Township*.

### **Part 3: Indigenous Engagement**

The Township is located on the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples.

Consistent with section 4.6.5 and 6.2.2 of the *PPS*, Mulmur shall undertake early engagement with Indigenous communities and coordinate on land *use* planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land *use* decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights and ensure their interests are considered when identifying, protecting and managing *archaeological resources, built heritage resources and cultural heritage landscapes*.

## **Part 4: Settlement Area Structure and Growth Needs and Management**

### **4.1 Growth Projections**

Consistent with section 2.1 of the *Provincial Planning Statement (PPS)*, the Township's population and employment growth forecasts are based on Ontario Population Projections published by the Ministry of Finance, and appropriately disaggregated in the County of *Dufferin Land Needs Analysis (DLNA, 2022)*, and as summarized below:

	<b>People</b>	<b>Dwelling units</b>	<b>Jobs</b>
<b>2021</b>	3700 ( <i>DLNA</i> ) 3571 (Census)	1680 (Census)	900 ( <i>DLNA</i> )
<b>2025</b>	3830	1750	950
<b>2051</b>	4500 ( <i>DLNA</i> )	1980 ( <i>DLNA</i> )	1300 ( <i>DLNA</i> )
<b>Annual Increase (DLNA)</b>	32	10 (73% in <i>settlement areas</i> )	13

#### **4.1.1 Designating Sufficient Lands**

The *DLNA* found there to be sufficient land *designated* in Mulmur for the 25-year projection from 2026 to 2051.

Consistent with section 2.1.3 of the *PPS*, sufficient land shall be made available to accommodate an appropriate range and mix of land *uses* to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for *infrastructure* and *public service facilities* may extend beyond this time horizon.

Consistent with section 2.1.4 of the *PPS*, in order to provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *Regional Market Area* the Township shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are *designated and available* for residential *development*; and maintain at all times where new *development* is to occur, land with servicing capacity sufficient to provide at least a three-year supply of *residential units* available through lands suitably zoned, including units in draft approved or registered plans.

#### **4.1.2 Growth Analysis and Demographic Forecasting**

Growth analysis, demographic forecasting and Land Needs Assessments may be required to support settlement expansion, subdivision *development*, and large-scale *development applications*.

### **4.2 Complete Communities**

Consistent with section 2.1.6 of the *PPS*, Mulmur will aim to support the achievement of *complete communities*, by:

1. accommodating an appropriate range and mix of land *uses*, *housing options*, transportation options with *multimodal* access, employment, *public service facilities*

and other *institutional uses* (including *schools* and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other *uses* to meet long-term needs;

2. improving accessibility for people of all ages and abilities by addressing land *use* barriers which restrict their full participation in society, through the Township’s Multi-Year Accessibility Plan; and,
3. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

### 4.3 General Policies for Settlement Areas

Consistent with section 2.3.1.1, 2.3.1.2 and 2.5.2 of the *PPS*, settlement areas shall be the focus of growth and *development* and shall be based on densities and a mix of land *uses* which:

1. efficiently use land and resources;
2. optimize existing and planned *infrastructure and public service facilities*;
3. support *active transportation*; and
4. are *freight-supportive*.

*Settlement areas* shall be the focus of growth and *development* and their vitality and regeneration shall be promoted. Mulmur will support optimization of existing infrastructure, protection of the natural environment and agricultural areas through focused growth.

Mulmur has delineated the following areas *on Schedule A1*:

Name	Settlements and Planning Areas	Corresponding Section
Mansfield	Primary Settlement Area	4.4
Terra Nova	Rural Settlement Area	4.5
Honeywood	Rural Settlement Area	
Violet Hill	Rural Settlement Area	
Rosemont	Rural Settlement Area	
Recreational Community	Rural Settlement Area	
Mansfield North Recreational Area	Planning Area	4.6
Primrose Business Park	Employment Settlement	6.5

The Recreational Community is a new Rural Settlement Area within the Mansfield North Recreational Area that was delineated through the 2026 planning document update to recognize existing developments and site-specific policies for residential development within the larger recreational area.

*Any development application* shall be supported with appropriate studies and reports to assess the impacts of the *development*.

### 4.4 Mansfield Primary Settlement Area

#### **4.4.1 Objectives**

The objectives of the Mansfield Primary *Settlement Area* are: to create a *complete community* and encourage the provision of a range of *housing options* through infilling, intensification and good *development*.

#### **4.4.2 Permitted Uses**

*Uses* permitted in the Mansfield Primary Settlement Area shall be those *uses* permitted in the various designations for specific lands within the area, as shown on Schedule A3.

An elementary or secondary school and any ancillary use to such school and physician and medical offices shall be explicitly permitted within all designations in the Mansfield Primary Settlement Area except within the Natural Protection and Water Resource Areas.

#### **4.4.3 Criteria and General Policies**

Mansfield is identified as the primary area for residential growth and is to be developed with a combination of low and medium density uses, as supported through servicing studies. The Mansfield Primary Settlement Area includes lands that are developed or may be developed for a range of housing options and commercial, institutional and recreational uses to serve the community and surrounding area.

### **4.5 Rural Settlement Areas**

#### **4.5.1 Objectives**

The objectives of the Rural Settlement Areas are to recognize existing *development* and to focus and provide direction for the orderly development of larger *lots* in an efficient manner on rural services. Rural Settlement Areas provide *housing options* and limited commercial, institutional and recreational uses to serve the community.

#### **4.5.2 Criteria and General Policies**

The majority of Rural *Settlement Areas* have little or no potential to expand beyond their current boundaries. The Rural *settlement areas* of Terra Nova, Honeywood, Rosemont Violet Hill are identified on Schedules A1. The Recreational Community as identified on Schedule A1 (Pine River Chalets, Hector's Hill, Big Tree Circle, Mountainview and the existing larger estate residential *lots* along Sideroads 15 and 17, in Concession 6 EHS) may have opportunities to expand within the Mansfield North Recreational Area, subject to the policies of this Plan.

Rural Settlement Areas may include a variety of road maintenance levels, water services and sewage disposal systems.

A Plan of Subdivision is anticipated to be required for all residential *developments* within a Rural Settlement Area, except for infilling on existing residential *lots*.

Re-development of existing *lots* and the consolidation of existing undersized *lots* will be encouraged, provided that the required individual services for the proposed *uses* can be provided on-site.

#### **4.5.3 Permitted Uses**

*Uses* permitted in Rural Settlement Areas shall be those *uses* permitted in the various designations for specific lands within the area, as shown on Schedule A3 and generally shall be of a low density.

#### **4.6 Mansfield North Recreational Area**

The Mansfield North Recreational Area is not a *Settlement Area*, but rather recognizes the unique cluster of recreational facilities, natural features and existing residential uses that have grown into a Rural Settlement Area within the larger recreational area.

The primary amenities of this area are the downhill ski resort, the outdoor recreation centre and the Dufferin County Main Track (forest). The Mansfield North Recreational Area includes additional *lands* which may be appropriate for recreational activities and residential uses related to the recreation and resources of the area.

##### **4.6.1 Objectives**

The objectives of the Mansfield North Recreational Area are:

1. To recognize the 2010 Mansfield North Recreational Area framework;
2. To direct new recreation, and resource-related and recreation-related *developments* and *uses*, particularly large-scale and/or *commercial recreation* to the identified area;
3. To provide for the continuation, and expansion where appropriate, of *existing uses* and for new recreation-related *developments* and *uses*;
4. To implement the recreational priorities for the Township;
5. 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.

##### **4.6.2 Permitted Uses**

*Uses* permitted in the Mansfield North Recreational Area shall be those *uses* permitted in the various designations for specific lands within the area, as shown on Schedule A3.

##### **4.6.3 Development Policies**

*Public and Commercial recreation* uses are encouraged within the Mansfield North Recreational Area, subject to meeting the policies of this Plan.

New development within the Mansfield North Recreational Area will generally require an Official Plan amendment, unless specifically designated for the proposed use. Any

expansion to the Recreation Community Settlement Area boundary shall be within the Mansfield North Recreational Area and will be subject to the Boundary Expansion policies of Part 4 of this Plan.

*Any development application* shall be supported with appropriate studies and reports to assess the impacts of the *development* and reflect the proposed end-designation. Any *application* shall include consideration of recreational needs, opportunities, servicing, *infrastructure*, hazards and storm water management, traffic, land-use compatibility, environmental impacts and any other studies deemed necessary to address the policies of this Plan. Any *application* shall identify how the proposed *development* contributes to the overall recreational opportunities and assets of the Mansfield North Recreational Area and the Township as a whole.

Any recreation-related residential *development* shall have a recreational focus and include a public or commercial recreational use. The Township's Recreational Master Plan may set out Township priorities for recreational facilities and spaces. It is noted that passive recreation, such as trails, will not be considered an adequate recreational focus for the purpose of supporting a recreation-related residential development in the Mansfield North Recreational Area.

This Plan recognizes that some recreational *development*, by their nature, may have an impact on the visual and scenic resources of the landscape. Recreational *assets and infrastructure* shall not generally be considered to negatively impact on or be out of character within the Mansfield North Recreational Area.

#### **4.7 Intensification, Infill and Redevelopment**

Consistent with section 2.3.1.3 of the *PPS*, Mulmur supports general *intensification, infilling and redevelopment* to support a range and mix of *housing options* and prioritizing planning and investment in necessary *infrastructure and public service facilities*, within settlement areas.

Respecting section 2.3.1.4 of the *PPS*, Mulmur will encourage *intensification and redevelopment* after consideration of the provision of appropriate servicing levels, compatibility and the *rural character* of the settlement area. It is noted that the overall minimum *intensification* target for Dufferin County is 40 percent.

#### **4.8 New Settlement Areas and Boundary Expansions**

The majority of growth is directed to the Primary Settlement Area (Mansfield). Mulmur and has not identified a need for additional *settlement areas* within the time horizon of this Plan.

Consistent with section 2.3.2 of the *PPS*, Mulmur shall consider the following when supporting a new *settlement area* or allowing a *settlement area* boundary expansion:

1. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

2. if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
3. whether the applicable lands comprise *specialty crop areas*;
4. the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
5. whether the new or expanded settlement area complies with the *minimum distance separation formulae*;
6. whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and,
7. the new or expanded settlement area provides for the phased progression of urban *development*.

Section 2.3.2.2 of the PPS allows the Township to identify a new *settlement area* only where it has been demonstrated that the *infrastructure* and *public service facilities* to support *development* are planned or available. The Township will explore the expansion of existing *settlement areas* prior to considering a new settlement area.

A comprehensive review shall be undertaken prior to expanding a settlement boundary or considering a new *settlement area*. Such comprehensive review must include background studies to assess demographics, *financial impact analysis*, constraints, resources, planning options, asset management, servicing and a detailed review of the applicable planning framework.

Expanding Rural Settlement Area boundaries will not be encouraged, especially where abutting *prime agricultural areas*. Settlement expansion to consolidate and incorporate highly fragmented areas may be considered through a settlement boundary expansion process as outlined above.

Boundary expansions and the creation of new settlement areas will require an amendment to the Mulmur Official Plan in conjunction with an amendment to the County Official Plan.

#### **4.8.1 Removal of Land from *Prime Agricultural Areas***

Consistent with policy 4.3.4.1 of the PPS, Mulmur will only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with the policies of section 2.3.2 of the PPS.

### **4.9 Lot Creation, Subdivisions and Condominiums**

#### **4.9.1 General Lot Creation**

In addition to the criteria of the *Planning Act* and all other specific policies of this Plan, the following general policies apply to all land divisions in the Township:

1. Where a *lot* is proposed in more than one designation that permits severances, the severance policy of the least restrictive designation may be applied. Such *lot* shall comply with the Township's *Zoning By-law* and include sufficient and appropriate land outside of Natural Protection and Water Resource Areas.
2. The requirements for road frontage, road access, sight triangle, entrance permits, road widenings and *infrastructure* upgrades shall be determined in accordance with policies of Part 8 of this Plan.
3. The Schedules shall be used to identify where a *lot* is proposed within or in proximity to a resource, feature or hazard and determine the applicable policies and study requirements.
4. Impacts of development shall comply with the policies of this Plan. Cumulative impacts shall also be assessed.
5. New *lots* shall not be permitted to create a *lot* for a dwelling unit that was permitted through a temporary use agreement for a garden suite or was approved as *farm workers housing* or an additional dwelling unit.
6. Generally, *lots* shall be financially beneficial to the Township. *Lot* sizes should reflect the amount of land required for the use and servicing. Where there is an environmental benefit to a larger parcel, such benefit will be favored when assessing against the tax levy implication.
7. The lot configuration and characteristics shall provide the best financial opportunities and minimize municipal servicing and maintenance costs to the Township.
8. The creation or acquisition of a parcel of land by a public body that creates a remnant parcel will only be considered a previous severance if the remnant lands are a buildable *lot*.
9. The Township may impose conditions as per the *Planning Act*.

#### **4.9.2 Lot Adjustments, Technical and Boundary Corrections**

Technical or boundary correction severances are generally permitted, provided that they do not result in the creation of a new *lot*. *Lot* enlargements and boundary line adjustments are generally permitted, provided the purposes and overall intent of this Plan are maintained. Where two *lots* have inadvertently been merged, special consideration may be given to re-create the original *lots*.

Consistent with section 4.3.3.2 of the *PPS*, *lot* adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

#### **4.9.3 Lot Creation within Settlement Areas**

Lot creation within *settlement areas* shall generally occur by Plan of Subdivision.

Infilling and new *development* outside of existing *settlement areas* may generally occur by consent if a plan of subdivision is not necessary for the proper and orderly *development*, in accordance with section 53(1) of the *Planning Act*.

#### 4.9.4 Lot Creation in Agricultural Designation

Consistent with sections 4.3.3.1 and 4.3.3.3 of the *PPS*, the creation of new residential *lots* in *prime agricultural areas* shall not be permitted, and *lot* creation in the Agricultural designation is discouraged and may only be permitted for:

1. *agricultural uses*, provided that the *lots* are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations, and are a minimum of 40 hectares;
2. *agriculture-related uses*, provided that any new *lot* will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
3. *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way, and the lot is limited to a minimum size needed to accommodate the infrastructure; and
4. *one residence surplus to an agricultural operation* per farm consolidation, provided that:
  - a. the new *lot* will be limited to the minimum size needed to accommodate the surplus residential use and appropriate *sewage and water services*, taking into consideration environmental and topographic features; and shall not include farm fields, or any agricultural (livestock and implement) buildings except small accessory buildings and *structures*, and shall be a maximum of 1.0 hectares.
  - b. the new dwellings and additional dwelling units are prohibited on any remnant parcel of farmland created by the severance, with the preferred approach to be legal parcel consolidation where *agricultural operations* are adjoining, and restrictive zoning where the other *agricultural operations* are not adjoining;
  - c. the agricultural operation severing the *lot* must have an agricultural operation elsewhere in the Township or in an immediately adjacent Township;
  - d. the severance complies with the minimum distance separation requirements, and may include the requirement for livestock facility or implement sheds to be demolished as a condition of approval; and
  - e. such severances will be considered only on the basis of one per original *lot* of approximately 40 hectares and where no more than one *lot* has been previously created by severance.

In accordance with 4.3.3.1b, a severance for an agriculture-related use or an agricultural use on less than 40 hectares may only be permitted through an amendment to this Plan. Such *application* shall be supported by an *agricultural impact assessment*, minimum

distance separation calculation, agrologist report confirming the lower soil value, and detailed topographical mapping. An Economic Viability Assessment or business plan supporting the long-term use and contribution to the agricultural community may also be required. Such severance may be conditional on demolishing a residential use and/or prohibiting a residential use in conjunction with the agricultural use or agriculture-related use and would be limited in size.

#### **4.9.5 Lot Creation in Rural Designation**

Consistent with section 2.6.1 of the *PPS*, in the Rural designation, *lot creation for residential development* may be permitted where site conditions are suitable for the provision of appropriate *sewage and water services* and in accordance with the following policies:

1. A maximum of three new *lots* may be created from an original 40-hectare *lot*;
2. *Rural character* will be maintained, including providing for variation in *lot* sizes and configurations and visual buffering is implementable;

An original 40 ha *lot* may be re-created along the original *lot* and concession lines where the re-created parcels will comply with the maximum severances permitted in the applicable designation. The consent must comply with all other applicable policies of this plan, at the time of *application*.

#### **4.9.6 Lot Creation in the Natural Protection and Water Resource Area, Natural Heritage System and Hazards**

The creation of new *lots* that extend into or through *wetlands*, the habitat of *endangered or threatened species*, or *significant woodlands*, is not permitted.

*Lot* lines may extend through natural hazard areas or sites, but where the lot lines will result in development that may pose a significant safety threat, they shall be prohibited.

The creation of new *lots* that extend into or through other areas *designated* as Natural Protection and Water Resource Areas or the *Natural Heritage System* shall be discouraged and are further protected in Part 9 of this Plan. However, provided no new building *lot* is created, a severance may be considered to correct conveyances, enlarge an existing *lot*; and/or for a non-developable purpose.

#### **4.10 Housing Options**

Consistent with section 2.2(1) of the *PPS*, Mulmur will provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of Dufferin County (being the *Regional Market Area*) by:

1. acknowledging Dufferin County established a minimum target for the provision of housing that is *affordable to low and moderate income household of 20%*, applicable to new residential developments by plan of subdivision;

2. supporting a range of *housing options* to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
3. permitting residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites for residential *use*, *development* and introduction of new *housing options* within previously developed areas, and *redevelopment* which results in a net increase in *dwelling unit*.

The Township supports the *development* of housing which is *affordable to low and moderate income households* through a variety of *housing options*.

The Township supports the concept of visitable housing, which is not necessarily fully accessible housing but generally is accessible without steps to and within the main living area and has wider doorways. All new development shall consider options to include a visitable design with main floor step-free access and wider doorways.

#### **4.10.1 Additional Dwelling Units (ADU)**

Within *settlement areas*, and subject to servicing and the provisions of the Zoning By-law, the Township supports the *development* of a range of housing forms, including units which are designed to facilitate additional attached units, such as purpose-built basement apartments, to assist meeting Dufferin County's affordability target.

Outside of *settlement areas*, the *development* of *additional dwelling units* may be considered where a dwelling unit is permitted, subject to the following criteria:

1. the permissions and provisions provided in the Comprehensive Zoning By-law;
2. providing adequate services and *infrastructure*;
3. limiting future fragmentation and preserving *rural character*;
4. compatibility with adjacent land *uses*; and,
5. consistency with any applicable legislation and other matters as deemed appropriate.

Additional policies related to Additional Dwelling Units in *Prime Agricultural Areas* and *Rural Areas* are provided in Part 7.

## **Part 5: Residential and Mixed Uses**

Lands within the Primary Settlement Area (Mansfield) and Rural Settlement Areas are designated to recognize existing uses and provide a framework and appropriate location for new development, generally reflecting a combination of Neighbourhood, Mixed Uses and Parks and Open Spaces. Additional lands are designated as Natural Protection and Water Resource Areas in accordance with subsection 9.5.

### **5.1 Neighbourhood Designation**

#### **5.1.1 Criteria and Objectives**

Lands *designated* Neighbourhood shall include lands that are developed or may be developed for residential purposes within *settlement areas*.

The objective of the Neighbourhood designation is to provide a community setting and encourage a range of *housing options*.

#### **5.1.2 Permitted Uses**

*Uses* permitted in the Neighbourhood designation include a range of *Housing Options*, including but not limited to: a single detached *dwelling*, semi-detached, rowhouses, townhouses, multiplexes, additional *residential units*, *garden suites*, and multi-residential *buildings*, including low- and mid-rise apartments, subject to the policies of this Plan.

Private recreational uses and accessory uses are also permitted.

### **5.2 Mixed-Use Area Designation**

#### **5.2.1 Criteria and Objectives**

Land *designated* Mixed Use include existing commercial and institutional *developments* and *uses* as well as lands available for community-centered commercial or highway related commercial *uses* along arterial roads.

The objectives of the Mixed-Use Area designation are:

1. To recognize existing commercial and institutional *developments* and *uses* and provide an appropriate policy framework for their continued existence, and for their expansion and change of *use* where appropriate;
2. To provide for the *development* of community and social service facilities to serve the residents of Mulmur;
3. To generally direct larger commercial and *institutional uses* serving the local area or uses servicing a broader regional market, to the Primrose Business Park; and
4. To provide a policy framework to ensure that only those new commercial uses and *institutional uses* that are appropriate for the site and *compatible* with surrounding *uses*, are established or enlarged.

### 5.2.3 Permitted Uses

Uses permitted in the Mixed-Use Area designation include a range of smaller scale commercial uses and smaller scale institutional serving the community or travelling public, including the following uses and similar small scale uses:

1. Retail and wholesale commercial establishments;
2. Automotive and related uses;
3. Business and personal services shops;
4. Restaurants;
5. Accommodation and entertainment establishments other than an adult entertainment parlor;
6. Gas station and automobile related services;
7. Business or professional offices;
8. Dwelling unit above or behind a commercial use;
9. Commercial Recreational Uses and Public Recreational uses; and
10. Smaller scaled institutional uses that serve the community, including places of worship, existing cemeteries, schools, community centres, fire halls, day care facilities, ambulance stations, health services, recreational uses, community services and other municipal or government buildings and facilities, and religious, cultural or educational establishments.

## 5.3 Parks and Open Spaces Designation

### 5.3.1 Objectives

The objectives of the Parks and Open Spaces designation are:

1. To permit *existing uses* to continue and, where appropriate, to expand and diversify;
2. To encourage appropriate small scale *commercial recreation development and public recreation*, facilities, activities and *uses*, at appropriate locations;
3. To encourage the continued *development* of, and improvements to recreational *developments* and facilities, that are in harmony with the community and are sensitive to the natural environment; and,
4. To provide for the preservation and protection of public open space lands while encouraging *compatible activities and uses*.

### 5.3.2 Criterion for Designation

Lands within the Parks and Open Spaces designation include Public and Commercial *recreational developments* and *uses* that currently exist, and where lands are already *designated* for such purposes. The designation also includes lands, previously designated Open Space that are intended for public access and *use*, or for long term preservation, whether owned by a government or non-government organization.

Existing large scale commercial recreation uses are identified through site specific policy areas. All recreation and recreation-related developments, including residential developments related to recreational uses on lands not already designated for the proposed purpose in this Plan, shall be undertaken only in accordance with, and by amendment to this Plan.

### 5.3.3 Permitted Uses

*Uses* permitted in the Parks and Open Spaces designation include:

1. Existing recreational *developments*, activities and *uses*;
2. Public Recreation and Commercial Recreational *development* and related activities;
3. Ancillary commercial *uses* providing goods and services to the patrons of the recreational facility or *use*.
4. Small-scale *structures*, trail *infrastructure* and facilities required to support permitted sport, activities and *uses*, and *Infrastructure* and may also include Personal Use Recreation *development*.

### 8.10.4 Additional Policies

The provision of *access points*, trails, shelters and other facilities shall be encouraged, at appropriate locations, to appropriately support the type and level of *use* intended for such lands, including safe *access points*, adequate on-site parking, sanitary facilities, *waste* receptacles, trails, signage, etc.

Appropriate levels of servicing of such areas shall also be provided including *waste* collection and disposal, sanitary facility maintenance, trail maintenance, parking and signage to reflect the permitted uses including limiting trail use where appropriate.

## **Part 6: Economy and Employment Areas**

### **6.1 Employment Areas**

For the purposes of protecting industrial lands, the Township will apply the policies of Section 2.8.1.3 and 3.5 of the PPS for *employment areas*, to the Employment Settlement Areas, being that on lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned *employment areas*, in accordance with provincial guidelines. Consistent with section 2.8.1.1 of the PPS, the Township shall encourage economic *development* and competitiveness by:

1. providing for an appropriate mix and range of employment, institutional, and broader mixed *uses* to meet long-term needs;
2. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment *uses* which support a wide range of economic activities and ancillary *uses*, and consider the needs of existing and future businesses;
3. identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
4. encouraging *intensification* of employment *uses* and *compatible*, compact, mixed-use *development* to support the achievement of *complete communities*;
5. addressing land *use* compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*; and
6. protecting and preserving employment areas and the Primrose Business Park.

### **6.2 Employment Area Conversion**

While the Primrose Business Park is not considered an *employment area* as defined by the PPS, the Township will continue to protect and promote the Employment Settlement Area for employment, institutional and broader mixed uses.

The Township identified the Primrose Business Park as an ideal location after having completed a variety of professional reports and background studies, and its proximity to a *Major Goods Movement Facilities and Corridors*. The conversion of land within the Primrose Business Park for any other purpose is strongly discouraged. Based on the 2022 *DLNA*, no need to remove land has been identified for the 2025-2051 planning horizon and any proposed boundary adjustment must include a Land Needs Assessment.

Boundary adjustment and expansions to the Employment Settlement Area or the identification of an additional Employment Settlement Area shall only be done at the time of a municipal-wide Official Plan update.

## **6.3 Primrose Business Park Area**

### **6.3.1 Objectives**

The objectives of the Primrose Business Park are:

1. To recognize existing industrial *developments* and *uses* and provide an appropriate policy framework for their continued existence, and for their expansion and change of *use* where appropriate;
2. To encourage a well-planned and properly functioning business park, within which will be located a mix of clean, dry, commercial, light industrial, institutional and *public uses* appropriate for, and serving the local and regional area;
3. To ensure that generally only small-scale, clean and relatively low impact *uses* appropriate for the site and area and, in particular, that only those *uses* that are *compatible* with adjacent residential *uses* and the Primrose Elementary *School* are permitted and that are appropriate for the site and area, and *compatible* with adjacent *uses*, are established;
4. To identify opportunities and constraints in the area and establish an overall *development* concept and a framework for the resolution of servicing, access, environmental, traffic, hydrogeology, stormwater management, drainage, cultural and land *use* compatibility issues;
5. To ensure that appropriate types and levels of services are provided to accommodate proposed *uses* without impacting on the quality or quantity of groundwater; and
6. To preserve the long-standing opportunities for industrial *developments* and *uses* in the Primrose area.

### **6.3.2 Concept and Criteria for Designation**

The Primrose Business Park Area is a predominantly non-residential area that has long been identified as the primary location for industrial and commercial *uses*, primarily due to its location at the intersection of Highways 10 and 89. The policies in the Business Park designation are based on the expectation that Primrose will be the focus for business *development*, employment growth and economic activity in the Township.

The intent is to have a well planned and properly functioning business park, within which will be located a mix of clean, dry, commercial, light industrial, institutional and *public uses* appropriate for, and serving the local and regional area.

Lands that are not currently developed will be placed into a Holding Zone, until specific end-uses have been identified and conditions have been met.

### **6.3.3 Mixed-Use Commercial Areas Designations**

The Primrose Business Park Area has the following main designations:

1. Mixed-Use Commercial Areas Core Designation (section 6.4)
2. Mixed-Use Commercial Areas Gateway Designation (section 6.5)
3. Mixed-Use Commercial Areas Transition Designation (section 6.6)

The Mixed-Use Commercial Areas designation reflects arterial road opportunities and protects *sensitive land uses* and segregate *uses* according to the attributes and constraints of the area. Slight changes to the boundaries between the designations will not require an amendment to this Plan.

To the North, there are several existing residential *uses*, an elementary *school*, and environmental features. *Developments* and *uses* within the business park must be *compatible* with these *existing uses*.

To the South, Highway 89 provides opportunities for many commercial *uses* that are dependent on exposure to and/or access from the adjacent grid roads. Areas specifically intended for such *uses* have been identified to take advantage of the accessibility and exposure this area enjoys.

The central portion of the business park provides for *uses* that do not require direct highway exposure, but which should be separated from adjacent *sensitive uses*.

Minor adjustments to the boundaries of the Gateway, Core and Transition designations may be made to accommodate servicing and the siting requirements of specific end-*uses* appropriate for the designation without an amendment to this Plan, provided adjacent existing land *uses* are not adversely affected and/or the overall design and functionality of the business park are not compromised.

#### **6.3.4 Preliminary Background Studies**

~~The Township commissioned preliminary servicing, hydrogeology, environmental impacts, stormwater management /drainage, and access/traffic background studies and reports with no known specific *development* proposal or end-use to evaluate the appropriateness of the establishment of a business park in the Primrose area. Any *application* for *development* will be required to update or prepare a new report to assess the impacts related to a specific *development* proposal or end-use.~~

~~Although the various studies are preliminary in nature and based on a raw land state with no known specific *development* proposal or end-use, they are intended to be used as a yardstick against which specific *development* proposals may be evaluated.~~

#### **5.6.4.1 Environmental Protection**

~~An Existing Conditions and Environmental Constraints Report has been prepared for the Township by Azimuth Environmental Consultants Inc. All lands which are not suitable for *development* within Primrose, due to the presence of physical constraints and/or natural features, have been placed in the Natural Protection and Water Resource Areas designation.~~

#### 5.6.4.2 Hydrogeology and Servicing

~~A Preliminary Hydrogeology and Servicing Concepts Study has been prepared, for the Township, by Azimuth Environmental Consultants Inc.~~

~~Developments and uses that can be sustained by individual on-site wells and septic systems are preferred. Where the use does not consume more than 10,000 l/day of water and/or generate similar volumes of sewage waste or other wastewater, and is to be accommodated on private services, it must be demonstrated that applicable Ontario Building Code requirements can be met, to the satisfaction of the Chief Building Official.~~

~~It is intended that most, if not all of the individual *developments/uses* within the Business Park will use less than 10,000 l/day of water.~~

~~Uses that consume larger quantities of water and/or generate larger volumes of sewage waste or wastewater (more than 10,000 l/day) may also be considered. A sewage system for any such use is, by definition, a large sewage works and is subject to the requirements of the Ontario Water Resources Act, which is administered by the Ministry of the Environment. In general, large septic systems must address several additional design considerations not typically considered for individual septic systems under the Ontario Building Code. Among the additional requirements would be the application of the Reasonable Use policy for in-ground based disposal systems, assimilative impact studies for any surface water discharge and pre and post monitoring requirements following system start-up.~~

~~A further hydrogeological report shall demonstrate that the assimilative capacity of the site is not exceeded, to confirm the availability of an adequate and potable water supply and to demonstrate that the impacts on groundwater generally, and on adjacent wells and water supplies are minimal and acceptable.~~

~~Where water use is minimal, and the approval authorities for the sewage works do not require a Hydrogeological Study, the requirement for a further study may be waived by the Township if it is satisfied that the cumulative impacts have been considered and adequately addressed, and that the groundwater reserves will not be unduly depleted or put at risk of contamination.~~

#### 5.6.4.3 Stormwater Management

~~A Preliminary Stormwater Management Study has been prepared, for the Township, by C. C. Tatham and Associates Ltd. Detailed designs for stormwater management for both quality and quantity control shall be provided at the plan of subdivision approval stage and on an integrated basis, based on the overall concept and the recommendations contained within the Tatham study, and in accordance with the requirements of this Plan.~~

~~Natural hazards and their limits within Primrose have generally been defined in the study. More detailed studies to refine slope, erosion and/or flood hazard boundaries may need to be undertaken for subsequent *development* proposals adjacent to identified natural hazard areas.~~

#### 5.6.4.4 Traffic and Related Requirements

~~A preliminary Transportation Impact Study has been prepared for the Township by C. G. Tatham and Associates Ltd.~~

~~Generally, uses which generate traffic volumes and/or characteristics that vary significantly from the type of traffic or exceed the average level, duration and/or timing of the traffic which has been predicted for the business park, will require further analysis to ensure that traffic concerns and public safety issues have been identified and addressed.~~

~~Planned improvements to the Highway 10/89 intersection with County Road 19 are expected to accommodate business park traffic. Approval of any *development* resulting in turning movements at this intersection which is required in advance of the completion of these improvements must be obtained from the Ministry of Transportation (MTO), prior to the removal of the Holding symbol from the zoning of the lands. Any *development* that occurs after the design traffic volumes at the intersection have been met or exceeded may be subject to conditions requiring further improvements to the intersection to accommodate the traffic generated by the *development*.~~

~~A northbound left turn storage lane is required on County Road 19 at the entrance to the Business Park, in accordance with the findings of the Tatham Study or a subsequent, more detailed Transportation Impact Study based on actual end-uses of the site, and the requirements of the County of Dufferin.~~

#### ~~5.6.4.5 Access and Development Design~~

~~All new lots shall front on and be accessed from a new internal municipal road which is required to have a 26 m. right-of-way width, with an entrance located on County Road 19 a minimum distance of 300 m. north of the Highway 10/89 intersection or as close to the intersection as is permissible given the traffic volumes and the need for storage lanes to accommodate turning movements at the intersection.~~

~~One additional entrance from County Road 19 and north of the main business park entrance, to be used as an emergency second entrance to the business park, shall also be provided. It may also serve as a new or an alternative entrance for the Primrose Elementary School, or as an entrance to a single, private use provided provision is made for an internal connection of that entrance to the road within the business park, as a condition of site plan approval. It may be required to be gated or otherwise controlled at the business park to permit emergency access only.~~

#### ~~5.6.4.6 Pedestrian Safety~~

~~Measures to ensure that sufficient and safe pedestrian access is provided within and adjacent to the business park shall be provided, as a condition of plan of subdivision approval and/or at the site plan approval stage.~~

### **6.3.5 Zoning**

Lands suitable for *development* within Primrose have been *designated* in a Mixed-Use Commercial Areas designation and are zoned to an appropriate Business Park Gateway, Core or Transition zone containing specific permitted uses, regulations and standards for *development* and use in accordance with the specific provisions of this Plan.

Natural hazard areas and natural features, including associated buffers, and stormwater management facilities identified through detailed studies are zoned to Environmental Protection in the *Zoning By-law*.

A Holding symbol is affixed to all lands which are vacant, and the Holding symbol shall be removed, on a site-by-site basis, only when the Township is satisfied that the end-use has been identified and is appropriate for the site, the required services have been or can be provided, a site plan acceptable to the Township has been submitted, the requirements of this Plan, the *Zoning By-law* and all other applicable requirements of the Province and review agencies having jurisdiction have been, or can and will be satisfied and any required agreement between the owner and the Township has been executed and registered.

#### **6.4 Mixed-Use Commercial Areas – Core Designation**

The Core designation is intended to be *used* for light, dry industrial, space extensive commercial *uses* and for *uses* where *outdoor storage* is required.

Light industrial *uses* appropriate to the level of servicing, and within enclosed *building* involving manufacturing, processing, fabricating and assembly of materials, warehousing, servicing, repair, storage and distribution are permitted. Related office *uses* and on-site ancillary retail *uses* are permitted.

*Uses* requiring limited *outdoor storage*, small works yards, small commercial vehicle storage areas, etc. may be permitted in this District, provided the impacts of such *uses* can be adequately mitigated through screening and buffering. Outdoor activities relating to the *outdoor storage uses* must not *cause* disturbances or result in impacts on adjacent *uses*, whether within or beyond the business park.

Due to the potential for conflict between *school buses* and heavy truck traffic generated by *uses* within this District, and *because* of the potential for other impacts, such as noise and pollution, *uses* which generate large volumes of truck traffic, such as a truck or transportation terminal, are not permitted.

#### **6.5 Mixed-Use Commercial Areas**

Gateway *uses* shall be limited to light, dry commercial *uses* that rely on and/or would benefit most from the exposure to and visibility from the adjacent highway and County Road system. The high degree of visibility directly from these major roads make the lands immediately adjacent to them particularly desirable for highway-related and exposure-dependent commercial purposes.

#### **6.6 Mixed-Use Commercial Areas**

*Uses* in the Transition designation may include day care facilities, park and open space *uses*, storm water facilities, *public uses*, places of worship, cemeteries, *schools*, retail stores, *personal* service shops, professional offices, business offices, recreational facilities, community centres, fire halls, ambulance stations and other institutional, community service and *public uses*.

A *school* bus marshalling yard and student transfer facility may be permitted on lands immediately adjacent to the existing Primrose Elementary *School*.

A continuous berm and landscaped buffer is required, as a condition of draft plan, consent or site plan approval, along the west side of the residential *lot* to the immediate south of the Primrose Elementary *School*, and along the south side of the existing *school property*, or the enlarged yard associated with the *school* to accommodate an alternative or new entrance, parking and/or *school* bus marshalling yard/student transfer facility as permitted above.

Berming and landscaping shall be prepared in consultation with the Upper Grand District *School* Board and/or adjacent residential landowner(s), as applicable.

*Uses* adjacent to and in close proximity to the Primrose Elementary *School* shall not have the potential to generate harmful emissions or *cause significant* disturbance or other impacts which could detrimentally affect the adjacent educational and residential *uses*.

## 6.7 Major Facilities Designation

The Major Facilities designation reflects existing large scale, manufacturing, industrial, infrastructure and similar uses, that are generally publicly owned and operated, including waste management facilities.

Existing active waste management and former waste management facilities are designated as Major Facilities and sub-classified as WM and FWM respectively on Schedule A3.

*Waste management*, processing and handling facilities with a current Certificate of Approval from the Ministry of the Environment that are at all times in compliance with the current Certificate of Approval issued by the Ministry of the Environment are permitted, including a *waste* transfer facility; recycling facility; compost facility; waste re-use the burning of brush and wood free of contaminants; and other *uses* permitted in a current Certificate of Approval from the Ministry of the Environment.

No residential *use* is permitted in conjunction with an active *waste* management site. Re-*use* of a former *waste management site* for purposes other than *waste management* will require approval in accordance with the Environmental Protection Act and all applicable legislation and regulations and an amendment to this plan.

## **Part 7: Rural Areas and Agricultural System**

The Rural Areas and Agricultural System consists of a combination of Prime Agricultural Areas and Rural Areas. This area is intertwined with a variety of Local Landscape and Resource Management land uses.

### **7.1 Agricultural Resources**

Consistent with section 4.3.1 of the *PPS*, Mulmur uses an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*, and has *designated* the lands through the Prime Agricultural Area Designation in this Plan.

Consistent with section 4.3.6 of the *PPS*, Mulmur will support local food, facilitate near-urban and *urban agriculture* and foster a robust *agri-food network*.

An Agricultural System map may be included as an appendix to this Plan without an amendment to the Plan.

#### **7.1.1 Normal Farm Practices for Agricultural Uses**

Consistent with section 4.3.2.3 of the *PPS*, in *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *Normal Farm Practices* shall be promoted and protected in accordance with provincial standards. Policies of this plan promoting rural character, dark sky, reducing visual impacts are not intended to impact nor be applied to prevent Normal Farm Practices.

#### **7.1.2 Agriculture-Related Uses and On-Farm Diversified Uses**

Consistent with policy 4.3.2.1 of the *PPS*, *agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.*

Where an agriculture-related use or on-farm diversified use is permitted, it shall be on a parcel with an agricultural operation that has a dwelling and shall be located within the building cluster or on lands that have been fallow for at least 10 years or on the lowest classification of land for agriculture (CLI mapping).

Agriculture-related use shall be directly related and secondary to the principal agricultural use on the parcel;

#### **7.1.3 Agricultural Impact Assessment**

Consistent with section 4.3.5.2 of the *PPS*, impacts from any new or expanding *non-agricultural uses* on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.

#### **7.1.4 Minimum Distance Separation Formulae**

Consistent with section 2.6.5 and 4.3.2.3 of the *PPS*, new land *uses*, including the creation of *lots*, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae* (MDS) prepared in accordance with the provincial implementation guidelines.

## 7.2 Prime Agricultural Areas Designation

### 7.2.1 Objectives

The objectives of the Prime Agricultural Areas designation are to optimize the availability of *prime agricultural lands* for agricultural use for the long term; protect agricultural operations from *incompatible uses*, and to provide opportunities to enhance viability and encourage diversification by permitting additional *uses*, where appropriate.

### 7.2.2 Criteria for Designation

Consistent with section 4.3.1.3 of the *PPS*, *Prime agricultural areas* are identified on Schedule A3, and are protected for long-term use for agriculture, as part of the agricultural land base shall include *prime agricultural areas*, including *specialty crop areas*. Lands *designated Agriculture* include the following:

1. *prime agricultural areas*, as identified on the 2022 Provincial Agricultural Land Base map, and as refined in the County of Dufferin Official Plan; and,
2. *specialty crop areas*; if identified.

*Prime agricultural areas* are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

### 7.2.3 Permitted Uses

Consistent with section 4.3.2.1 and 4.3.5 of the *PPS*, permitted uses in the Prime Agricultural Areas include:

1. *agricultural uses*;
2. *agriculture-related uses (in accordance with section 4.6)*;
3. *on-farm diversified uses (in accordance with section 4.6 consistent with provincial guidance reference publications)*;
4. residential use (in accordance with section 5.7.4.2);
5. *home industry, group home*;
6. extraction of *minerals, petroleum resources and mineral aggregate resources*; and
7. limited non-residential uses, provided that all of the following are demonstrated:
  - a. the land does not comprise a *specialty crop area*;
  - b. the proposed use complies with the *minimum distance separation formulae*;
  - c. there is an identified need within the planning horizon identified in the Official

Plan for additional land to accommodate the proposed *use*; and

- d. alternative locations have been evaluated, and there are no reasonable alternative locations which avoid *prime agricultural areas*; and there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

Generally, *public and commercial recreation* shall not be permitted in *prime agricultural areas*.

A residential use may not be permitted where a previous surplus dwelling was severed from a farm and subsequent residential uses prohibited to facilitate a severance or farm consolidation, in accordance with section 4.3.3.1.c) of the PPS.

#### **7.2.4 Additional Residential Uses**

The following *residential uses* are permitted in the *prime agricultural area*:

1. Consistent with section 4.3.2.4 of the PPS, a principal *dwelling* associated with an agricultural operation shall be permitted in *prime agricultural areas* as an *agricultural use*, in accordance with provincial guidance, except where prohibited in accordance with PPS policy 4.3.3.1c); and,
2. Consistent with section 4.3.2.5 of the PPS, where a residential *dwelling* is permitted on a *lot* in a *prime agricultural area*, up to two additional *residential units* shall be permitted in accordance with provincial guidance, provided that where two additional residential units are proposed, at least one of these additional residential units is located within or *attached* to the principal dwelling, and any additional *residential units*:
  - a. comply with the *minimum distance separation formulae*;
  - b. are *compatible* with, and would not hinder, surrounding agricultural operations;
  - c. have appropriate *sewage and water services*;
  - d. address any public health and safety concerns;
  - e. are of limited scale and are located within, *attached*, or in close proximity to the principal *dwelling* or farm *building cluster*; and
  - f. minimize land taken out of agricultural production.

For greater certainty, the two additional residential units that are permitted on a *lot* in a *prime agricultural area* in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.

### **7.3 Rural Lands Designation**

#### **7.3.1 Objectives**

The objectives of the Rural Lands designation are to facilitate and permit a broader range of *compatible* rural, resource, recreational, tourism, economic activities, residential *uses*, and *uses* related to such *uses*, that have a minimal impact on *agricultural uses*, natural resources, environmental features and *rural character*, and to encourage continued agricultural *use* and protect agricultural operations where they exist within *rural areas*.

### 7.3.2 General Policies for Rural Designation

Consistent with section 2.5.1 of the *PPS*, the *rural areas* of Mulmur shall be supported by:

1. *building upon rural character*, and leveraging rural amenities and assets;
2. promoting regeneration, including the *redevelopment of brownfield sites*;
3. accommodating an appropriate range and mix of housing in rural *settlement areas*;
4. using rural *infrastructure* and *public service facilities* efficiently;
5. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or *use* of resources;
6. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
7. conserving biodiversity and considering the ecological benefits provided by nature; and
8. providing opportunities for economic activities in *prime agricultural areas*, in accordance with the policies of this plan.

Consistent with sections 2.6.2 and 2.6.3 of the *PPS*, *development* that is appropriate to the *infrastructure*, which is planned or available, avoid the need for the uneconomical expansion of this *infrastructure* and that can be sustained by rural service levels should be promoted.

Consistent with section 2.6.4 of the *PPS*, Mulmur supports a diversified rural economy by protecting agricultural and other resource-related *uses* and directing non-related *development* to areas where it will minimize constraints on these *uses*.

### 7.3.3 Criteria for Designation

The Rural Lands designation is predominately made up of lands outside of specific resources, such as the *prime agricultural areas*, natural areas, mineral resources and settlements. Rural lands include rugged terrain and are intermingled with natural heritage features and hazard lands. The Rural Lands designation includes non-contiguous *agricultural uses*, pasture fields, hobby farms, residential uses on large *lots*, recreation, forestry, conservation, resource related uses and some site specific commercial and industrial uses that are appropriate to located outside of *settlement areas*.

### 7.3.4 Permitted *Uses*

Consistent with section 2.6.1 of the *PPS*, permitted *uses* in the Rural Lands designation include:

1. the management or *use* of resources;
2. limited residential *development*;
3. *group home*;
4. resource-based recreational uses, including recreational dwellings not intended as permanent residences;
5. *agricultural uses, agriculture-related uses, on-farm diversified uses and Normal Farm Practices*, in accordance with provincial standards and section 4.6 of this Plan;
6. *home industry*;
7. cemeteries;
8. other rural land *uses*; and
9. Public Recreation.

Small-scale commercial and small-scale industrial *uses* related to the management or *use* of resources and rural land *uses* that cannot be located in *settlement areas* may be permitted in the Rural designation, subject to an amendment to this plan and site-specific zoning.

Consistent with section 2.6.1 of the *PPS*, Commercial Recreation and Resource-based recreational *uses* (including recreational *dwellings* not intended as permanent residences may also be considered through a site-specific zoning amendment.

## **Part 8: Infrastructure, Facilities and Community Services**

### **8.1 General Policies for Infrastructure and Public Service Facilities**

Consistent with section 3.1.2 of the *PPS*, the *use of existing infrastructure and public service facilities* should be optimized and opportunities for adaptive re-use should be considered, where feasible, before consideration is given to developing new *infrastructure and public service facilities*.

Consistent with section 3.1.1 of the *PPS*, *infrastructure and public service facilities* shall be provided in an efficient manner while accommodating projected needs. Planning for *infrastructure and public service facilities* shall be coordinated and integrated with land use planning and growth management so that they:

1. are financially viable over their life cycle, which may be demonstrated through asset management planning;
2. leverage the capacity of *development* proponents, where appropriate; and
3. are available to meet current and projected needs.

Consistent with section 3.1.3 of the *PPS*, *infrastructure and public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.

Consistent with section 3.1.4 of the *PPS*, *public service facilities* should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, and *active transportation*.

Consistent with section 3.1.5 of the *PPS*, in collaboration with *school* boards, the Township will consider and encourage innovative approaches in the design of *schools* and associated childcare facilities.

Consistent with section 2.2.1(c) of the *PPS*, Mulmur will promote new housing *developments* to explore servicing options which efficiently use land, resources, *infrastructure* and support the use of *active transportation* within *settlement areas*.

#### **8.1.1 Engineering Studies and Design Standards**

All *development applications* shall include consideration of adequate *infrastructure*, facilities and services necessary to support the maximum anticipated *use* and may require the submission of studies and plans to support such *application*.

All *development applications* shall be reviewed with respect to the Township's Guidelines and Standard Drawings and in some instances a detailed engineering design submission may be required.

#### **8.1.2 Environmental Assessment**

An Environmental Assessment may be required for all new and reconstructed transportation and *utility* facilities in accordance with the Environmental Assessment Act and to assess the impact on the environment and the community and be consistent with the objectives and policies of this Plan.

## 8.2 Transportation Infrastructure

Consistent with *section 3.2* of the *PPS*, *transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the *use* of zero- and low- emission vehicles.

Efficient *use* should be made of existing and planned *infrastructure*, incorporating transportation *demand management* strategies, where feasible. As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be planned for, maintained and, where possible, improved including connections which cross jurisdictional boundaries.

A land *use* pattern, density and mix of *uses* should be promoted that minimizes the length of trips and number of vehicles.

Consistent with *section 3.3.1* of the *PPS*, Mulmur will plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, future transit and electricity generation facilities and transmission systems to meet current and projected needs.

Consistent with *section 3.3.2* and *3.3.3* of the *PPS*, *major goods movement facilities and corridors* shall be protected for the long term. The Township will not permit *development* in *planned corridors* that could preclude or negatively affect the *use* of the corridor for the purpose(s) for which it was identified. New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be *compatible* with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate *negative impacts* on and *adverse effects* from the corridor and transportation facilities.

Consistent with *section 3.3.4* and *3.3.5* of the *PPS*, the preservation and *reuse* of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible. The co-location of linear *infrastructure* should be promoted, where appropriate.

### 8.2.1 Road Classification and Reclassification

Schedule B1 illustrates road classifications of all original surveyed road allowances, as well as forced and deviated roads, according to their function, standard of construction, maintenance standard, and anticipated level of service.

Road Classification	Description and Sub-classifications	Typical Jurisdiction
Arterial Roads <ul style="list-style-type: none"> <li>• County Roads</li> <li>• <i>Major Goods Movement Facilities and Corridors</i></li> </ul>	Arterial roads carry traffic into, out of and through the Township and are hard surfaced.	County or Provincial

	<i>Major Goods Movement Facilities and Corridors</i> are defined by the PPS, and include the following Arterial Roads: Highway 89 and County Road 18 (Airport Road)	
Collector Roads	Collector Roads provide interconnections between arterial and local roads, and between concentrated developed areas and the arterials. They typically have larger traffic volumes than the local roads and are hard surfaced.	County or Township
Local Roads <ul style="list-style-type: none"> <li>○ Year-Round Maintained</li> <li>○ Seasonally Maintained</li> <li>○ Unmaintained</li> <li>○ Privately Maintained</li> </ul>	<p>Local Roads have lower traffic volumes and are not generally hard surfaced, have a lower standard of construction, often with <i>significant</i> grades and sharp curves, reduced sight distances, narrow shoulders, etc.</p> <p>Local roads are further classified by the level of maintenance they receive by the Township.</p> <p>Unmaintained roads receive no Township maintenance.</p> <p>Seasonally Maintained are maintained outside of the winter season.</p> <p>Year-Round Maintained are maintained for the duration of the year.</p> <p>Privately Maintained Roads receive no maintenance from the Township but are maintained by the <i>property(s)</i> to which they provide access, either through an agreement with the Township or a private agreement amongst landowners.</p>	<p>Township</p> <p>Landowners</p> <p>Private</p>

Reclassification may be required following an upper tier rationalization or reclassification study, an amendment to Schedule B1, a *development* which generates high volumes of traffic or a *development* that increases industrial traffic.

### 8.2.2 Access and Development on a Year-Round Maintained Road

Direct access to a Year-Round Maintained Road is required for all new *uses* with the exception of forestry, *resource management* and *agricultural uses with no residential use*. The conversion from a seasonal residential use to a year-round residential use shall be considered a new use and shall require direct access to a Year-Round Maintained road.

Common driveways may be permitted where recommended by the approval authority and the concerns of the Township can be adequately addressed.

Existing *lots* on existing Privately Maintained roads may be developed in accordance with the requirements of this Plan, the *Zoning By-law* or the Niagara Escarpment Plan.

The *use* of a portion of a Seasonally Maintained road or road allowance as a private driveway may be permitted for *development* of existing *lots*, provided an agreement acceptable to the Township has been executed and registered against the lands served by the driveway for road upgrading and maintenance.

Except as explicitly permitted in this Plan, or by site-specific amendment to this Plan, the creation of new *lots* on Privately Maintained Roads, or on seasonally maintained or unmaintained public roads is not permitted.

A Privately Maintained road may be considered through an *application* for a draft plan of subdivision or draft plan of condominium. An amendment to this Plan is required for a *development* to be served by a Privately Maintained road under any other *development* process and shall address the provision of ongoing private maintenance.

### **8.2.3 Road Improvements**

The Township will not generally up-grade or maintain any Unmaintained, Seasonally Maintained or Privately Maintained roads.

The Township may enter into an agreement with one or more landowners to bring an Unmaintained or Seasonally Maintained Road up to Township standards, at the expense of the owner(s). In such instances, the owner(s) shall make provisions acceptable to the Township for the subsequent maintenance of the road. The Township may enter into an agreement with the owner(s) to *use* its best efforts to re-apportion and recover costs from other non-participating, benefiting landowners.

### **8.2.4 Transportation Impact Study (TIS)**

Any *development application* shall include consideration of traffic impacts and may require the submission of a Transportation Impact Study including a road condition assessment.

A Transportation Impact Study shall address impacts on existing and anticipated future traffic patterns, including weekend and tourist travel, an identification of the road classifications including any haul routes, an evaluation of the adequacy of roads, including bridges, an identification of all required improvements and a calculation of the capital contribution(s) required to accommodate the additional traffic resulting from the *use*, the impacts on adjoining roads as a result of the diversion of traffic, and confirmation of the availability of an entrance permit.

## **8.3 Land Use Compatibility**

Any *development application* shall include consideration of land use compatibility and may require the submission of a Land Use Compatibility Study and/or studies and plans

to assess compatibility based on the Provincial D-Series Guidelines. Reference in a planning justification report or a separate professional report may be required to assess compatibility and environmental considerations and requirements for industrial land use, sensitive lands, *sewage and water services* and individual on-site wells.

Consistent with section 3.5 of the *PPS*, *major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible Mulmur shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are *vulnerable* to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses* is only permitted if potential *adverse effects* on the proposed *sensitive land use* are minimized and mitigated and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

### **8.3.1 Industrial Facilities and Emissions (D-6)**

Any new *development* or *use*, involving the generation of *significant* noise, or any other emission, including dust, odour, particulates, vibration or which generated any other potential annoyance or disturbance shall be subject to the requirement of an assessment report which clearly demonstrates that all reasonable measures have been taken to minimize impacts, and the impacts are minor and acceptable. The proponent shall consult the Ministry of Environment to identify required study and other technical approvals.

### **8.3.2 Noise Study**

The Township may require any *application* be supported by a noise study to protect *sensitive land uses* from the adverse impacts of noise. Noise studies may also be required for commercial, industrial, extractive, recreational and *institutional uses* that are anticipated to generate noise impacts.

### **8.3.3 Landscaping Plan**

All *applications* for commercial, industrial, and institutional *developments*, plans of subdivision and site plan approvals shall include a landscaping plan to the satisfaction of the Township, and may also be used to provide buffering and address compatibility.

### ~~8.3.4 Lighting Study~~

~~The Township will limit light pollution and conserve energy by protecting a dark sky. A lighting study may be required for *development applications* where there is a potential for dark sky infringement and to address compatibility.~~

### ~~8.3.5 Visual Impact Assessment~~

~~A visual impact assessment or viewshed analysis may be required for any *development* proposals where there is a potential for visual impacts, to ensure that the built form does not predominate over the natural environment, to protect *rural character* and to assess compatibility. The assessment shall demonstrate that the visual impacts are minor and do not significantly reduce the scenic quality and maintains *rural character*.~~

~~A landscape analysis, with recommendations for reducing and mitigating such impacts, may also be required.~~

## 8.4 Water and Sewage Servicing

Consistent with section 2.2.1(c) of the *PPS*, Mulmur will encourage new housing *developments* to explore servicing options which efficiently *use* land, resources, *infrastructure* and *public service facilities* within *settlement areas*. Opposed to setting a numerical density target, Mulmur will support increasing densities to that which has been engineered to be sustainable.

Consistent with section 3.6.1 of the *PPS*, in planning for *sewage and water services* Mulmur shall:

1. accommodate forecasted growth in a timely manner that promotes the efficient *use* and optimization of existing municipal services and existing *private communal sewage services* and water services; and
2. ensure that these services are provided in a manner that:
  - a. can be sustained by the water resources upon which such services rely;
  - b. is feasible and financially viable over their life cycle;
  - c. protects human health and safety, and the natural environment, including the *quality and quantity of water*; and
  - d. aligns with comprehensive municipal planning for these services, where applicable.
    - i. promote water and energy *conservation* and efficiency;
    - ii. integrate servicing and land *use* considerations at all stages of the planning process; and
    - iii. consider opportunities to allocate, and re-allocate if necessary, the *unused system capacity of municipal water services and municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and may develop a policy with criteria to determine the process for removing allocation from a proposed *development* for which allocation has been granted.

### 8.4.1 Municipal Water System (Mansfield) and On-Site Sewage Services

Consistent with Provincial preferred form of servicing in section 3.6.2 of the *PPS*, *municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety.

*Municipal water services* only are available within the Primary *settlement area* (Mansfield), where the preferred form of servicing is *municipal water services* and *individual on-site sewage services* for individual *lots*.

Consistent with section 3.6.7 of the *PPS*, in *settlement areas*, where municipal services exist or are planned, *lot* creation may occur only where there is confirmation of sufficient *reserve water system capacity*, and the Township is satisfied with the approach to sewage servicing.

Consistent with sections 3.6.4 and 3.6.5 of the *PPS*, Mulmur has assessed the long-term impacts of the servicing options and *partial services*, may be permitted within *settlement areas*, to allow for infilling and minor rounding out of existing *development* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts* and within rural *settlement areas* where new *development* will be serviced by *individual on-site water services* in combination with *municipal sewage services* or *private communal sewage services*.

#### **8.4.2 Communal Water Systems and Responsibility Agreements**

The Township acknowledges that in accordance with section 3.6.3 of the *PPS*, *that where municipal sewage services and municipal water services* are not available, planned or feasible, that *private communal sewage services* and *private communal water services* are the preferred form of servicing for multi-unit/*lot development*.

Within the Primary Settlement Area (Mansfield) and rural *settlement areas*, the Township will consider *private communal sewage services* for *developments* of less than 10,000L/day capacity, generally being equivalent to five *dwelling units* or less.

*Municipal communal sewage services and communal water services* providing for greater than 10,000L/day capacity are not planned and are not feasible. Mulmur will not enter into a responsibility/default agreement for communal water or communal sewage services. An amendment to this Plan would be required to consider communal services for a *development* providing for greater than 10,000L/day capacity. Notwithstanding the foregoing, where the Township considers a communal servicing option, it shall do so only on the basis of an agreement being registered on the title of the lands which shall ensure that there are adequate financial securities in place and provision for maintenance and operation of those services to minimize the possibility of the municipality having to assume the operations of the communal systems at some time in the future.

#### **8.4.3 Individual Services**

Consistent with section 3.6.4 of the *PPS* where *municipal or private communal services* are not available, planned or feasible, *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

#### 8.4.3.1 Services outside of the Primary Settlement Area (Mansfield)

In the Rural *Settlement Areas*, *Mansfield North Recreational Area*, *Primrose Business Park* and on lands outside of Mansfield, *individual on-site sewage services* and individual on-site water services continue to be the preferred form of servicing for small-scale *development* and are anticipated to be provided where site conditions are suitable for the long-term provision of such services. The minimum *lot* size shall not be less than that required for the safe and efficient operation of on-site services for water and waste management on the site.

Consistent with section 3.6.6 of the *PPS*, in *rural areas*, where *partial services* have been provided to address failed services, infilling on existing *lots* of record may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

#### 8.4.4 **Water and Sewage Servicing Studies**

Any *development application* shall include consideration of functional servicing and hydrogeological conditions through the appropriate studies.

Without limiting the forgoing, any *application* for *development* shall be supported by sufficient data to identify the appropriate form of servicing and ensure that there is a potable water supply and suitable area for individual on-site sewage disposal to the satisfaction of the Chief Building Officer and the Township. Confirmation that interference with adjacent wells will not compromise other existing individual on-site or municipal water supplies in the area, nor impact groundwater is required.

##### 8.4.4.1 Functional Servicing Report and Servicing Options

*Applications* involving all *uses* which are likely to use more than 4,500L of water per day or generate more than 10,000 litres of *waste* per day shall be supported by an engineering report containing sufficiently detailed information to permit a meaningful evaluation of the servicing options, functional servicing and feasibility of water and sewage systems.

##### 8.4.4.2 Individual On-Site Sewage Systems (D-5-4)

A D-5-4 Study shall be submitted for any *development* proposal likely to generate more than 10,000L of waste per day.

A Hydrogeological Report, Nitrate Loading Report and Septic System Design may also be required.

##### 8.4.4.3 Water Supply Assessment (D-5-5)

A D-5-5 Study shall be submitted for any *development* proposal to use more than 4,500 L of water per day

#### 8.4.4.4 Hydrogeological Report

Detailed hydrogeological assessment based on information obtained from existing wells and, where necessary, test wells installed at appropriate locations shall be carried out where necessary prior to the approval of new *developments* to ensure that impacts on surface water, groundwater and supply systems are acceptable.

#### 8.4.4.5 Hydrology Study

A hydrology study may be required to assess potential impact of withdrawing water from a source, like a river or stream or watercourse on the surrounding environment. The Township may require a Hydrology Study for any *development application* which also requires a Provincial permit to take water (PTTW). The study aims to determine if the proposed water taking will cause unacceptable impacts to existing water users, water supply, supply systems, the ecosystem, natural water functions and assess the impacts to an overall water budget.

#### 8.4.4.6 Water Resource Management Report (WRM)

A *Water Resource Management (WRM)* Report may be required to implement the findings and recommendations of any required hydrogeology studies submitted in support of a *development application* and which also demonstrates how the potential impacts on water quality and quantity are to be addressed by:

1. maintaining natural hydrological characteristics including baseflow of watercourses;
2. maintaining *sensitive* groundwater recharge/discharge areas, aquifer and headwater areas;
3. requiring the *development* and monitoring of water budgets at a scale appropriate for the proposal;
4. protecting *fish and wildlife habitat*;
5. maintaining existing drainage patterns and/or restoring natural drainage patterns where possible; and
6. protecting *significant* recharge areas and *highly vulnerable aquifers*.

#### 8.4.4.7 Water for Fire Suppression

Any development application shall consider on-site water supplies to provide adequate fire suppression capabilities for the proposed *use*. Limitations of the existing municipal fire fleet shall also be assessed in relation to a proposed *development*. *Uses* which require extraordinary firefighting capabilities will only be permitted where an on-site water storage facility of sufficient capacity to provide adequate fire suppression capability for the *development*, and/or other enhanced on-site fire suppression capacity, is designed to the satisfaction of the Township. A fire suppression assessment shall include an assessment of water quantity and pressure, fire hydrant locations, emergency accesses and routes.

## 8.5 Stormwater Management

Any *development application* shall include consideration of stormwater management including water run-off quality and quantity.

Consistent with section 3.6.8 of the *PPS*, *Stormwater Management Plans* shall:

1. be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
2. minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
3. minimize erosion and changes in water balance including through the *use of green infrastructure*;
4. mitigate risks to human health, safety, *property* and the environment;
5. maximize the extent and function of vegetative and pervious surfaces;
6. promote best practices, including stormwater attenuation and re-use, water *conservation* and efficiency, and *low impact development*; and
7. align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from *development* on a *watershed* scale.

## 8.6 Energy Supply and Conservation

Any *development application* shall include consideration of Green Initiatives and Energy Options or Low Impact Design. This evaluation shall assess conformity with the Dufferin County's Green Initiatives Guideline, *development* standards and the policies of this Plan. A Lighting Study may also be required to limit light pollution, conserve energy, and implement a dark sky.

The Township is committed to advancing green initiatives and will encourage County initiatives. The Township will encourage the integration of green initiatives into *affordable* housing projects, with a focus on solutions that reduce long-term housing costs and enhance feasibility.

### 8.6.1 Energy Conservation, Air Quality and Climate Change

Consistent with section 2.9 of the *PPS*, Mulmur shall plan to reduce *greenhouse* gas emissions and prepare for the *impacts of a changing climate* through approaches that:

1. support the achievement of compact and *complete communities*;

2. incorporate climate change considerations in planning for and the *development of infrastructure*, including stormwater management systems, and *public service facilities*;
3. support energy *conservation* and efficiency;
4. promote *green infrastructure*, *low impact development*, and *active transportation*, protect the environment and improve air quality;
5. encourage additional approaches that help reduce *greenhouse* gas emissions and build community resilience to the *impacts of a changing climate*.

Mulmur will promote design and orientation which maximize the *use* of alternative or *renewable energy sources* and the mitigating benefits of vegetation.

### 8.6.2 Energy Supply

Consistent with section 3.8 of the *PPS*, Mulmur will provide opportunities for the *development* of energy supply including electricity generation facilities and transmission and distribution systems, *energy storage systems*, district energy, and *renewable energy systems* and *alternative energy systems*, to accommodate current and projected needs.

### 8.6.3 Alternative and Renewable Energy Projects

The following shall apply to alternative and *renewable energy source* projects:

1. Alternative and *renewable energy source* projects present unique land *use* compatibility concerns. Due to their prominence, alternative and renewable energy source projects have the potential to *significantly* impact, or even define, the character of a community. Site locations and site layouts must recognize the primary nature of existing land *uses* and must limit impacts to *agricultural uses*, *sensitive* neighboring *uses*, visual landscape, the natural environment and potential *uses* on neighboring properties;
2. All alternative and *renewable energy source* projects shall only be permitted through a site-specific amendment to the Zoning By-law, with established distance separation for alternative and renewable energy source projects from *sensitive land uses*;
3. Ground mounted solar *renewable energy* facilities of up to 10 kilowatts are permitted in *prime agricultural areas* as an *on-farm diversified use*. Facilities in excess of 10 kilowatts shall not be located in *prime agricultural areas*;
4. Small scale solar panels that provide electricity for *use* on the same *property* will be considered *accessory uses*;
5. Roof mounted solar generating facilities of all sizes will be encouraged subject to meeting applicable building code requirements; and
6. Any *application* for an alternative energy project shall assess:

- a. Potential noise from turbines and humming of any substations or power lines;
- b. Impacts to agriculture including drainage, soil *conservation* and productivity, number of acres taken out of production, and field fragmentation;
- c. Visual impact including lighting, colouring, blade glint, shadow flicker, overshadowing and impacts on natural landscapes and general visual amenity;
- d. Location of *utility* lines and any associated *utility buildings*, structures, and landscaping and screening of same;
- e. Impacts to the natural environment including but not limited to migration routes, *significant* natural areas, new waterway crossings, geotechnical concerns;
- f. Whether utilities should be buried or overhead, and impacts on watercourse crossings of *utility* lines and access roads;
- g. Impacts to cultural and built heritage, archeological resources and recreational areas;
- h. Impacts on local *infrastructure* through delivery, construction and operation of the project;
- i. Site safety including falling ice, tower collapse, fencing, guy wires markings and climbing prevention;
- j. Aircraft safety and impacts to private airstrips; and
- k. Potential electromagnetic interference to communications *infrastructure*.

## 8.7 Telecommunication Facilities

Telecommunication facilities fall under the Federal authority of Canada. New telecommunication facilities are encouraged to comply with the Township's Telecommunications Protocol, as amended or replaced.

Existing telecommunication facilities are identified on Schedule B2 of this Plan, which may be updated without amendment to this plan.

## 8.8 Public Spaces, Recreation Parks, Trails and *facilities*

Any *development application* for a new *public or commercial recreational use* shall be supported by appropriate studies, reports and plans.

Consistent with section 3.9 of the *PPS*, healthy, active, and inclusive communities should be promoted by:

1. planning public streets, spaces and facilities to be safe, meet the needs of *persons* of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;

2. planning and providing for the needs of *persons* of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; and
3. recognizing provincial parks, *conservation* reserves, and other protected areas, and minimizing *negative impacts* on these areas.

## 8.9 Recreational *Developments*

Recreational uses are categorized as *Personal Use, Public and Commercial*, as defined in this Plan.

New *commercial recreation* uses and *public recreation* uses shall generally be encouraged to locate within *Settlement areas*, Mansfield North Recreational Area and in the Primrose Business Park and be included within the Parks and Open Spaces designation. A limited range of uses may also be considered in the Rural and Recreational designations.

An amendment to this Plan is required where the predominant *use* of accommodation facilities does not relate directly to the principal recreational *use* permitted on the same *lot*. Such *developments* as hotels, motels, health spas, conference centres and similar establishments shall therefore require an amendment to this Plan and the *Zoning By-law*.

## **Part 9: Local Landscape and Resource Management**

### 9.1 Natural Heritage

Any *development application* shall include consideration of natural heritage through the appropriate studies, including but not limited to an Environmental Impact Statement.

Consistent with section 4.1.1 of the *PPS*, natural features and areas within the Township shall be protected for the long term.

The Township recognizes natural features and areas function as a part of a natural system that provides ecological services, including climate regulation, soil retention, natural water filtration, flood mitigation, habitat for fauna, *fish*, flora, and fowl, and nutrient re-cycling.

The Township will consider the health and integrity of the natural features or *ecological functions* for which an area is identified, due to single, multiple or successive *development* or *site alteration* activities when reviewing planning *applications* and undertaking public works. This may include consideration of the *impacts of a changing climate*.

Consistent with section 4.1.2 of the *PPS*, the diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *Natural Heritage Systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.

### 9.1.1 Natural Heritage System

The Township will implement the *Natural Heritage System* established in this Plan, as well as those of Provincial Plans and the Dufferin County Official Plan.

The Dufferin County Official Plan implements a *Natural Heritage System* that includes lands within the Township identified as Escarpment Natural Area and Escarpment Protection Area in the Niagara Escarpment Plan as well as lands within Provincial *Natural Heritage Systems*.

The Township will implement Provincial Plan and Dufferin County *Natural Heritage Systems* as overlays to the land use designations shown on Schedules A3. Provincial Plan and Dufferin County *Natural Heritage Systems* are mapped on Schedules A1 and C1. Copies of these plans currently in effect should be consulted where applicable.

The Township *Natural Heritage System* includes the following as overlays to the land use designations:

#### Category 1 Features

1. Provincially *Significant Wetlands*;
2. Other *Wetlands* (unevaluated or regionally or locally *significant*);
3. *Habitat of endangered species and threatened species; and*
4. *Fish habitat*.

#### Category 2 Features

1. *Significant Areas of natural and scientific interest (ANSI)*;
2. *Significant Woodlands*;
3. *Significant Valleylands*;
4. *Significant Wildlife habitat; and*
5. Lands Adjacent to Category 1 features and adjacent to certain Category 2 features as noted in these policies.

#### Category 3 Features

1. Lands adjacent to other Category 2 features;
2. Corridors and Linkage Features;
3. *Highly vulnerable aquifers*;
4. *Significant Groundwater Recharge Areas*;
5. Other *Surface water features*;
6. *Woodlands* other than *Significant Woodlands*;
7. Other Locally *Significant* Natural Features, Areas or Landforms; and,
8. Other *Wildlife habitat*.

These features may overlap or be coincident. Some features require further work to identify or constitute *sensitive* information that cannot be displayed on Schedules to this Plan. All natural features and areas identified in the Natural Heritage policies of this Plan are to be protected where they are present within the Township in accordance with the

policies of this Plan, the Provincial Planning Statement, applicable Provincial Plans, and the Dufferin County Official Plan.

All natural features identified on Schedules of this Plan should be considered schematic and subject to confirmation by an Ecological Site Assessment and possible refinement of boundaries by an Environmental Impact Statement.

Protection of natural features and areas is typically achieved by prohibiting *development* and *site alteration* within them and on lands adjacent to them. Some natural features and areas are a greater constraint than others when considering land *use* planning *applications*.

1. For Category 1 features, no *development* or *site alteration* is permitted, except in the case of *fish habitat* and habitat of *endangered species* or *threatened species*, *development* may be permitted in accordance with *provincial and federal requirements*. *Infrastructure* may also be permitted in some circumstances in accordance with applicable legislation and regulations;
2. For Category 2 features, *development* and *site alteration* may be permitted if it can be demonstrated through an Environmental Impact Statement that no *negative impacts* on the features or their associated *ecological functions* will result; and
3. For Category 3 features, *development* and *site alteration* are subject to policies in this Plan directed at improving the overall health of the Township's *Natural Heritage System*, including restoration and enhancement of natural features and areas, including the improvement of linkages within corridors.

Consistent with section 4.1.9 of the *PPS*, nothing in the policies of this Plan is intended to limit the ability of *agricultural uses* to continue. Further, the Township will encourage and promote agricultural practices that reduce impacts on natural features and the environment generally.

### **9.1.2 Identification of the Natural Heritage System, Features and Areas**

The *Natural Heritage System*, and the components or individual natural features of the system *are* identified on Schedule C Maps and are to be considered an overlay to the land *use* designations on Schedule A3 of this Plan. Despite the designation that lands may have on Schedules A3, *development* of lands will be generally directed away from the *Natural Heritage System* and/or subject to such evaluations or conditions as required by the policies of this Plan and the Dufferin County Official Plan.

The *Natural Heritage System* includes lands *designated* as Natural Protection and Water Resource Areas on Schedule A3.

### **9.1.3 Natural Heritage Features and Areas**

The Township has many natural features and areas that are important for their environmental and social values. Collectively they represent the legacy of natural landscapes in the area. The *Natural Heritage System* is made up of these natural

features and areas in accordance with terminology and policy direction from the Province and Dufferin County.

#### 9.1.3.1 Wetlands

All *Wetlands* shall be protected from the *negative impacts of development or site alterations*. The responsibility for establishing criteria which determines the significance of *wetlands* rests with the Province of Ontario. The evaluation and delineation of Provincially *Significant Wetlands* can only be completed by a Certified Ontario *Wetland Evaluator*. *Wetlands* will be shown on Schedule B2 as identified and delineated by the Province and Certified Ontario *Wetland Evaluators*.

*Negative impacts* are all impacts that result in degradation that threatens the health and integrity of the *wetland* or its *ecological functions* due to single, multiple or successive *development or site alteration* activities.

Consistent with section 4.1.4.b of the PPS, *development and site alteration shall not be permitted in Significant Wetlands. Development and site alteration shall not be permitted on adjacent lands to significant wetlands unless the ecological function of the adjacent lands has been evaluated, through an Environmental Impact Statement, and it has been demonstrated that there will be no negative impacts on the wetland or on its ecological functions, and addresses the criteria identified in this Section. For all significant wetlands, a minimum 30 metre vegetation protection zone shall be established and maintained.*

Except as outlined above for *significant wetlands*, *development* adjacent to and within 30 m. of *wetlands* shall only be permitted if it can be demonstrated, through an Environmental Impact Statement, that it will not result in any of the following:

1. loss of *wetland* functions;
2. subsequent demand for future *development* which will negatively affect existing *wetland* functions;
3. conflict with existing site-specific *wetland* management practices; and
4. loss of contiguous *wetland* area.

#### 9.1.3.2 Areas of Natural and Scientific Interest

*Areas of natural and scientific interest (ANSIs)* are classified as either earth science ANSIs or life science ANSIs. A further distinction is made to define those ANSIs which are considered to be provincially *significant* from those that are considered to be regionally or locally *significant*.

ANSIs are identified on Schedule B3.

*Consistent with section 4.1.5.e of the PPS, development and site alteration will not be permitted within or adjacent to an ANSI unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Statement.*

Lands within 50 metres of a *Significant ANSI* – Earth Science or within 120 metres of a *Significant ANSI* – Life Science shall be considered *adjacent lands*.

#### 9.1.3.3 Fish Habitat

Consistent with section 4.1.6 of the *PPS*, *development and site alteration* will not be permitted in or adjacent to *fish habitat* except in accordance with *Provincial and Federal requirements*.

Lands within 120 metres of *Fish habitat* shall be considered *adjacent lands*.

Where *development and site alteration* is permitted, the best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Province and the *Conservation Authority*.

#### 9.1.3.4 Habitat of Endangered Species and Threatened Species

The *habitat of endangered species and threatened species* is not shown on Schedules of this Plan, since species and habitat information is limited or not published. *Habitat of endangered species and threatened species* are listed or categorized on the Province of Ontario official Species at Risk list, as updated and amended from time to time. The Province administers the *Endangered species Act, 2007 (ESA)* to protect and *conserve* species at risk and their habitats. Under the ESA, the Ministry of Natural Resources and Forestry is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement. For the purposes of the Provincial Policy Statement, the Ministry of Natural Resources and Forestry is responsible for approving the delineation of habitat for endangered and *threatened species*.

Consistent with section 4.1.7 of the *PPS*, *development and site alteration* will not be permitted in or adjacent to *habitat of endangered species and threatened species*, except in accordance with *Provincial and Federal requirements*.

Lands within 120 metres of *Significant Habitat of Endangered and Threatened species* shall be considered *adjacent lands*.

#### 9.1.3.5 Wildlife Habitat

Wildlife of many varieties abounds in the Township, particularly within the rural and natural areas, the Pine and Boyne River valleys and the Niagara Escarpment Plan Area. Many species are very common, whereas some others are considered rare, *vulnerable*, threatened or even endangered. All species, and the protection of *significant* habitats are vital to the diversity and health of the Township's ecosystems.

*Wildlife habitat* includes those areas of the natural environment where plants, animals, and other organisms, excluding *fish*, live, and find adequate amounts of food, water,

shelter and space needed to sustain their populations, including areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Where permitted by this Plan, *development* and *site alteration* in *wildlife habitat* shall be designed so as to:

1. minimize the impacts on wildlife and *wildlife habitat*;
2. maintain corridors and linkages with adjacent areas; and,
3. enhance habitat wherever possible.

Consistent with section 4.1.5.d of the *PPS*, *development* and *site alteration* will not be permitted within or adjacent to *significant wildlife habitat* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an Environmental Impact Statement.

*Significant wildlife habitat* may include areas where there are: seasonal concentrations of animals; rare vegetation communities and specialized habitats for wildlife; habitats of species of special concern and other *significant wildlife habitat*, or animal movement corridors.

Lands within 120 metres of *Significant Wildlife habitat* shall be considered *adjacent lands*.

#### 9.1.3.6 Valleylands

*Valleylands* may have a combination of natural features warranting protection, and physical constraints from which new *development* should be protected.

For the purposes of this Plan, *valleylands* are broken into two distinct categories, according to their natural heritage values, and their physical constraints.

*Valleylands* with important natural features and/or functions include the following:

1. a riparian habitat zone within 30 m. of each side of all cold-water streams and permanently flowing rivers and streams with a drainage area of more than approximately 125 ha.;
2. lands within *wetlands* associated with all such rivers and streams and including their associated *wetland* buffers; and
3. other forested areas that are contiguous with the above, generally to, but not beyond the valley rim.

*Valleylands* with hazards and/or physical constraints to *development* include the following:

1. the channels and *flood plains* of rivers and streams with a drainage area greater than 125 ha.;
2. the meander belt associated with all such rivers and streams; and

3. steep slope areas that are contiguous with the above, generally to the valley rim.

These areas, as defined in the above text have not been shown separately on the schedules to this Plan, as no reliable and sufficiently accurate mapping currently exists. However, the above parameters make it relatively easy to identify where *valleylands* exist within the Township, based on the mapping of other features that are components of *valleylands* (*wetlands*, steep slopes) included on Schedules of the Plan

The most important valley and stream corridors in the Township are generally already *designated* as Escarpment Natural Areas in the Niagara Escarpment Plan or as Natural Protection and Water Resource Areas in this Plan.

*Development* within *valleylands* shall not be permitted, if there is a conflict with Provincial Policies, or the policies of this Plan or the Niagara Escarpment Plan (generally those *developments* proposed in close proximity to rivers and streams, within *wetlands*, floodplains and areas with unstable soils or slopes).

In other *valleylands* with natural features and functions, proposed *development* and *site alterations*, supported where necessary by an Environmental Impact Statement, following consultation with other commenting agencies and approval authorities, may be permitted.

Appropriate *development* setbacks from rivers and streams, *wetlands*, contiguous forested areas or from *significant* features within such forested areas, may be established in such studies, and enforced through conditions of *Planning Act application* approval.

In other *valleylands* with hazards and physical constraints, proposed *development* and *site alterations*, supported where necessary by a Slope Stability Study acceptable to the Township and the *Conservation Authority*, may also be permitted.

Appropriate setbacks from rivers and streams and from the top and/or toe of slopes may be established in such studies, and enforced through a zoning by-law amendment where required, or as conditions of *Planning Act application* approval.

The Township shall also consider the impacts of *development* and *site alterations* on steep slopes in relation to the desire to maintain the predominantly open, rural and natural appearance and scenic values of the landscape in the immediate area, and the *rural character* of the Township generally.

#### 9.1.3.7 Significant Valleylands

For the purposes of this Plan, *significant valleylands* are those lands along the main channels of the Boyne River, the Pine River and Black Bank Creek, and including the associated floodplains, meander belts and *wetlands*. The boundaries of *significant valleylands* are identified on Schedule C Maps. Other areas may be added if it is determined through subsequent studies that such areas constitute *significant valleylands*.

Consistent with section 4.1.5.c of the *PPS*, unless it has been demonstrated through an EIS that there will be no *negative impacts* on the natural features or their *ecological functions, development and site alteration* shall not be permitted in *significant valleylands*. *Negative impact* is defined as degradation that threatens the health and integrity of the natural features or *ecological functions* for which the valleyland is identified due to single, multiple or successive *development or site alteration* activities.

*Development and site alteration* shall not be permitted on *adjacent lands to significant valleylands* unless the *ecological function* of the *adjacent lands* has been evaluated through an EIS, and it has been demonstrated that there will be no *negative* on the *significant valleyland* or on its *ecological functions*. *adjacent lands* are defined, for the purposes of this section, as lands within 120 metres of *significant valleylands*.

#### 9.1.3.8 Significant Woodlands

Consistent with section 4.1.5.b of the *PPS*, *Development and Site alteration* is not permitted within or adjacent to *Significant Woodlands* unless an Environmental Impact Statement has demonstrated that there will be no *negative impacts* on natural features or their *ecological functions*.

*Significant Woodlands* shall be identified in accordance with criteria provided in the Dufferin County Official Plan. *Woodlands* over 10 hectares in size are identified on Schedule B3.

Lands within 120 metres of *Significant Woodlands* shall be considered *adjacent lands*.

#### 9.1.3.9 Woodlands

The intent of this Plan is to *conserve* existing *Woodlands* and vegetation and prohibit *incompatible land uses* that deter their long-term benefits. *Woodlands* are mapped on Schedule B4. The exact boundaries of wooded areas may change over time. *Woodlands* mapped on Schedule B4 should be regarded as schematic and subject to verification by an Ecological Site Assessment or Environmental Impact Statement.

#### 9.1.3.10 Forest Resources

Forests in Mulmur are generally managed for recreation, *conservation* and wood production purposes. Forested areas contribute positively to the scenic beauty and *rural character* of the Township and provide important environmental, visual screening and buffering benefits.

It is therefore important that existing forested areas generally be maintained in order to preserve the rural character and maintain the environmental health and integrity of the Township.

The management of productive forests, particularly those of high capability for the continuous production of good quality timber on a sustainable basis, and for their associated wildlife, water *conservation*, recreation and aesthetic benefits, will be encouraged.

Outside of *Prime Agricultural areas*, tree planting and reforestation shall continue to be encouraged, particularly where native tree species are *used* and a natural ecosystem approach, as opposed to a monoculture (plantation), is adopted.

The preservation of existing forests and reforestation will be promoted in headwaters and groundwater infiltration areas critical to the maintenance of the quality and quantity of natural streams and water supplies, stream valleys, along stream banks, in areas with shallow and unstable soils, steeply sloped areas, on cut over areas and on abandoned and marginal farmlands.

In considering proposals for the *development* of forested lands, regard shall be had to:

1. the role that the forests of the site play in maintaining the character of the Township as a scenic and desirable area for recreational, rural residential and tourism *development*;
2. the importance of maintaining and enhancing (and, where necessary, compensating for the loss of) tree cover on the site, for *conservation* and environmental purposes;
3. the importance of retaining forests considered suitable for future commercial forest production; and
4. the appropriateness of the proposal in *significant woodlands*.

New *development* should preserve trees and wooded areas as much as possible and practical, and the disturbance of treed areas should be minimized.

Existing tree cover or other stabilizing vegetation shall generally be maintained on slopes in excess of 30 percent and preserved wherever possible and practical on slopes between 15 percent and 30 percent. Trees to be retained should be protected by means of snow fencing, wrapping, or other acceptable means during construction (e.g. tree wells), where necessary.

Unless specifically exempted by the Township's By-law to Prohibit or Regulate the Destruction or Injuring of Trees in the Township, all cutting of trees requires permit approval from the Township. The approval of the Niagara Escarpment Commission is also required for tree cutting or clearing within the Niagara Escarpment Plan Area unless exempt under RRO 1990 Regulation 828, as amended or replaced.

The cutting of trees for new *development* shall not be approved in advance of the approval of the *development*.

Approval to cut trees for approved *development* shall generally be conditional upon:

1. using tree cutting methods designed to minimize *adverse effects* on the natural environment including surface drainage and groundwater;
2. minimizing disruption of habitats for plants and animal species occurring in the area;
3. retaining the diversity of tree species;

4. aiming, over the long term, to retain or enhance the quality, appearance and productivity of the forest site; and
5. minimizing cutting within highly *sensitive* areas such as steep slopes, unstable soils, stream valleys, *wetlands* and areas of *significant* groundwater recharge and discharge.

#### 9.1.3.11 Fish and Wildlife Resources

The *fish* and wildlife resources of the Township are an important indicator of its environmental quality and health. The presence of such resources adds substantially to the quality of life and the experience of being in the Township, whether as a resident or visitor. The Township shall encourage the preservation and protection of these valued resources and, where necessary, their management to sustain and enhance existing populations.

#### 9.1.4 **Corridors and Linkage Features**

Connections or linkage features between the *natural heritage features and areas* should be maintained, enhanced and where possible restored. Enhancement and restoration may involve, but is not limited to, the *use* of buffer strips, *lot* line tree plantings, *conservation* easements, gravel *pit rehabilitation* plans, *Planning Act* tools, creation of habitat/natural areas under an *Endangered species Act* (2007) authorization, or land dedications through the *development* approvals process.

Connections and linkage features are not mapped on Schedules of this Plan but should be protected from *development* and *site alteration* where an Ecological Site Assessment and/or Environment Impact Study determines the ecological connectivity of the *Natural Heritage System* would negatively impact by the elimination, reduction in size or change in shape of the linkage feature(s).

#### 9.1.5 **Environmental Impact Statement**

An Environmental Impact Statement is required in accordance with the policies of this Plan for *development* and *site alteration* in the *Natural Heritage System*. The study shall demonstrate impacts to be minimal and where possible temporary on the natural features or the *ecological functions* for which the feature is identified and may determine the nature and extent of the feature and its *ecological function*, may incorporate a buffer or setbacks from the feature, and, may result in a site layout that addresses the study recommendations.

##### 9.1.5.1 **General Policies**

An Environmental Impact Statement required under this Plan shall be submitted with the *development application* and shall be prepared and signed by a qualified biologist or ecologist. A peer review of the study may be required by the Approval Authority.

An Environmental Impact Statement is required for *development* on lands within and adjacent to natural heritage features.

*Adjacent lands* are generally within 120 meters of the feature unless an alternative standard for *adjacent lands* is established in the Dufferin County Official Plan and the Niagara Escarpment Commission or the policies for *natural heritage features and areas* in this Plan; and

*Adjacent lands* may be reduced on a site-specific basis based on the scale of the *development*, the nature of the feature, details specific to the site and surrounding lands, and the likelihood of whether there would be a *negative impact* on the feature.

An Environmental Impact Statement shall be completed in accordance with the process requirements as outlined in this Plan and the Dufferin County Official Plan and the Niagara Escarpment Plan.

In accordance with the Dufferin County Official Plan, the purpose of an Environmental Impact Statement is to:

1. collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;
2. to determine whether there are any additional natural heritage features on the lands and *adjacent lands*; and
3. make an informed decision as to whether or not the proposed *development* and/or *site alteration* will have a *negative impact* on the natural heritage features and ecological and hydrological functions.

#### **9.1.5.2 Scope and Content**

The required scope and/or content of an Environmental Impact Statement may be modified through pre-consultation with the Township, County, and, where applicable, Niagara Escarpment Commission, where the environmental impacts of a *development application* are thought to be limited, or if other environmental studies fulfilling some or all requirements of an Environmental Impact Statement have been accepted by the Township and County.

#### **9.1.5.3 Requirement Waived or Reduced**

An Environmental Impact Statement may not be required where the Township, in consultation with the County, determines that no *negative impacts* would be anticipated on *adjacent lands*. The requirements for an Environmental Impact Statement may be reduced or removed in the following circumstances and only where no *negative impact* is anticipated:

1. Where the proposed *development* is small scale (non-agricultural *development*); or
2. Where the proposed *development* is small or medium scale (agricultural *development* only); or

3. Where the proposed *development* is not in an area regulated by the *Conservation Authority*; or
4. Where the proposed *development* is on an existing lot of record, being a *lot* held under distinct and separate ownership from all abutting *lots* as shown by a registered conveyance in the records of the Land Registry office; or
5. Where the *development* is an addition located away from the feature; or
6. Where the proposed *development* is separated from the feature by a road or existing *development*; or
7. Where the *development* is wholly contained within the existing footprint or includes a minor addition that is > 15m from the feature.

An Environmental Impact Statement is not required for *uses* authorized under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation or a *watershed* plan carried out by Dufferin County and/or the *Conservation Authority*.

Where it is demonstrated that all, or a portion of, a Category Two or Category Three feature does not meet the criteria for designation under this Plan and thus the site of a proposed *development* or *site alteration* no longer is located within the Category Two or Category Three feature or adjacent land then the restrictions on *development* and *site alteration* set out do not apply. This policy requires an Environmental Impact Statement or study through an Environmental Assessment process to determine whether the designation is still appropriate.

## 9.2 Water Resources

The Township shall ensure the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated *watershed* management basis. Land *use* decisions will protect source water areas, maintain surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis, promote water *conservation* and support the efficient *use* of water.

Consistent with section 4.2.1 of the *PPS*, the Township shall protect, improve and restore the *quality and quantity of water* resources by:

1. using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of *development*;
2. minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
3. identifying *water resource systems*;

4. implementing, where appropriate, the necessary restrictions on *development* and *site alteration* to: (1) protect drinking water supplies and *designated vulnerable areas*, and; protect, improve and restore *vulnerable* surface and ground water and their *hydrologic functions*;
5. maintaining linkages and functions of *water resource systems*; and
6. promoting efficient and sustainable *use* of water resources, including practices for *water conservation* and sustaining water quality.

Consistent with section 4.2.2 of the *PPS*, *development* and *site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved and restored, which may require mitigative measures and/or alternative *development* approaches.

The following *development* criteria shall apply to *development* affecting the quantity and/or quality of water resources:

1. It shall be demonstrated that water taking and diversions associated with a proposed use are an essential part of their operation. Water taking and diversions shall not have a significant or long-term impact on water quality, water quantity and the environment. The Township may require that studies be undertaken to justify the need and amount of water taking and/or diversions and to adequately mitigate impacts on the environment; and
2. When considering whether to allow a use which involves water taking or diversion, the Township shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:
  - a. the impact on water quality and quantity;
  - b. The cumulative effect on the objectives of this Plan and designation, and;
  - c. the quantity, character, sensitivity and vulnerability of natural streams and water supplies.

### **9.2.1 Water Taking**

Any *development application* that involves the taking of water shall include consideration of impacts to surface and groundwater and may require the submission of studies to support such *application*. Consideration shall include potential impacts on the surface or groundwater resources of the Township, particularly where the cumulative or successive impacts of similar uses could combine to cause detriment to sensitive surface or groundwater resources.

Water-taking and de-watering shall only be permitted in accordance with the standards and permit requirements of the Province and the Conservation Authority. *Vulnerable Aquifers* and *Significant Groundwater Recharge Areas*, as shown on Schedule C2, shall be protected.

Any *development application* involving the taking of a total of 50,000 litres per day, or more, of water from surface and/or groundwater sources shall require a Permit to Take Water from the Province, pursuant to the *Ontario Water Resources Act*. *Planning Act applications received from holders of an existing Permit to Take Water that require an increased taking of water shall not be approved* by the Township unless the Province has first confirmed that the additional water taking is appropriate and has been approved.

No *Planning Act application* involving the expansion of any *existing use* that involves the taking of any additional amount of water exceeding a total of 20,000 l/day up to a total of 50,000 l/day, or any new *use* involving the taking of more than 10,000 l/day up to a total of 50,000 l/day shall be approved unless the Township has first confirmed that the proposed water taking is appropriate. The Township may require a Hydrology or Hydrogeological study, as appropriate, and may also invite comments and input on the proposal from the *Conservation Authority* and/or its hydrogeological consultants.

Provisions shall be incorporated into the *Zoning By-law* to prohibit the expansion of such *existing uses*, and all such new *uses*, other than *agricultural uses*, except as may be permitted by site-specific amendment to the *Zoning By-law*, where deemed to be appropriate and in accordance with this Plan, on a case-by-case basis.

## 9.2.2 Source Water Protection

The quality and quantity of groundwater and surface water resources in Mulmur will be protected for the provision of safe and clean drinking water in accordance with the Clean Water Act and the applicable Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region as it applies to the Nottawasaga Valley Source Protection Area.

*Wellhead protection areas* for the wells in Mansfield and a *wellhead protection area* associated with a well located outside of the Township (in Lisle) shall be managed and are shown on Schedule B2. *Developments* and activities that have the potential to significantly and adversely affect the quality of existing and planned supplies shall not be permitted. Where a new well is added or the *wellhead protection area* is unknown, they will be included and identified accordingly.

In accordance with section 57 of the *Clean Water Act*, 2002, as amended or replaced and the Source Protection Plan, land *uses* and facilities shall be managed or prohibited where there would be a *significant* drinking water threat.

### 9.2.2.1 Source Water Protection Studies

The Township may require that Master Environmental Servicing Plans (MESPs) or a Risk Management Plan for Well Head Protection or similar information to be submitted as part of a complete *application for development* to demonstrate that the location and design of *infrastructure* will avoid associated drinking water threats.

## 9.2.3 Pine River Sub-watershed Water Resources

The Nottawasaga Valley *Conservation* Authority assessed the Boyne and Pine River sub-*watersheds* and small portions of the Upper Nottawasaga and Mad River *watersheds*.

The Pine River sub-*watershed* has been identified as being under stress, both in terms of the demands being placed on water resources and anticipated future demands. The need for further study has been identified.

A further *cause* of potential stress is associated with water taking for agricultural operations (irrigation in particular) and from existing and proposed aggregate extraction operations in the sub-*watershed*.

#### **9.2.4 Water Resources Study Requirements**

Any *development application* shall include consideration of water resources, including surface and groundwater, through the appropriate studies. A Hydrogeological Report Hydrology Report, Geotechnical Report, Water Resource Management Report, and/or Erosion and Sediment Control Plan may be required. Additional water related studies are included Part 8 and 9 of this Plan.

### **9.3 Hazards**

Any *development application* shall include consideration of hazards and protecting public health and safety through a Natural Hazard Impact Study or the appropriate assessments.

Consistent with section 5.1.1 of the *PPS*, *development* shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of *property* damage.

The Township recognizes that natural hazards related to erosion and flooding may be impacted by a changing climate. Consistent with section 5.2.4 of the *PPS*, to prepare for the *impacts of a changing climate*, mitigating potential risk to public health or safety or of *property* damage from natural hazards, including risks that may be associated with the *impacts of a changing climate*, will require the Township to work together with the Province, County, and *Conservation* Authority.

### **9.4 Natural Hazards**

Natural Hazards are lands or sites that should not generally be developed, or from which a degree of protection is considered necessary.

Many of the *hazardous lands* and sites in the Township are shown on Schedule C4, as follows:

1. All floodplains resulting from the greater of the Timmins Storm flood event or the *one-hundred-year flood* event;
2. Karst topography, if identified;

3. All other areas with organic soils and/or poor drainage; and
4. Identified *erosion hazard* areas, adjacent river and streams including *flooding hazard* limit or meander belt allowance, stable slope allowance, toe erosion allowance and *erosion access standard*.

Unidentified *hazardous lands* and associated allowances, *access standards*, buffers and setbacks are also subject to the policies of this Plan.

Other *hazardous lands* and sites may be identified, and appropriate allowances, setbacks and buffers shall generally be established by the Township in consultation with the Conservation Authority, the lead agency in regard to natural hazards. Such allowances, setbacks and buffers may be reduced based on the findings and recommendations of a natural hazard assessment report acceptable to and approved by the Conservation Authority.

Consistent with section 5.2.1 of the PPS, Mulmur will identify *hazardous lands* and *hazardous sites* and manage *development* in these areas, in collaboration with conservation authorities, and in accordance with provincial guidance.

Consistent with section 5.2.2 of the PPS, *development* shall generally be directed to areas outside of:

1. *hazardous lands* adjacent to river and stream systems which are impacted by *flooding hazards* and/or *erosion hazards*; and
2. *hazardous sites*.

Consistent with section 5.2.3 of the PPS, *development* and *site alteration* shall not be permitted within:

1. areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards* and/or *erosion hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
2. a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

Consistent with section 5.2.6 of the PPS, *development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the *use* is:

1. an *institutional use*, as defined through the PPS, to be a use where there is a threat to the safe evacuation of *vulnerable* populations such as older *persons*, *persons* with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or *protection works*, or erosion. and shall include, but not be limited to hospitals, long-term care homes, retirement homes, *pre-schools*, *school* nurseries, day cares and *schools*;

2. an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or *protection works*, and/or erosion; and
3. *uses* associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

#### 9.4.1. Floodplain Hazards

All floodplains in the Township are subject to the 'one-zone concept' established by the *Conservation Authority*, which means that the entire floodplain is considered to be a *floodway* as defined by this Plan.

*Buildings* and *structures* are not permitted within the floodplain, except where written permission is obtained from the *Conservation Authority*.

New *development* or *redevelopment* on an existing *lot*, or the extension of a lawfully *existing use*, may be permitted in the floodplain, but only in circumstances where:

1. the *use* is one that, by its nature, must be located in the floodplain; and
2. the *use* will be protected by acceptable flood-proofing action or measures, subject to the approval of the Township and any *conservation* authorities having jurisdiction.

##### 9.4.1.1 Floodplain Study

A Natural Hazard Impact Study, Floodplain Analysis, Meander Study or other assessments may be required to assess a hazard.

##### 9.4.1.2 Hazard Special Policy Areas

Despite the policies of this plan, consistent with section 5.2.5 of the *PPS*, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:

1. in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the policies of this Plan, land *use* designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
2. where the *development* is limited to *uses* which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural *uses* which do not affect flood flows.

#### 9.4.2 Steep Slopes, Unstable Soils and Erosion Hazards

New *development* on and in close proximity to steep slopes and ravines, and within meander belts and areas susceptible to erosion shall not contribute significantly to the potential for, or have a *significant* potential to, sustain *property* damage or threaten human safety.

##### 9.4.2.1 Site Alteration on Steep Slopes With Uses Already Permitted

Notwithstanding the above policies relating to steep slopes, *site alterations* on steep slopes associated with *uses* already permitted by this Plan, such as the alteration of existing ski slopes, are permitted and may be carried out in accordance with the conditions of approval (if any), and with current engineering and *resource management* best practices.

##### 9.4.2.2 New Development on Steep Slopes

New *developments* and *uses* permitted by amendment to this Plan shall generally not be located on steep slopes. Standards defining where *development* is not permitted due to slope constraints and setbacks from the top and toe of slopes shall be prescribed in the *Zoning By-law*.

Where *development* on steep slopes or within a prescribed setback is supported by a Slope Stability Study, satisfactory to the Township and the *Conservation* Authority, such *developments* may be permitted by site-specific amendment to the *Zoning By-law*, without an amendment to this Plan.

Proposals that result in a *significant* risk to human safety and/or of *property* damage as a result of soil or slope instability or failure, due to single, multiple or successive *development* or *site alteration* activities, shall not be permitted.

#### 9.4.3 Slope Stability Study

*Developments* and *site alterations* on slopes in excess of 30 percent shall be strongly discouraged, unless they are considered essential and are supported by a Slope Stability Study. *Developments* and *site alterations* on slopes between 15 and 30 percent shall generally be avoided. A Slope Stability Study may be required where *development* is proposed on slopes greater than 15 percent.

A Slope Stability Study shall include an assessment of unstable soils and recommendations for ensuring that hazards are appropriately addressed and mitigated, as well as recommended *development* setbacks from the top and/or toe of such slopes, erosion allowances and erosion *access standards*, where required and warranted. Such studies shall be prepared and certified by qualified professionals and be acceptable to the Township and the *Conservation* Authority and the Niagara Escarpment Commission.

The top and toe of the slope or ravine shall be established on-site by qualified professionals retained by the *development* proponent and approved by the Township and/or the *Conservation* Authority and/or where applicable, the Niagara Escarpment Commission. These lines shall be plotted on the *development* plans, and measured

setback distances to the proposed *development* shall be provided to demonstrate that minimum standard setbacks set out in the *Zoning By-law*, or lesser setbacks recommended in an approved engineering report have been met.

Disturbances to the grades and vegetation below the top and above the toe shall be minimized. Enhancements to existing tree and vegetation cover to reduce erosion or improve slope stability may be required to mitigate potential impacts, as conditions of *development* approvals.

Recommendations on measures to control erosion and sedimentation may also be required in any Slope Stability Study and implemented and enforced as conditions of *development* approvals.

#### 9.4.3 Wildfire Hazard and Wildland Fire Assessment Study

Consistent with section 5.2.9 of the *PPS*, *development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *Hazardous Forest Types for Wildland Fire* as identified by the Province and may be shown on an Appendix to this Plan. *Development* may however be permitted in lands with hazardous forest types of wildland fire where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards* identified by the province and provided in a Wildfire Hazard and Wildland Fire Assessment.

#### 9.4.4 Regulated Lands of the Conservation Authority

The regulations and policies of the *Conservation* Authority relating to natural hazards shall be considered when evaluating *development* proposals.

The Provincial responsibility for the regulation of natural hazards has been delegated to the *Conservation* Authority. The *Conservation* Authority has prepared regulations mapping, delineating areas subject to flooding and associated lands to be protected from the hazards of flooding, erosion and slope instability.

The regulation mapping generally includes all valley and watercourse corridors and *wetlands* within the Township and includes portions of the drainage basins of the Pine (including Black Bank Creek), Boyne, Noisy and Mad Rivers, as well as Lisle, Walker's, Tosorontio and Sheldon Creeks within the Township. The *Conservation* Authority's regulation limit and mapping of hazards and associated allowances are mapped on Schedule C4.

Within the mapped areas, and in any other location where the text of the *Conservation* Authority regulations describes other lands that are subject to the regulations, a permit is required for the following:

1. the construction, reconstruction, erection or placing of a *building* or *structure* of any kind;
2. changes that would alter the *use*, or potential *use* of a *building* or *structure*;

3. increase the size of a *building* or *structure*, or increase the number of *dwelling units* in the *building* or *structure*;
4. site grading;
5. the temporary or permanent placing, dumping or removal of any kind of material originating on the site or elsewhere;
6. the straightening, changing, or diverting or interfering with the existing channel of a river, creek, stream or watercourse; or
7. changing or interfering with a *wetland*.

Where a permit is required under the *Conservation Authority's* Ontario Regulation, such a permit is a requirement under 'other applicable law', as defined under the *Ontario Building Code Act*. Consequently, a *building* permit shall not be issued for any *building* or *structure* requiring a permit from the *Conservation Authority*, or for any such *building* or *structure* requiring the installation of any essential supporting *infrastructure* requiring a permit, such as the construction of an access driveway or septic system, unless the required permit has first been obtained from the *Conservation Authority*.

As encouraged by sections 4.2.3 and 4.2.4 of the *PPS*, the *Conservation Authority* has undertaken *watershed planning* and prepared an *Integrated Watershed* plan (2019, as amended or replaced) and *watershed-level* strategies relating to its broad mandate under the *Conservation Authorities Act*. Other policies of the *Conservation Authority* may therefore also have application in the Township.

## 9.5 Natural Protection and Water Resource Areas Designation

### 5.16.1 Objectives

The objectives of the Natural Protection and Water Resource Areas are:

1. To ensure that *natural heritage features and areas* are preserved and protected for the long term;
2. To identify *natural heritage features and areas* and hazards and ensure that *development, site alteration, and uses* are carried out only where it has been demonstrated that degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities, does not occur;
3. To encourage *compatible* recreation, *conservation* and outdoor education activities; and
4. To promote the sustainable management of resources and stewardship of natural features and areas throughout the Township.

### 5.16.2 Criteria for Designation

The Natural Protection and Water Resource Areas includes:

1. All *wetlands*;
2. Lands adjacent to rivers and streams that are, or could be impacted by flooding and/or *erosion hazards*;
- ~~3.~~ Floodplains;
4. Ponds and water bodies over 0.2 ha. in size, including a 15 m. buffer; and
5. Other areas with natural features and natural hazards, and *adjacent lands* which have similar or related features and functions and/or hazards and constraints where *development* is generally not intended to be permitted.

### 5.16.3 Permitted Uses

Uses permitted in Natural Protection and Water Resource Areas are limited to:

1. those conducted entirely within existing *buildings* and *structures*: including but not limited to: *home industry, bed and breakfast* establishments; and
2. passive recreational *uses* and trails.

### 5.16.4 Additional Policies

Except as otherwise provided herein, lands *designated* as Natural Protection and Water Resource Areas shall generally be maintained in an undisturbed and natural state.

To protect the species, the *habitat of endangered species and threatened species* may not be included on the Schedules, but it is nevertheless intended that such areas will be subject to the Natural Area policies. When and where such areas are identified in studies carried out in support of *development* proposals, they shall be *designated* Natural Protection and Water Resource Areas.

The establishment of new *uses* and the construction of new *buildings* and *structures* on existing *lots* of record within Natural Protection and Water Resource Areas shall only be considered where:

1. no reasonable alternative exists elsewhere on the *lot*;
2. the need for the proposed new *structure* or *use* is clearly demonstrated, and the size and scale are kept to a minimum;
3. the proposal is consistent with the Provincial Policy Statement;
4. the requirements of this Plan have been satisfied;
5. the requirements of the *Conservation* Authority have been met, and a permit has been obtained; and
6. an amendment to the *Zoning By-law* permitting the proposed *development* or *use* has been obtained.

Non-structural *development* and *site alterations* may be permitted if it can be demonstrated that the *development* or alteration is essential to an as-of-right *use* of the *lot*, and only where the impacts have been evaluated and are minimal and acceptable, or can be adequately mitigated, or can be balanced by appropriate compensatory measures undertaken elsewhere on the same *lot*.

Other features and hazards identified by the Provincial Policy Statement, such as *significant woodlands*, *areas of natural and scientific interest*, and steep slopes have been shown on Schedules C Maps. These areas are generally only included within the Natural Protection and Water Resource Areas where they are within or immediately adjacent to features requiring outright protection, or areas that are considered hazardous under Provincial Policy.

The General Recreation policies of Part 8 of this Plan apply to certain types of low intensity, non-intrusive recreational activities and *uses* which are categorized as Personal Use Recreation and may be permitted within the Natural Protection and Water Resource Area. Such activities and *uses* shall not result in *significant* or long-term damage to natural ecosystems, serious erosion, soil compaction or slope stability problems, pollution or *significant* disturbance to *fish* and wildlife. Building and structures for a Personal Use Recreational use shall not be permitted.

## **9.6 Human-Made Hazards**

Consistent with section 5.3.1 of the *PPS*, *development* on, abutting or adjacent to lands affected by human made hazards, including but not limited to such potential hazards as

pollution and contamination, toxic *wastes*, leachate, gas migration, propane operations, abandoned wells, *oil, gas and salt hazards*; or former *mineral mining operations, mineral aggregate operations* or *petroleum resource operations* may be permitted only if *rehabilitation* measures to address and mitigate known or suspected hazards are underway or have been completed.

Consistent with section 5.3.2 of the *PPS*, sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed *use* such that there will be no *adverse effects*.

Propane Operators are required to define a hazard distance applicable to propane operations referenced in a risk and safety management plan required under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, as amended.

### **9.6.1 Waste Management Sites**

Consistent with section 3.7 of the *PPS*, *waste management systems* need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated *waste management*.

The Township manages its Waste Management facilities in a fiscally and environmentally responsible manner; providing for the protection of waste management sites from *incompatible* land *uses* and providing protection to *existing uses* from potential impacts from the landfill.

Existing Active Waste Management and Former *Waste Management Sites* are identified through site specific policies in Part 11 of this plan and identified as WM and FWM respectively on Schedule A maps.

### **9.6.2 Waste Reduction and Recycling**

The Township encourages the re-*use*, reduction and recycling of *wastes* wherever possible and practical. New *development* shall incorporate such measures as conditions of *development* approval, where appropriate.

### **9.6.3 Waste Management Studies and Plans**

Any *development application* shall include consideration of waste management and may require the submission of studies and plans and illustrate conformity with any County of Dufferin Guidelines. An Impact Assessment for Waste Disposal Sites / Former Landfill Sites may be required.

Any *development application* within 500 metres of an active or former *waste management site*, shall include a study prepared in accordance with D-Series Guidelines, addressing water quality and assessing impacts, including but not limited to leachate, gases, pollutants and contaminants, and rodents or vermin.

Any new *waste* disposal, *waste management*, processing or handling facility shall be subject to an Environmental Assessment and shall require an amendment to this Plan.

The Certificate of Approval may be altered from its current scope to permit other operations, without the requirement of an amendment to this Plan.

#### **9.6.4 Environmental Site Assessment and Human-made Hazard Study**

An Environmental Site Assessment (ESA) may be required to assess if land is able to be developed for a new use. It will include a comprehensive evaluation of the environmental conditions, focusing on identifying and assessing potential contamination of soil, groundwater, and building materials. An ESA shall be conducted in accordance with the Ontario Regulations for completing assessments.

A Human-made Hazard Impact Study may also be required.

#### **9.7 Mineral Aggregate and Petroleum Resources**

Consistent with section 4.4. of the *PPS*, mineral and petroleum resources are identified on Schedule C3 -Resource Potential and mineral aggregate operations are identified on Schedule A3 – Land Use Designations.

The identification of resources on Schedule C3 does not necessarily imply that the extraction, exploitation or use of the resource, or some portions or components of the resource, is desirable, appropriate or feasible. The identification of these mineral resource areas on the Schedules to this Plan does not imply support by the Township for any license application under the Aggregate Resources Act in these areas or for any Amendment to this Plan thereof.

Consistent with section 4.4.1, 4.4.2.1, 4.4.2.2 and 4.4.2.5 of the *PPS*, *minerals and petroleum resources* and mineral mining operations, known *mineral deposits*, known *petroleum resources*, *significant areas of mineral potential* and known *deposits of mineral aggregate resources*, shall be identified, protected and appropriately managed for long-term use and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or continued use or which would be *incompatible* for reasons of public health, public safety or environmental impact shall only be permitted if:

1. resource *use* would not be feasible; or
2. the proposed land *use* or *development* serves a greater long-term public interest; and
3. issues of public health, public safety and environmental impact are addressed.

Consistent with section 4.4.4 of the *PPS*, extraction of *minerals and petroleum resources* is permitted in *prime agricultural areas*, provided that the site is rehabilitated so that substantially the same or better quality and quantity of soil for agriculture is achieved.

Consistent with section 4.5.2.1 of the *PPS*, demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required,

notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere. As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Existing *mineral aggregate operations* shall be permitted to continue without the need for an amendment to this Plan, rezoning or *development* permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, the policies of this plan (and *PPS* policy 4.4.2.5) continue to apply.

#### **9.4.1 Aggregate/Mineral/Petroleum Resource Impact Assessment**

Any *development application* on lands identified as having *mineral aggregate resources* shall include consideration of long-term access to the resource and may require an Aggregate/Mineral/Petroleum Resource Impact Assessment.

An Official Plan amendment is required for any new or expanding aggregate extraction use and shall be supported by applicable studies, reports and plans included in the Extractive Designation of this Plan.

### **9.10 Resource Areas Designation**

#### **9.10.1 Objectives and Criterion for Designation**

The objectives of the Resource Areas Designation are:

1. To preserve *mineral aggregate resources* for long term *use*, when and where appropriate;
2. To protect these resources and existing aggregate operations from *incompatible* land *uses*; and
3. To ensure that activities and *uses* incidental to aggregate extraction are permitted only where they are appropriate for the site and area.

Approved Aggregate Extraction operations are *designated* on Schedule A3. Proposals that are exempt from municipal regulatory authority pursuant to Provincial statutes or regulations may not be identified on a Schedule.

This Plan also shows the location of *mineral aggregate resources* throughout the Township on Schedule C3, which includes *significant* sand and gravel resources and bedrock *mineral aggregate resources* areas.

An amendment to this Plan is required for the establishment of all new *pits* and *quarries* in the Township, except temporary wayside *pits* established and operated by a public road authority for public road construction purposes.

#### **9.10.3 Permitted Uses**

Lands within the Resource Areas designation may be *used* for the following:

1. Agricultural operations and *uses*;
2. Mineral extraction operations licensed pursuant to the Aggregate Resources Act;
3. Except where specifically prohibited, *accessory buildings* and facilities directly related to and normally associated with and incidental to the mineral extraction operation which are expressly permitted by this Plan and by a license issued under the Aggregate Resources Act; and,
4. Incidental *uses* and site modifications required to accommodate them, provided that the impacts of such *uses* on the natural environment and on surrounding lands and land *uses* are minimal and acceptable.
5. *Uses* incidental or related to aggregate extraction, such as processing and recycling of materials, may be permitted only where there are no *negative impacts* on the environment and on *adjacent lands* and land *uses*.

Off-site materials required for the production of a specific aggregate product may be transported to the site provided that the off-site material is free of contaminants and that it is blended with on-site materials and the transportation, storage and *use* of such materials shall be in accordance with conditions of the license and all applicable legislation.

#### **9.10.4 Establishment of new Extractive Uses (Pits and Quarries)**

All new extractive *uses* will require an amendment to this Plan.

It is the intent of the Township to ensure that its interests and those of local residents are recognized and protected, and that an appropriate balance between competing and often conflicting interests is achieved. To achieve this, studies are required to demonstrate that any proposed extraction shall be undertaken in a manner which minimizes social and environmental impacts. All *pit* and *quarry uses* must satisfy the requirements of this Plan and of the approval authorities, for water supply and water taking, disposal of liquid *wastes* and control of emissions and air pollution.

Public health and safety and environmental protection shall take priority over resource *use* proposals.

Proposals should not result in a substantial *negative impact* on the *rural character* or the scenic resources of the Township taking into account mitigation measures including progressive and final *rehabilitation* of the site.

Proposals for the extraction of natural resources shall not result in economic hardship to the Township and/or its ratepayers. Compensatory measures may be considered.

An *application* for an amendment to permit a new or expanding extractive use shall be supported by all applicable Core Studies and Contingent Studies, a Geotechnical Report; D-Series Assessment of the impacts of emissions such as noise, dust, vibration, etc., including recommendations for mitigation, in accordance with the requirements of the

Ministry D-Series Guidelines and the Aggregate Resources Act; Detailed site *development*, phasing and *rehabilitation* plans; Visual Impact Assessment and any other study, report, documentation or approval deemed necessary.

Consistent with section 4.4.4 of the *PPS*, in *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:

1. impacts to the *prime agricultural areas* are addressed, in accordance with the policies of this plan (policy 4.3.5.2 of the *PPS*); and
2. the site will be rehabilitated back to an *agricultural condition*.

#### **9.10.5 Rehabilitation**

Consistent with section 4.4.3 of the *PPS*, *rehabilitation* to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. *Progressive rehabilitation* should be undertaken wherever feasible. *Comprehensive Rehabilitation* shall be carried out in accordance with an approved *rehabilitation* plan under the *Aggregate Resources Act*. Where it is not practical to rehabilitate immediately for the planned after use, plans should provide for interim *rehabilitation* to ensure that disturbed areas are kept to a minimum, and both interim and final *rehabilitation* must take place in accordance with the approved plans and the conditions of the *pit* license granted under the *Aggregate Resources Act*.

All *accessory uses* to any extractive operation shall be discontinued and are required to vacate the *property* as soon as the site is depleted, and on-site processed material has been transported from the *property*.

Consistent with section 4.4.3.1 and 4.4.3.2 of the *PPS*, progressive and final *rehabilitation* shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate *negative impacts* to the extent possible. Final *rehabilitation* shall take surrounding land use and approved land use designations into consideration. *Comprehensive rehabilitation* planning is encouraged where there is a concentration of *mineral aggregate operations*.

Consistent with section 4.4.3.3 of the *PPS* *rehabilitation* standards that are *compatible* with those under the *Aggregate Resources Act* should be adopted for extraction operations on private lands.

*Rehabilitation* shall consider the following:

1. Excess topsoil and overburden are to be retained and stabilized for future *rehabilitation*;
2. All excavated *pit* walls are to be re-graded in accordance with the grading and *rehabilitation* plan. Exposed sections of *pit* or *quarry* faces may be left un-rehabilitated for aesthetic or educational purposes, if provisions have been incorporated into an approved after-use plan;
3. Vegetation, including seeding to grass or sodding, crops, seedlings and/or trees and shrubs shall be planted as soon as possible following finished grading; and

4. Plans submitted to the Township for areas beyond the area under license pursuant to the *Planning Act* shall contain detailed information on the number, size and species of plants required to provide screening and buffering as well as plants to be re-introduced following extraction. Plans shall include sufficient instructions and specifications on planting, and on the care and maintenance of all such plants. Replanting shall be required as necessary to ensure that vegetative measures are effective.

Upon the completion of extraction or the termination of the license, whichever is first, the owner of a *pit* or *quarry* shall complete the *rehabilitation* of the lands in accordance with the *rehabilitation* plans and shall submit to the Township an *application* to re-designate and rezone the lands to the designation and zone which is the most appropriate for the rehabilitated site, given the policies and requirements in place at that time and, where a plan has been submitted as part of an *application*, the proposed designation and zoning shall also be consistent with that plan.

Consistent with section 4.4.2.2 of the *PPS*, extraction shall be undertaken in a manner which minimizes social and environmental impacts.

Consistent with section 4.4.2.3 of the *PPS*, *mineral aggregate resource conservation* shall be undertaken, including through the *use of accessory aggregate recycling facilities* within operations, wherever feasible.

Consistent with section 4.4.3.2 of the *PPS*, complete *rehabilitation to an agricultural condition* is not required if:

1. the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
2. agricultural *rehabilitation* in remaining areas is maximized.

#### **9.10.6 Wayside Pits and Quarries**

Consistent with section 4.4.5.1 of the *PPS*, *wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts* shall be permitted, without the need for an official plan amendment, rezoning, or *development* permit under the *Planning Act* in all areas, except those areas of existing *development* or particular environmental sensitivity which have been determined to be *incompatible* with extraction and associated activities.

In accordance with the Aggregate Resource Act, an *application* for a wayside permit shall be accompanied by: a sketch map drawn to scale indicating *property* features, present *pit* areas, excavation faces, haul route assessment, estimated tonnage limits, areas to be excavated and other areas to be *used*; and, a *rehabilitation* statement or plan *compatible* with the proposed operation and land *use* in the area.

The opportunity to *use mineral aggregate resources* which would not otherwise be commercially developed, including abandoned *pits* and *quarries*, shall be considered prior to issuing a wayside permit.

An estimated tonnage limit shall be determined based on the requirement of the project or contract and will be placed as a condition on the permit at the time of issuance. Terms and conditions related to the method of operation and *rehabilitation* shall also be placed on the permit at the time of issuance. Permits will expire upon completion of the project or contract or eighteen months after its issuance, whichever occurs first.

### 9.10.7 Asphalt Plants and Concrete Batching Plants

Asphalt plants and concrete batching plants which are proposed as principal *uses* will require an amendment to this Plan.

Asphalt plants and concrete plants, as *accessory uses* to a principal aggregate extraction operation or *use*, may be permitted on lands *designated* Extractive, where appropriate, by amendment to the *Zoning By-law*.

*Portable asphalt plants* and *portable concrete plants* used on *public authority* contracts, by a public road authority or their agent shall be permitted without the need for an amendment to this Plan or rezoning in all areas except those areas of existing *development* or environmental sensitivity which have been determined to be *incompatible* with extraction and associated activities. Such permission is subject to the following provisions: *portable asphalt plants* must obtain a certificate of approval (air quality) from the Ministry of the Environment for any equipment relating to the control of air emissions.

*Portable asphalt plants* must be removed from the site upon completion of the public project; and sites *used* for *portable asphalt plants* in the Agricultural designation shall be rehabilitated back to their former agricultural *use*.

### 9.11 Cultural Heritage and Archaeology

Any *development application* shall include consideration of cultural heritage and archaeology through the appropriate studies.

*Consistent with section 4.6.1 of the PPS, protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

*Consistent with section 4.6.2 of the PPS, Mulmur will not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*

*Consistent with section 4.6.3 of the PPS, Mulmur will not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved, by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site may be permitted.*

*Consistent with section 4.6.4 of the PPS, Mulmur will encourage the development and implementation of:*

1. archaeological management plans for conserving *archaeological resources*; and
2. proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*, including but not limited to:
  - a. existing *building* or *structure* being retained and preserved;
  - b. adaptive reuse of an existing heritage *building*;
  - c. where alterations or additions to a heritage *building* or *structure* are being considered, identification and retention of *heritage attributes* shall be preserved and integrated into the new design; and
  - d. addition of commemorative plaques on existing or former cultural heritage sites.

#### **9.11.1 Archeological Assessment**

A stage one Archeological Assessment shall be submitted to support any *application* for a plan of subdivision or amendment to this Plan providing for large scale *development* and any *Planning Act* application within 2 kms of the Boyne River or Pine River.

#### **9.11.2 Cultural Heritage Impact Assessment**

A Cultural Heritage Impact Assessment may be required to evaluate the cultural heritage value of a site, building, or landscape in relation to provincial and local heritage policies and legislation. A Cultural Heritage Evaluation Report may be required to determine if an assessment is required.

## **Part 10: Implementation and Interpretation**

### **10.1 Interpretation**

Where a conflict arises with the *application* of a specific policy to any proposal which is in conflict with the higher order general objectives or guiding principles of this Plan, the higher order general objective or guiding principle applicable to the proposal shall take precedence. The Township may apply stricter or more detailed policies than the Province or Dufferin County to ensure appropriate *development*.

Where legislation or a document is referenced, it shall be interpreted to include as amended or replaced such that the reference is to the most recent approved version.

The appendices to this plan are for reference only and may be updated without amendment to this plan.

### **10.2 Natural Protection and Water Resource Areas Boundary Amendments**

The Township recognizes that the boundaries of the Natural Protection and Water Resource Areas on Schedule A3 this Plan may be imprecise and subject to change. The Township shall determine the extent of the Natural Protection and Water Resource Areas on a site-by-site basis when considering *development* proposals, in consultation with the appropriate authorities or commenting agencies.

Minor adjustments to the Natural Protection and Water Resource Areas can occur without necessitating an amendment to this Plan provided the revised boundary has been established through an ecological site assessment to the Township's satisfaction.

Where an Environmental Impact Statement has determined that the boundaries of a Natural Protection and Water Resource Area or the overlay are appropriate to be refined, the boundary shall be refined without an Amendment to this Plan.

### **10.3 Boundaries of Plan**

The outer limit of the Niagara Escarpment Plan Area, Primrose Business Park and *Settlement areas* and where abutting a road, *lot* line or natural feature as shown on Schedule A3 are fixed and inflexible and can be changed only by an amendment to this Plan and, where applicable, by the Niagara Escarpment Plan.

It is intended that the boundaries of the Land *Use* categories shown on Schedule A3 of this Plan shall be considered as general only, except in the case where the boundary coincides with roads, railways, *property* lines and other definite physical limits. However, they are not intended, in all cases, to define the exact limits of such areas. Minor adjustments may be made to these boundaries for the purpose of any *Zoning By-law* without necessitating an amendment to this Plan. Except for such minor adjustments, no areas or zones shall be created that do not conform with this Plan.

The locations of roads as indicated on the Schedules shall be considered as approximate only. Amendments to this Plan therefore will not be required in order to make minor

adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

#### 10.4 Site Plan Control

It is intended that the majority of non-residential *development* and non-agricultural *development* be regulated through the Township's site plan control by-law to ensure that the policies of this plan are implemented. Site Plan may also be applied to on-farm diversified and agriculture related *developments*.

For the purpose of this section '*development*' and '*redevelopment*':

*means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in subsection 164 (4) of the Municipal Act, 2001, or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of this Act or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of the Planning Act.*

No *development* or re-*development* shall be undertaken within a *designated* site plan control area unless the Township has approved the following, as determined to be applicable by the Township:

1. Site plans showing location of all *buildings* and *structures* existing and/or to be erected and all servicing and *utility* facilities and works to be provided; including but not limited to:
  - a. facilities to provide access to and from the land including driveways for emergency vehicles;
  - b. loading and parking facilities, access ramps and curbing and traffic direction signs;
  - c. lighting; signage; fencing and landscaping; and
  - d. solid *waste management* facilities and associated screening or internal design.
2. Engineering studies and design, including, but not limited to assessing grading, stormwater, servicing and erosion and sediment control;
3. Drawings showing elevation for each *building* to be erected including the massing and conceptual design, the relationship of the *buildings* to adjacent *buildings*, streets and exterior public areas, and the provision of access from streets; and information and design details and specifications relating to the exterior design of *buildings*, *structures* and facilities, which satisfies the Township's requirements pertaining to their character, appearance, scale and sustainable exterior design, to the extent that such features relate to exterior design;

4. Sustainable design elements on any adjoining municipal road and boulevards including, but not limited to pedestrian access *infrastructure*, trees and shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, *waste* and recycling containers, bicycle parking facilities;
5. Facilities designed to have regard for accessibility for *persons* with disabilities;
6. An agreement that provides for:
  - a. the dedication of lands and easements, at no cost to the Township and free of all encumbrances, for continued protection, parkland, road widenings, reserves, sight triangles and easements to be conveyed to the Township for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the Township or other local board;
  - b. hours of operations;
  - c. the provision of all facilities and works and their maintenance;
  - d. assurance that *development* proceeds in accordance with the approved plans and drawings and the conditions of approval. Securities may also be required to guarantee performance of required works.

All reasonable measures shall be implemented to mitigate and minimize impacts on *rural character*. Compatibility and buffering with a preference of utilizing topography and vegetation shall be assessed. To address concerns relating to the impact on adjacent residential properties and to preserve rural character, the Township may require a visual impact assessment.

The Township may require the owner to enter into a site plan agreement for any portion of a site not covered by the aggregate license issued under the Aggregate Resources Act and/or agreements pursuant to the provisions of the Municipal Act to address such matters as the *development* and *use* of lands not under license, hours/days/seasons of operation, the designation of haul routes, the owner's responsibility for the *rebuilding*, upgrading, maintenance, repair and post-extraction *rehabilitation* of haul routes, the owner's responsibility for the remediation of impacts on surface and groundwater resources, including impacts on domestic water supplies, the operation and maintenance of vehicles, including the control of noise and other emissions on and off site, and such other matters as may be deemed necessary by the Township to appropriately regulate on-site as well as off-site impacts.

## **10.5 Community Improvement**

Community Improvement may be defined as those activities, both public and private, including construction, that maintain, rehabilitate and redevelop the existing physical environment to accommodate and encourage improvements to the social and economic environment.

The intent of these policies is to create a unified approach to Community Improvement in order to make the most effective *use* of the municipality's financial resources and involve the public in the Community Improvement process.

Community Improvement Areas may be defined by the Township for the purpose of carrying out improvements, may include any lands or areas within the Township. Community Improvement Areas and projects may be selected based on the following criteria:

1. The adequacy of municipal services such as water mains, sewers, sidewalks, lighting, and roads;
2. The degree to which *non-conforming* and *incompatible* land *uses* exist in the area;
3. The opportunities for promoting *development* or *redevelopment* that is sustainable, energy efficient, oriented to pedestrians, and/or *transit supportive*;
4. The opportunities for the provision of *affordable* housing;
5. The degree to which physical features such as rivers and *wetlands*, and conditions such as poor drainage, unstable soils or steep slopes require works or remediation;
6. The opportunities for the provision of improved community facilities, including parkland, recreational facilities and open spaces;
7. The degree to which public and private parking facilities are deficient;
8. The degree to which underutilized non-residential *buildings* or areas exist and/or are in a poor or unsafe condition; and
9. The availability of grants, loans of other funding for required projects.

Community Improvements may be undertaken by the Township through any of the following:

1. the designation of community improvement project areas;
2. the preparation of community improvement plans;
3. the acquisition of land by the Township;
4. the creation, approval and enforcement of a *property* standards by-law;
5. the *use* of public funds from local, provincial and federal funding programs;
6. the *use* of private donations;
7. the encouragement of site *rehabilitation*; and,
8. the designation of *buildings*, districts or lands under the Ontario Heritage Act.

As part of a Community Improvement Plan, the Township may prepare a capital works program in order to assess the immediate and long-term requirements and plan the major expenditure within the financial resources of the Township. The program will be revised and updated as required.

The Township may levy against benefiting properties, all or part of the cost of municipal services and facilities.

Nothing in this Plan shall prevent the identification of an upper-tier Community Improvement Area or project pursuant to policies contained in an upper-tier plan, or the provision of grants or loans by the County of Dufferin to the Township (or vice versa) for community improvement projects, on a voluntary basis.

## 10.6 Coordination and Consultation

The Township is required to ensure that decisions on *Planning Act applications* are consistent with Provincial policies and in conformity with, or not in conflict with Provincial Plans. The Township will consult the Province through the One-Window Planning Service and, where appropriate, may consult directly with other ministries and agencies for advice, assistance and direction on specific technical matters.

Consistent with section 6.2 of the *PPS*, a coordinated, integrated and comprehensive approach shall be used when dealing with planning matters and with other municipalities, orders of government, agencies, and boards, including:

1. managing and/or promoting growth and *development* that is integrated with planning for *infrastructure* and *public service facilities*, including *schools* and associated childcare facilities;
2. economic *development* strategies;
3. managing natural heritage, water, agricultural, mineral, and cultural heritage and *archaeological resources*;
4. *infrastructure, multimodal transportation systems, public service facilities and waste management systems*;
5. ecosystem and *watershed* related issues;
6. natural and human-made hazards;
7. population, housing and employment projections, based on *Regional Market Areas*, as appropriate; and
8. addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.

Where the Township does not have the legislative authority to directly regulate or permit a particular *development* or *use*, these policies shall nevertheless generally be used as guidelines for commenting to the approval authorities on such proposals under the

Environmental Assessment Act, or such other existing or proposed protocols or procedures as may be established by the Province and/or the Government of Canada, and shall be considered by the Township to be the minimum standards and requirements to which such projects should be required by the applicable approval authorities to adhere.

### 10.6.1 Role of Conservation Authorities

*Conservation Authorities (CAs)* are local *watershed-based* management agencies whose mandate includes responsibilities and functions in the *land use planning and development* process. *CAs* ensure that decisions are informed by the best available *watershed-science* practices while eliminating unnecessary delay or duplication in the process. Generally, *CAs* deliver programs and activities that help the Province and municipalities to reach the important natural hazard objectives of the Provincial Policy Statement.

Key Responsibilities of *CAs* in Land Use Planning include:

1. Delegated responsibility to represent provincial interest in natural hazards. *CAs* have delegated responsibilities to represent provincial interests regarding Natural Hazards (under Public Health and Safety made under the Provincial Policy Statement - excluding fire);
2. *Watershed-based resource management* agency where *CAs*, as public bodies pursuant to the *Planning Act*, are to be notified of policy documents, and planning and *development applications* as prescribed under the Act. *CAs* may comment as per their mandate to the planning approval authority on these documents and *applications*;
3. *CAs* as landowners may become involved in the planning and *development* process, either as an adjacent landowner or a proponent;
4. *CAs* may enter into agreements with federal and provincial ministries and municipalities to undertake delegated regulatory/approval responsibilities and/or reviews; and
5. *CAs* as a regulatory body, participate in the review of *development applications*. *CAs* will ensure that the applicant and municipal planning authority are aware of the regulations and requirements under the Conservation Authorities Act, as well as assist in the coordination of *applications* under the *Planning Act* and the *Conservation Authorities Act* to eliminate unnecessary delay or duplication in the process.

Where a *Planning Act application* has been made to the Township, the Township shall ensure that the *CA* has been consulted with respect to the requirement for a permit for any *development or site alteration*, or any other aspect of the proposal requiring a permit from the *CA*, prior to the approval of the *application*. The Township shall generally only approve such planning *applications* in circumstances where it is satisfied that the required permits are available.

The CA may also provide comments and recommendations to the Township on *Planning Act applications*. Unless otherwise provided for in this Plan, and/or in a services agreement between the Township and the CA, such comments are to be taken as advisory, and considered by the Township in relation to the relative merits of economic, social and other implications, and other goals, objectives, policies and requirements of the Township, as generally outlined in this Plan, as well as those of other commenting agencies and approval authorities.

The roles and responsibilities of the CA, as an advisory agency to the Township, may be further defined in a services agreement.

Beyond the regulated areas of the CA, the Township may use its discretion when seeking advice and assistance on some such matters. In these cases, the Township may opt to rely on the expertise of qualified staff, consultants, and/or the approval authority through the One-Window Provincial Planning Service.

## **10.7 Cost Assessment and Recovery**

Any costs incurred by the Township in relation to a proposed *development* shall be recovered from the applicant pursuant to this policy and the Township's User Fees and Charges By-law. This shall include the cost of processing site-specific *applications*, peer reviews, *Secondary Plan* studies, supporting background and technical studies, as well as other planning and *development* related initiatives undertaken for the benefit of the owners of specific properties, communities or defined areas. It may also include compensatory measures identified in an Economic Viability Assessment.

An Economic Viability Assessment may be required to evaluate the financial impact of settlement expansions, large scale developments and proposals which may have a detrimental economic impact on the Township. *Development* shall not be permitted to have a detrimental impact on the Township unless compensatory measures have been undertaken, to the satisfaction of the Township.

## **10.8 Development Agreements**

The Township may enter into *development* agreements to ensure that the costs of *development* are not borne by existing ratepayers in the Township. Such agreements may include requiring the developer to post a bond or irrevocable letter of credit to ensure that the construction of roads, services, *buildings*, *structures* and landscaping is completed to the satisfaction of the Township. In addition, the Township shall impose a *Development Charge* against new *development* to offset the capital costs that are likely to be incurred by the Township as the result of new *development*.

The Township will grant final approval to a *development* only when an agreement has been executed and registered on the title of the lands to which they apply. Such agreements shall be transferable to subsequent landowners.

The cost for capital improvements that are growth related, shall be carried out by and at the costs of the developer, recoverable through development charges, or through the imposition of conditions of *development* approval.

## 10.9 Flexibility

The interpretation of the numerical figures with the exception of density figures and growth forecasts can be varied within 5 per cent of the figures in the text and such minor variation will not require an amendment to this Plan.

## 10.10 Zoning and By-laws

This Plan is implemented through the *Zoning By-law*. The *Zoning By-law* places *designated* lands into Zoning categories and prescribe appropriate regulations for the permitted *use* thereunder.

Lands shall only be re-zoned in accordance with the policies and provisions of this Plan at such time as there is sufficient information to determine the appropriateness of specific zoning categories and when the *development* of such lands is in the public interest and is not considered to be premature.

### 10.10.1 Conditional Zoning

Pursuant to Section 34 (16) of the *Planning Act*, the Township may, in a *Zoning By-law* or any amendment thereto, permit a *use* of land or the erection, location or *use* of *buildings* or *structures* and impose one or more prescribed conditions on the *use*, erection or location.

### 10.10.2 Holding Zones

Pursuant to Section 36(2) of the *Planning Act*, the Township may utilize the holding H symbol.

Legally *existing uses* of *lots* so zoned are permitted. Other *uses* permitted in the applicable underlying zone are permitted once the Holding symbol has been removed.

The *use* of the Holding symbol shall generally be restricted to the following situations:

1. where adequate services are not yet available, but are anticipated;
2. where the lands are affected by adverse physical or environmental conditions which can be resolved to the Township's satisfaction;
3. where the *development* may impose adverse financial impacts on the Township or where the financial requirements of the Township have yet to be satisfied;
4. where the precise nature of the proposed *development* and *use* is not yet known and the *development* of the land requires an agreement;
5. where the *development* is proceeding by Plan of Subdivision and the conditions of approval have yet to be satisfied; and
6. where studies and reports to address specific issues or requirements have not yet been provided to the satisfaction of the Township.

The Township shall remove the Holding (H) symbol by amendment to the *Zoning By-law*, when all of the conditions and requirements leading to the imposition of the Holding zoning have been met, or when the Township is satisfied that they can and will be met.

### **10.10.3 Interim Control and Interim Control By-laws**

The Township may pass interim control by-laws pursuant to section 38 of the *Planning Act*, which may include all or any specific portion of the Township where Council has directed that a study be undertaken of land *use* planning policies prior to any further *development* and/or any change of *use* in the area to which the Interim Control By-law applies.

### **10.10.4 Temporary Uses and Temporary Use By-laws**

The Township may pass by-laws pursuant to section 39 of the *Planning Act* in order to authorize the temporary *use* of any land, *buildings* or *structures* for a purpose set out in such by-laws which may or may not otherwise comply with the policies and land *use* designations of this Plan.

Prior to the approval of a temporary *use* by-law, the Township shall be satisfied that the following criteria are met:

1. the proposed *use* shall be of a temporary nature;
2. the proposed *use* shall not be *incompatible* with adjacent land *uses* and the character of the surrounding area or neighborhood;
3. the proposed *use* shall not require the extension or expansion of existing municipal services;
4. the proposed *use* shall not significantly increase the volume or alter the type of traffic serviced by the area roads;
5. parking and other required temporary facilities and services required by the proposed *use* shall be provided entirely on-site; and
6. the proposed *use* shall generally be beneficial to the community as a whole.

The Township may permit extensions to a permitted temporary *use* for such additional periods as are provided for in the *Planning Act*.

The Township may require an agreement and securities relating to the removal of the *use* when it is no longer authorized as a temporary *use*.

### **10.10.5 Minor Zoning Amendment Delegation of Authority**

Pursuant to sections 34, 36, 39 and 39.1 of the *Planning Act*, the Township may pass a by-law to delegate the approval authority for minor zoning amendments to a Committee of Council, or an individual who is an officer or employee of the Township. Such delegation may include:

1. A temporary *use* by-law;
2. A by-law to remove a holding H symbol;
3. A *housekeeping* by-law for the purpose of making clerical or other changes to assist in the interpretation of the *Zoning By-law*;
4. A minor zoning amendment which meets the tests of section 45(1) of the *Planning Act*, R.S.O., 1990 for a minor variance, being that the *building*, *structure* or the *use* is (1) minor numerically or based impact (2) desirable for the appropriate *development* or *use* (3) meets the general intent and purpose of the by-law, and (4) meets the general intent and purpose of the Official Plan;
5. A by-law that implements a related Official Plan amendment; and
6. A by-law that implements or satisfies a condition of Provisional Consent.

### **10.11 Niagara Escarpment Plan and *Development Control***

The lands within the Niagara Escarpment Plan (NEP) are protected through the Niagara Escarpment Planning and Development Act (NEPDA). The Township will ensure that future *development* in the vicinity of the Niagara Escarpment Plan Area will be *compatible* with the natural Escarpment environment and protect this important World Biosphere Reserve.

The NEP Area is included on Schedule A1. The NEC online resources should be consulted to determine if a property is within the Niagara Escarpment Commission's Development Control Area (<https://escarpment.org/>).

Where there is a conflict between the policies of this Plan and those of the Niagara Escarpment Plan, the policies of the Niagara Escarpment Plan shall prevail. Where this Plan contains policies that are considered to be more rigorous or restrictive than those of the Niagara Escarpment Plan and are not considered to be in conflict with the Niagara Escarpment Plan, the more restrictive or rigorous policies of this Plan would then apply.

### **10.12 Non-conforming Uses**

This Plan will not limit the authority of the Township to pass a by-law permitting the extension or enlargement of any land, *building* or *structure* which is being *used*, at the time of the passing of such by-law, for a purpose which does not conform with the land *use* designation of this Plan. Such a by-law shall, however, be in conformity with the policies included in this section.

As a general rule, it is intended that any land *use* that legally exists on the date of approval of this Plan which does not conform with the land *use* designation shown on Schedule A3 and deemed to be a 'legal, *non-conforming use*' should, in the long term, cease to exist.

In specific instances, however, it may be desirable to permit the extension or enlargement of a legal, *non-conforming use* in order to avoid unnecessary hardship, provided the applicant is in conformity with the following policies.

Where an *application* for a minor variance, extension or enlargement of a legal, *non-conforming use* is received, the Committee of Adjustment shall ensure that the proposal does not aggravate the situation created by the existence of the *use*, especially in regard to the policies of this Plan and the requirements of the *Zoning By-law* applying to the *lot*, subject to the following policies:

1. An approved minor variance, extension or enlargement shall be in an appropriate proportion with respect to what is normally required by the *Zoning By-law*;
2. Visual impacts shall be minimal and acceptable, and the proposal shall not impact significantly on the character of hamlets and communities, or the *rural character* of the Township generally;
3. The characteristics of the proposed minor variance or the existing *non-conforming use* or the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, aesthetics and traffic generating capacity. No approval shall be granted if one or more such nuisance factors will be created or increased so as to add substantially to the incompatibility of the *use* with the surrounding area. The proposal shall also satisfy the applicable requirements of other regulatory agencies;
4. Adjacent conforming *uses* will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for *buildings* and *structures*, devices and measures to reduce nuisances, and where necessary, regulations for alleviating *adverse effects* caused by such things as outside storage, lighting, and advertising signs. Such provisions and regulations shall be applied to the minor variance or proposed extension or enlargement and, wherever feasible, shall also be extended to the neighboring complying *use* in order to improve its compatibility with the surrounding area;
5. Traffic and parking conditions in the vicinity will not be adversely affected by the granting of the *application*, and traffic hazards will be kept to a minimum by the appropriate design of entrance and exit points to and from the site and improvements of sight lines, particularly near intersections;
6. Adequate provisions have been or will be made for off-road parking and loading facilities;
7. Adequate municipal services such as roads and water supply and individual on-site sewage disposal facilities, and other necessary services are available or can be made available; and
8. *Significant* natural features, areas, and functions will be protected in accordance with the policies of this Plan.

While *existing uses* continue to be permitted in *Settlement areas*, expansion of existing legal, *non-conforming uses* that are *incompatible* due to noise, odour or other emissions, or result in other undesirable impacts on residential *uses*, shall not be permitted.

The *Zoning By-law* may recognize that there are existing *lots* that do not meet the minimum *lot* size requirements established in this Plan. The By-law shall permit these *lots* to be developed in accordance with the policies of this Plan provided that they are large enough to accommodate a *dwelling*, septic system and water supply and meet the other requirements of this Plan, the *Zoning By-law* and those of other regulatory authorities;

### 10.13 Official Plan Amendments

An amendment to the Schedules or the text of this Plan is required to: change a designation or policy of this Plan; and/or permit any *development* or the establishment of any *use* not expressly permitted by this Plan or otherwise exempted from municipal *Planning Act* approval by Provincial or Federal statutes or the regulations made thereto.

In considering any amendment which would designate additional areas for a particular *development* or *use*, or change the permitted *uses* of a particular area or otherwise change the policies of this Plan, the Township shall have due regard to the following general criteria which are in addition to those outlined elsewhere in this Plan;

1. The need for the proposed *use*;
2. The extent to which the existing areas in the proposed designation are developed, and the nature and adequacy of such existing *development*;
3. The physical suitability of the land;
4. The location of the areas under consideration with respect to the adequacy of the existing and proposed road system in relation to the *development* of such proposed areas; and the convenience and accessibility of the site for vehicular and pedestrian traffic and safety in relation thereto;
5. The adequacy of the potable water supply, sewage disposal facilities, and municipal services in accordance with this Plan and/or in accordance with the conclusions and recommendations of required technical reports;
6. The compatibility of such proposed *use* with *uses* in the surrounding area;
7. The potential effect of the proposed *use* on the financial position of the Municipality;
8. The effect of the proposed *use* on the population level and the social character of the community;
9. The impact of the proposed *use* on the natural and scenic resources and features of the Township and its open, rural and natural landscape; and

10. A statement prepared by a qualified planner certifying that the amendment conforms to the Provincial Policy Statement and does not conflict with any other Provincial Plan.

The Township shall weigh the impacts of a proposed *development*, including *rural character* against other impacts, including but not limited to social, economic and community benefits, 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 *rural character*, that, in the opinion of the Township, outweigh the benefits of the proposal, shall not generally be approved.

#### **10.13.1 Updating Schedules and Appendices without an amendment.**

An amendment shall not be required to update the Schedules to be consistent with Provincial Plans and lands regulated by the Conservation Authority, or as explicitly provided for in this plan.

The appendices to this plan are for reference only and may be updated without amendment to this plan.

#### **10.14 Parkland**

Parkland, or a cash contribution in lieu of parkland shall be provided in all cases where permitted pursuant to the provisions of the *Planning Act*. The Township may pass a by-law to further implement the parkland requirements for *development*.

#### **10.15 Phasing**

Consistent with section 2.3.1(6) of the *PPS*, Mulmur will require phasing where appropriate, to ensure that *development* is orderly and aligns with the timely provision of the *infrastructure and public service facilities* with limited *adverse effects* on existing residents.

*Phasing plans* shall generally be regulated through conditions of approval or an agreement.

#### **10.16 Review of Official Plan**

In accordance with Section 26 of the *Planning Act*, a comprehensive review of this Plan shall be undertaken by the Township every ten years after the approval of a new official plan and every five years thereafter, and updated as necessary to keep it current, relevant and addressing the Township's needs.

## 10.17 Complete Application Requirements

The requirement for fees and deposits (in accordance with the Township's Tariff of Fees By-law), a study, report, plan and other supporting technical information in support of any *Planning Act application* shall reflect the policies of this plan along with the requirements of other approval or commenting agencies.

The Township will encourage consultation in advance of the submission of a *Planning Act application* in order to assess the requirements for an *application* to be deemed complete, as well as to determine any scoping opportunities.

If any agency comments have been provided or optional pre-consultation occurred, the Township strongly encourages records to be shared at the time of an application.

### 10.17.1 Professional Qualifications and Peer Reviews

All studies, reports, plans and technical information shall:

1. Be prepared by a professional with applicable certification, licensing and professional accreditation; and
2. Be prepared to the satisfaction of the Township and any agency or authority, including but not limited to: the Conservation Authority, Niagara Escarpment Commission, County of Dufferin, Province and Federal department.

The Township may require a peer review of any study, report, plan or technical information, at the costs of the applicant.

### 10.17.2 Reports, Plans and Technical Information

All Development *applications* shall be supported by appropriate studies, in accordance with this Plan and the schedules and appendices attached hereto and as may be summarized on an appendix to this Plan.

### ~~10.17.3 Core Studies~~

~~Core studies are those that are generally required for all planning application types. These studies address fundamental planning and engineering matters such as environmental impacts, existing servicing capacity, transportation impacts, public health and safety and conformity to Federal, Provincial, County and Township plans, policies and applicable legislation, and include:~~

- ~~1. Environmental Impact Statement;~~
- ~~2. Environmental Site Assessment;~~
- ~~3. Functional Servicing Report;~~
- ~~4. Geotechnical Report;~~

- ~~5. Hydrogeological Report;~~
- ~~6. Planning Justification Report; and~~
- ~~7. Transportation Impact Study.~~

#### **~~10.17.4 Contingent Studies~~**

~~Contingent studies are required when a specific on-site or surrounding condition exists that makes the study relevant for the consideration of the planning application. For example, certain studies may only be needed if a subject property is located on or near a significant natural hazard, or major facilities, or when the property contains particular environmental, cultural, or resource-based features on site, and include:~~

- ~~1. Aggregate/Minerals/Petroleum Resource Impact Assessment;~~
- ~~2. Agricultural Impact Assessment;~~
- ~~3. Air Quality/Odour Study;~~
- ~~4. Arborist Report;~~
- ~~5. Archaeological Assessment;~~
- ~~6. Contaminant Management Plan;~~
- ~~7. Cultural Heritage Impact Assessment;~~
- ~~8. Economic Viability Assessment;~~
- ~~9. Financial Impact Analysis;~~
- ~~10. Human-made Hazard Impact Study/ Assessment;~~
- ~~11. Impact Assessment for Waste Disposal Sites / Former Landfill Sites;~~
- ~~12. Land Use Compatibility Study;~~
- ~~13. Minimum Distance Separation Formulae Assessment;~~
- ~~14. Natural Hazard Impact Study / Assessment;~~
- ~~15. Noise/Vibration Study; and~~
- ~~16. Servicing Options Report.~~

#### **~~10.17.5 Additional Studies~~**

~~In addition to the core and contingent studies, the Township may require any additional studies, reports, plans, technical information or works it deems necessary to address potential concerns or assess impacts specific to a development. These additional studies may not be required to deem an application complete and commence the review and public engagement process but may be required to provide sufficient information for approval.~~

## **Part 11: Site Specific Policy Areas**

Site Specific Policy Areas are identified on Schedule A1 or A3 by the correlating number or letters. The policies provided for in this section apply in addition to any applicable policies of this plan, including the underlying designation identified by the colour legend.

### **11.1 Site Specific Policy Area 1 (Transportation Terminal)**

The only permitted uses shall be an existing transport terminal and related *outdoor storage* yard and an *accessory* residential *dwelling* only, in Part East Half *Lot 1*, Concession 8 EHS shall be permitted.

### **11.2 Site Specific Policy Area 2 (Hockey School)**

The only permitted uses shall be an existing private hockey *school* and related residential accommodation only, in the East Half of *Lot 1*, Concession 2 EHS.

### **11.3 Site Specific Policy Area 3 (Wrecking Yard)**

The only permitted use shall be an existing automobile wrecking/recycling yard and scrap metal recycling establishment, in Part West Half of *Lot 29*, Concession 8 EHS.

Notwithstanding any other provision of this Plan to the contrary, permitted *uses* shall not expand in scale, nor in area, nor should they be permitted to add to or change the nature of their operation in any substantive way.

Any aspect of the *development* and/or *use* that has not been proven to have been legally established, shall cease to be permitted, and; all such *uses* shall cease, all such *developments* shall be removed or converted and the site shall be rehabilitated and restored for a purpose permitted in the Prime Agricultural Area designation and zone, and; actions may be commenced, if/as necessary, to enforce compliance with the *Zoning By-law*.

### **11.4 Site Specific Policy Area 4 (Salvation Army Care Facility)**

In addition to the permitted uses in the underlying designation, an existing Salvation Army *Adult Group Home Care Facility* and related residential accommodations, in the East Half of *Lot 31*, Concession 8 EHS, shall be permitted.

### **11.5 Site Specific Policy Area 5 (Water Bottling Facility)**

The only permitted uses shall be an existing water bottling operation, in Part West Half *Lot 16*, Concession 4 EHS. Notwithstanding any other provision of this Plan to the contrary, the permitted *use* shall not expand in scale, nor in area, nor be permitted to add to or change the nature of their operation in any substantive way until such time as; the lands have been re-zoned and the *developments* and *uses* have been brought into conformity with the applicable requirements and standards of the *Zoning By-law*, by site-specific amendment; the requirements of the Township and other review agencies, such as the Ministry of the Environment and the *Conservation* Authority have been addressed;

and a site plan has been submitted to and approved by the Township, and a site plan agreement has been executed and registered on title.

#### **11.6 Site Specific Policy Area 6 (Mansfield Outdoor Centre)**

Uses permitted in the Site Specific Policy Area 6 includes all use permitted in the underlying designation and the following additional uses:

- a. Existing recreational developments, activities and uses;
- b. Public parks including fairgrounds on land owned or under the control of government authorities;
- c. Commercial Recreational development
- d. Residential uses for patrons and employees, including accommodation facilities and;
- e. Commercial uses providing goods and services to the patrons of the recreational facility or use.

The Township encourages the continued development of, and improvements to the recreational development, provided that the development is generally in harmony with the character of a recreation area, and is sensitive to the natural environment.

New facilities, buildings and structures shall generally be designed and located so as to minimize the visual and environmental impact of these structures wherever practical. 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. Recreational developments shall not generally be considered to negatively impact on or be out of character with the surrounding area. 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.

All new uses and any significant change or expansion of existing developments and uses permitted by this Plan shall be supported by the appropriate studies. The policies of the Mansfield North Recreation Area are applicable to lands within this site specific policy area. Any new development shall be subject to site plan control.

#### **11.7 Site Specific Policy Area 7 (Fox Hunting Club)**

In addition to the uses permitted in the underlying designation, an existing private, non-commercial fox hunting club and related *buildings* and *structures*, located in Part West Half Lot 28, Concession 6 EHS shall be permitted. The private, non-commercial fox hunting club shall be permitted as an *accessory use* to the existing residential *dwelling* on the *lot* and shall be permitted to be *used* only for the private enjoyment of the owners, and guests of the owners, on a non-commercial basis. The conversion of this *use* to a commercial establishment shall only be permitted if an amendment to this Plan is obtained and the lands are re-zoned and brought under site plan control.

#### **11.8 Site Specific Policy Area 8 (Mansfield Ski Club)**

Uses permitted in the Site Specific Policy Area 8 includes all use permitted in the underlying designation and the following additional uses:

- a. Existing recreational developments, activities and uses;

- b. Public parks including fairgrounds on land owned or under the control of government authorities;
- c. Commercial Recreational development
- d. Ancillary residential uses including accommodation facilities for patrons and employees, and;
- e. Ancillary commercial uses providing goods and services to the patrons of the recreational facility or use.

The Township encourages the continued development of, and improvements to the recreational development, provided that the development is generally in harmony with the character of a recreation area, and is sensitive to the natural environment.

New facilities, buildings and structures shall generally be designed and located so as to minimize the visual and environmental impact of these structures wherever practical. 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. Recreational developments shall not generally be considered to negatively impact on or be out of character with the surrounding area. 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.

All new uses and any significant change or expansion of existing developments and uses permitted by this Plan shall be supported by the appropriate studies. The policies of the Mansfield North Recreation Area are applicable to lands within this site specific policy area. Any new development shall be subject to site plan control.

A *parking lot accessory* to, and operated solely by and for the purposes of the Mansfield Ski Club Inc., to accommodate vehicles on an overflow basis during special events and periods of heavy *use* only, is permitted as an additional *use*. The *parking lot use* shall cease, and the *parking lot* removed and rehabilitated before a *building* permit is issued for any *dwelling unit* on the *lot*.

## **Part 12: Definitions**

The following definitions have been compiled to provide consistency with the *PPS* (with reference provided in brackets) and to assist the reader with the interpretation and implementation of this Plan.

It should be noted that many of the terms defined below are also common terms *used* in the normal language of the Plan. They are therefore not intended, in all cases, to be interpreted as having the same meaning as the definitions provided below, which are often intended to apply only to specific contexts. In most instances, the intended context(s) of the terms are provided in the definitions.

### **Access Standards**

means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of *protection works*, during times of *flooding hazards*, *erosion hazards* and/or *other water-related hazards*. (*PPS 2024*)

### **Accessory**

means a *use*, *building* or *structure* which is usually incidental, subordinate to and exclusively devoted to the principal *use* located on the same *lot*. An *accessory* use, building or *structure* shall generally not be *used* for human habitation, except where specifically permitted and referenced as an *accessory* dwelling unit.

### **Active Transportation**

means Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (*PPS 2024*)

### **Additional Needs Housing**

means any housing, including dedicated facilities, in whole or in part, that is *used* by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for *persons* with disabilities such as physical, sensory or mental health disabilities, and housing for older *persons*. (*PPS 2024*)

### **Adjacent Lands**

means

1. for the purposes of PPS policy 3.3.3, those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a *negative impact* on the corridor or facility. The extent of the *adjacent lands* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
2. for the purposes of PPS policy 4.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
3. for the purposes of PPS policies 4.4.2.2 and 4.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources*, *mineral deposits*, or *deposits of mineral aggregate*

*resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province;

4. for the purposes of PPS policy 4.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the *municipal official plan* (PPS 2024); and
5. For all other purposes, adjacent shall mean sharing a common vertex and a common side.

### **Adverse Effect**

means as defined in the Environmental Protection Act, means one or more of:

1. impairment of the quality of the natural environment for any *use* that can be made of it;
2. injury or damage to *property* or plant or animal life;
3. harm or material discomfort to any *person*;
4. an *adverse effect* on the health of any *person*;
5. impairment of the safety of any *person*;
6. rendering any *property* or plant or animal life unfit for human *use*;
7. loss of enjoyment of normal *use* of *property*; and
8. interference with normal conduct of business. (PPS 2024)

### **Affordable**

means

1. in the case of ownership housing, the least expensive of:
  - a. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - b. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
2. in the case of rental housing, the least expensive of:
  - a. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - b. a unit for which the rent is at or below the average market rent of a unit in the municipality. (PPS 2024)

### **Agricultural Condition**

means

1. in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and
2. in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced. (PPS 2024)

### **Agricultural Impact Assessment**

means the evaluation of potential impacts of non- *agricultural uses* on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts. (PPS 2024)

### **Agricultural System**

means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

1. An agricultural land base, based on mapping provided by the Province, where mapping is available and required, comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and
2. An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector. (PPS 2024)

### **Agricultural Uses**

means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and *fish*; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm *buildings* and *structures*, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers when the size and nature of the operation requires additional employment. (PPS 2024)

An agricultural operation shall be considered an operation where the primary use is an agricultural use. A farm shall have the same meaning as an agricultural operation.

### **Agriculture-related Uses**

means those farm- related commercial and farm-related industrial *uses* that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (PPS 2024)

### **Agri-food Network**

means within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm *buildings* and primary processing, *infrastructure*; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities. (PPS 2024)

### **Agri-tourism Uses**

means those farm-related tourism *uses*, including limited accommodation such as a *bed and breakfast*, that promote the enjoyment, education or activities related to the farm operation. (PPS 2024)

### **Airports**

means all Ontario *airports*, including *designated* lands for future *airports*, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (PPS 2024)

### **Alternative Energy System**

*means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (PPS 2024)*

### **Application**

means an *application* under the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, unless otherwise specified.

### **Archaeological Resources**

means artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act and where identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act. (Based on PPS 2024)

### **Areas of Archaeological Potential**

means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*. (PPS 2024)

### **Areas of Mineral Potential**

means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence. (PPS 2024)

### **Areas of Natural and Scientific Interest (ANSI)**

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (PPS 2024)

### **Attached**

means a *building* otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent *building* or *buildings*.

### **Brownfield Sites**

means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (PPS 2024)

### **Building**

means a *structure* consisting of walls, roof and floor or a structural system serving the same purpose as defined in the *Building Code* and including carports and cloth, plastic or vinyl materials supported by structural frames but does not include awnings.

### **Built Heritage Resource**

means a *building, structure*, monument, installation or any manufactured or constructed part or remnant that contributes to a *property's* cultural heritage value or interest as identified by a community, including an Indigenous community. (PPS 2024)

### **Compact Built Form**

means a land *use* pattern that encourages the efficient *use* of land, walkable neighborhoods, mixed land *uses* (residential, retail, workplace, and institutional) all within one neighborhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small *lots* as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial *developments*, and apartments or offices above retail. Walkable neighborhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads. (PPS 2024)

### **Complete Communities**

means places such as mixed-use neighborhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. (PPS 2024)

### **Comprehensive Rehabilitation**

means *rehabilitation* of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the *rehabilitation* of other sites in an area where there is a high concentration of *mineral aggregate operations*. (PPS 2024)

### **Conserved**

means the identification, protection, management and *use of built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a *conservation* plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative *development* approaches should be included in these plans and assessments. (PPS 2024)

### **Cultural Heritage Landscape**

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as *buildings, structures, spaces, views, archaeological sites or natural elements* that are valued together for their interrelationship, meaning or association. (PPS 2024)

### **Deposits of Mineral Aggregate Resources**

means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidelines for surficial and

bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (PPS 2024)

**Designated**  
means

1. when reference is made to the Ontario Heritage Act, means *protected heritage property* in respect of which a designation has been carried out under the Ontario Heritage Act; and
2. In all other respects, *designated*, or designation, refers to the particular land *use* category or categories of land as depicted on the Schedules to this Plan.

**Designated and Available**

means lands *designated* in the official plan for urban residential *use*. For municipalities where more detailed official plan policies (e.g. *Secondary Plans*) are required before *development applications* can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition. (PPS 2024)

**Designated Vulnerable Area**

means areas defined as *vulnerable*, in accordance with provincial standards, by virtue of their importance as a drinking water source. (PPS 2024)

**Development**

means the creation of a new *lot*, a change in land *use*, or the construction of *buildings* and *structures* requiring approval under the *Planning Act*, but does not include:

1. activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards;
2. works subject to the Drainage Act; or
3. for the purposes of PPS policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to PPS policy 2.1.5(a). (PPS2024)

**Drinking-Water System**

means a system of work, excluding plumbing, that is established for the purpose of providing *users* of the system with drinking water and that includes:

1. anything *used* for the collection, production, treatment, storage, supply, or distribution of water;
2. anything related to the management of residue from the treatment process or the management of the discharge of a substance into the natural environment from the treatment system; and
3. a well or intake that serves as the source or entry point of raw water supply for the system. (*Safe Drinking Water Act*, 2002)

## **Dwelling**

means a *building* or part of a *building* containing a combination of rooms in which a kitchen, living quarters, sleeping areas and sanitary conveniences are provided for the exclusive *use* of one or more *persons* either continuously, permanently, temporarily or transiently, and with a private entrance from outside the *building* or from a common hallway or stairway inside, and occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place. It may include a modular home constructed in accordance with the *Building Code* and C.S.A. A-277 Regulations, but does not include a mobile home, travel trailer, camper, or other similar vehicle.

A dwelling unit and residential unit shall have the same definition as a dwelling.

A principal dwelling shall be the primary or larger dwelling unit where more than one dwelling exists on a property. Where a dwelling has an *attached* apartment, the larger dwelling unit shall be considered the principal dwelling and may also be referred to as a single detached dwelling.

## **Ecological Function**

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions. (Greenbelt Plan, PPS 2024)

## **Employment Area**

means those areas *designated* in an official plan for *clusters* of business and economic activities including manufacturing, research and *development* in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. *Uses* that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment *use* listed above. (PPS 2024)

## **Endangered Species**

means a species that is classified as *Endangered species* on the Species at Risk in Ontario List, as updated and amended from time to time. (PPS 2024)

## **Erosion Hazard**

means the loss of land, due to human or natural processes, that poses a threat to life and *property*. The *erosion hazard* limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion access allowance. (PPS 2024)

## **Essential Emergency Service**

means services which would be impaired during an emergency because of flooding, the failure of floodproofing measures and/or *protection works*, and/or erosion. (PPS 2024)

## **Existing Use**

means the *use* of any land, *building* or *structure* legally existing on the day of approval of this Plan, or any preceding Official Plan of the Township, or; approved in accordance with the provisions of this Plan prior to the date of any amendment to the Plan that subsequently prohibited the *use*.

## **Farm Workers Housing**

means housing for farm workers when the size and nature of the operation requires additional employment.

## **Fish**

means *fish*, which as defined in the *Fisheries Act*, includes *fish*, *shellfish*, *crustaceans*, and *marine animals*, at all stages of their life cycles. (*PPS 2024*)

## **Fish Habitat**

as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly to carry out their life processes. (*PPS 2024*)

## **Flood Fringe**

for river, stream and small inland lake systems, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*. (*PPS 2024*)

## **Flood Plain**

for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*. (*PPS 2020*)

## **Flooding Hazard**

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

1. along the shorelines of the *Great Lakes - St. Lawrence River System* and large inland lakes, the *flooding hazard* limit is based on the *one-hundred-year flood level* plus an allowance for *wave effects* and other water- related hazards;
2. along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:
  - a. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
  - b. the *one-hundred-year flood*; and
  - c. a flood which is greater than 1. or 2. which was actually experienced in a particular *watershed* or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the *use* of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard). (*PPS 2024*)

## **Floodway**

means for river, stream and small inland lake systems, means the portion of the floodplain where *development* and *site alteration* would cause a danger to public health and safety or *property* damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two-zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or *property* damage. Where the *two-zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*. (PPS 2024)

## **Freight-supportive**

regarding land *use* patterns, means *transportation systems* and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land *use* and *transportation systems*. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives. (PPS 2024)

## **Garden Township**

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

## **Great Lakes - St. Lawrence River System**

means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario. (PPS 2024)

## **Green Infrastructure**

means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS 2024)

## **Ground Water Feature**

means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (PPS 2024)

## **Group Home**

means a residential *dwelling* in which up to 6 residents excluding staff live as a family under responsible supervision on a shared accommodation, without the need for on-site specialized medical or other professional care. A *group home* does not include a *Group Home Care Facility*, or a home licensed or approved under any Provincial statute.

## **Group Home Care Facility**

means a facility that is licensed and/or funded by a Public Agency for the accommodation of *persons* living in a single housekeeping unit or residence and who, by reason of their emotional,

mental, social or physical condition or legal status, require a group living arrangement and/or on-site care for their well-being. A *group home care facility* may include a Special Care Residential Home, Supportive Housing Program, Adult Community Mental Health Program, Children's Residence, Accommodation Services for the *Developmentally Handicapped*, Satellite Residences for Seniors and Homes for Physically Disabled Seniors, permitted and in compliance with municipal by-laws.

### **Habitat of Endangered Species and Threatened Species**

means habitat within the meaning of Section 2 of the *Endangered species Act, 2007*. (PPS 2024)

### **Hazardous Forest Types for Wildland Fire**

means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time. (PPS 2024)

### **Hazardous Lands**

means property or land that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (PPS 2024 modified)

### **Hazardous Sites**

means *property* or land that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (*sensitive* marine clays [leda], organic soils) or unstable bedrock (karst topography). (PPS 2024)

### **Hazardous Substances**

means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (PPS 2024)

### **Heritage Attributes**

means, as defined under the *Ontario Heritage Act*, in relation to real *property*, and to the *buildings* and *structures* on the real *property*, the attributes of the *property*, *buildings* and *structures* that contribute to their cultural heritage value or interest. (PPS 2024)

### **Highly Vulnerable Aquifer**

are aquifers — highly saturated underground areas whose water can be drawn for human *use* — that are particularly susceptible to contamination, either because of their proximity to the surface or because of the characteristics of the materials underground that make up and surround the aquifer (derived from Source Protection Plan).

### **Housing Options**

means a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional *residential units*, tiny homes, laneway housing, *garden suites*, rooming houses, and multi-residential *buildings*, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, *additional needs*

*housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes. (PPS 2024)

### **Home Industry**

means a small-scale *use*, providing a service primarily to the local community or area and which is *accessory* to a residential *use* or agricultural operation, performed by one or more residents of the household on the same *property*. A *home industry* is conducted primarily in an *accessory building* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc.

### **Home Occupation**

means a service occupation, carried out within a *dwelling unit* performed by one or more residents of the household on the same *property*. Such occupations include, but are not limited to services performed by: an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.

### **Hydrologic Function**

means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2024)

### **Impacts of a Changing Climate**

means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS 2024)

### **Individual On-Site Sewage Services**

means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the *property* upon which the system is located. (PPS 2024)

### **Individual On-Site Water Services**

means individual, autonomous water supply systems that are owned, operated and managed by the owner of the *property* upon which the system is located. (PPS 2024)

### **Infrastructure**

means physical *structures* (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, *active transportation systems*, oil and gas pipelines and associated facilities. (PPS 2024)

### **Intensification**

means the *development* of a *property*, site or area at a higher density than currently exists through:

1. *redevelopment*, including the reuse of *brownfield sites*;

2. the *development* of vacant and/or underutilized *lots* within previously developed areas;
3. *infill development*; and
4. the expansion or conversion of existing *buildings*. (*PPS 2024*)

### **Legal or Technical Reasons**

means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new *lot*. (*PPS 2024*)

### **Lot**

means a parcel or tract of land described in a deed or other legal document which is legally capable of conveying title and:

1. Which is a whole *lot* within a Registered Plan of Subdivision, or *lot* within a Registered Plan of Condominium other than a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50(4) of The *Planning Act* R.S.O. 1990 as amended; or
2. Which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity or redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land; or
3. The description of which is the same as in a deed which has received final consent to a conveyance pursuant to Section 53 of the *Planning Act*, R.S.O 1990, as amended; or
4. Which is the whole remnant remaining to an owner or owners after a conveyance is made with final consent pursuant to Section 53 of The *Planning Act*, R.S.O. 1990, as amended, but for the purpose of this paragraph no parcel or tract of land ceases to be a *lot* by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Township of Mulmur, His Majesty in the Right of Ontario or His Majesty in the Right of Canada.

### **Low and Moderate Income Households**

means

1. in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *Regional Market Area*; or
2. in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *Regional Market Area*. (*PPS 2024*)

### **Low Impact Development**

means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. (*PPS 2024*)

## **Major Facilities**

means facilities which may require separation from *sensitive land uses*, including but not limited to *airports*, manufacturing *uses*, transportation *infrastructure* and corridors, rail facilities, marine facilities, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (PPS 2024)

## **Major Goods Movement Facilities and Corridors**

means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives. (PPS 2024)

## **Metallic Minerals**

means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-*metallic minerals* mean those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes. (PPS 2024)

## **Minerals**

means *metallic minerals* and non- metallic minerals as herein defined but does not include *mineral aggregate resources* or *petroleum resources*. (PPS 2024)

## **Mineral Aggregate Operation**

means

1. lands under license or permit, other than for *wayside pits* and *quarries*, issued in accordance with the Aggregate Resources Act;
2. for lands not *designated* under the Aggregate Resources Act, established *pits* and *quarries* that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
3. associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products. (PPS 2024)

## **Mineral Aggregate Resources**

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act. (PPS 2024)

## **Mineral Aggregate Resource Conservation**

means

1. the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
2. the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring. (PPS 2024)

### **Mineral Deposits**

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (PPS 2024)

### **Mineral Mining Operation**

means mining operations and associated facilities, or past producing mines with remaining mineral *development* potential that have not been permanently rehabilitated to another use. (PPS 2024)

### **Minimum Distance Separation Formulae**

means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (PPS 2024)

### **Multimodal Transportation System**

means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, *higher order transit*, rail (such as freight), trucks, air, and marine. (PPS 2024)

### **Municipal Sewage Services**

means sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality. (PPS 2024)

### **Municipal Water Services**

means a municipal *drinking-water system* within the meaning of section 2 of the *Safe Drinking Water Act, 2002*. (PPS 2024)

### **Natural Heritage Features and Areas**

means features and areas, including *significant wetlands*, *significant coastal wetlands*, other coastal *wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (PPS 2024)

### **Natural Heritage System**

means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and *conservation* reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support *hydrologic*

*functions*, and working landscapes that enable *ecological functions* to continue. The Province has a recommended approach for identifying *Natural Heritage Systems*, but municipal approaches that achieve or exceed the same objective may also be used. (PPS 2024)

## **Negative Impacts**

means

1. in regard to PPS policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
2. in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
3. in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities;
4. in regard to PPS policy 4.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities; and
5. in regard to PPS policy 3.3.3, any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor. (PPS 2024)

## **Non-Conforming**

means an *existing use* or activity of any land, *building* or *structure* which does not conform with the permitted *uses* or activities, of this Plan for the Designation in which such existing land, *building* or *structure* is located.

## **Normal Farm Practices**

means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or

makes *use* of innovative technology in a manner consistent with proper advanced farm management practices. *Normal Farm Practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act. (PPS 2024)

## **Oil, Gas and Salt Hazards**

means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated. (PPS 2024)

## **On-farm Diversified Uses**

means *uses* that are secondary to the principal agricultural *use* of the *property* and are limited in area. *On-farm diversified uses* include, but are not limited to, *home occupations, home industry*,

*agri-tourism uses, and uses that produce value-added agricultural products and electricity generation facilities and transmission systems, and energy storage systems. (PPS 2024)*

### **One-hundred-year Flood**

means for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (PPS 2024)

### **One-hundred-year Flood Level**

means

- ~~1. for the shorelines of the Great Lakes, the peak instantaneous Stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year;~~
- ~~2. in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous Stillwater level which has a 1% chance of being equaled or exceeded in any given year; and~~
3. for *large inland lakes*, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the *one-hundred-year flood level* is based on the highest known water level and wind setups. (Excerpt of PPS 2024)

### **Other Water-related Hazards**

means water- associated phenomena other than *flooding hazards* and *wave effects* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming. (PPS 2024)

### **Partial Services**

means *municipal sewage services* or *private communal sewage services* combined with *individual on-site water services*; or *municipal water services* or *private communal water services* combined with *individual on-site sewage services*. (Example: Mansfield settlement area. PPS 2024)

### **Person**

means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representatives of a *person* to whom the context can apply according to law.

### **Pit**

means land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a *building* or other work on the excavation site or in relation to which an order has been made under sub-section 1(3) of the Aggregate Resources Act.

### **Petroleum Resource Operations**

means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons, and compressed air energy storage. (PPS 2024)

### **Petroleum Resource**

means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons, or compressed air energy storage. (PPS 2024)

### **Planned Corridors**

means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern *Development* or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing or has completed, the identification of a corridor. Approaches for the identification and protection of *planned corridors* may be recommended in guidelines developed by the Province. (PPS 2024)

### **Planning Act**

Means the *Planning Act* R.S.O. 1990, c.P. 13, as amended or replaced and includes any and all regulations and proclamations thereunder.

### **Portable Asphalt Plant**

means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials *used* in the process; and

which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (PPS 2024)

### **Portable Concrete Plant**

means a *building* or *structure* with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials *used* in the process; and

which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (PPS 2024)

### **Prime Agricultural Area**

means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successors to those ministries. (PPS 2024)

### **Prime Agricultural Land**

means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (PPS 2024)

### **Private Communal Sewage Services**

means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more *lots* or private residences and is not owned by a municipality. (PPS 2024)

### **Private Communal Water Services**

means a non-municipal *drinking-water system* within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more *lots* or private residences (PPS 2024)

### **Property**

means real *property*, including all *buildings* and *structures* thereon.

### **Protected Heritage Property**

means *property designated* under Part IV or VI of the *Ontario Heritage Act*; *property* included in an area *designated* as a heritage *conservation* district under Part V of the *Ontario Heritage Act*; *property* subject to a heritage *conservation* easement or covenant under Part II or IV of the *Ontario Heritage Act*; *property* identified by a provincial ministry or a prescribed public body as a *property* having cultural heritage value or interest under the Standards and Guidelines for the *Conservation* of Provincial Heritage Properties; *property* protected under federal heritage legislation; and UNESCO World Heritage Sites. (PPS 2024)

### **Protection Works**

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, *erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair. (PPS 2024)

### **Provincial and Federal Requirements**

means

1. in regard to PPS policy 4.1.6, legislation and policies administered by the federal or provincial governments for the purpose of *fisheries* protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
2. in regard to policy 4.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat. (PPS 2024)

### **Provincial Planning Statement (PPS)**

means a policy statement within the meaning of section 1 of the *Planning Act*, and being the 2024 Provincial Planning Statement as amended or replaced.

### **Public Service Facilities**

means land, *buildings* and *structures*, including but not limited to *schools*, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*. (PPS 2024)

**Public Authority**

means any Federal, Provincial, County, District or Municipal agencies, and includes any commission, board, authority or department established by such agency and shall include Ontario Hydro, and Bell Canada or their successors.

**Public Uses**

means those land *uses*, and related *developments* and activities associated with any Federal, Provincial or municipal government or government agency, and includes any commission, board, authority or department.

**Quality and Quantity of Water**

means measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (*PPS 2024*)

**Quarry**

means land or land under water from which consolidated aggregate is being or has been excavated and has not been rehabilitated but does not mean land or land under water excavated for a *building* or other work on the excavation site or in relation to which an order has been made under sub-section 1(3) of the Aggregate Resources Act.

**Recreation, Personal Use**

means a recreational use or facility located on private land and used by the residents of the *property*. Personal Use Recreational structures shall be *accessory* to a residential use, generally smaller scale and have limited impact on abutting land uses and are not operated on a commercial basis. Examples include private swimming pool, hot tub, archery range, trails, skating rink, courts, playing fields and similar uses.

**Recreation, Public Use**

means a recreational use or facility located on public lands or lands available for public use, such as the Bruce Trail Conservancy. Examples of public recreational *developments* include Bruce Trail, Boyne Valley Provincial Park, Dufferin County forests, municipal parks, swimming pools, playing fields, sport courts, playgrounds, skating rinks, bandstand, municipal arena, conservation areas open to the public, community centres and similar uses.

**Recreation, Commercial**

means a recreational development designed or capable of being operated on a commercial basis or scale. Examples include indoor recreational facilities, outdoor recreational facilities, swimming pool, downhill or cross-country ski centre, tracks, commercial trails centre, outdoor education centre, golf course, vehicle track, mini-golf, driving range, gymnasium, shooting or gun range, paintball or arena and similar uses.

**Redevelopment**

means the creation of new units, *uses* or *lots* on previously developed land in existing communities, including *brownfield sites*. (*PPS 2024*)

**Regional Market Area**

refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *Regional Market Area*. However,

where a *Regional Market Area* extends significantly beyond these boundaries, then the *Regional Market Area* may be based on the larger market area. Where *Regional Market Areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (PPS 2024)

### **Rehabilitation**

means the treatment of land, after extraction, so that the use or condition of the land is restored to its former use or condition or is changed to another use or condition which is compatible with adjacent uses and the objectives and policies of this Plan. Progressive *Rehabilitation* is done sequentially, within a reasonable time, in accordance with the Aggregate Resources Act, its regulations, the site plans and the conditions of the license or permit during the period that aggregate is being excavated and in accordance with the provisions of this Plan, and the Niagara Escarpment Plan where applicable.

### **Renewable Energy Source**

means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (PPS 2024)

### **Renewable Energy System**

means a system that generates electricity, heat and/or cooling from a *renewable energy source*. (PPS 2024)

### **Reserve Water System Capacity**

means design or planned capacity in a water treatment facility which is not yet committed to existing or approved *development*. *Reserve water system capacity* applies to *municipal water services* or *private communal water services*, and not *individual on-site water services*. (PPS 2024)

### **Residence Surplus to An Agricultural Operation**

means one existing habitable detached *dwelling* including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (PPS 2024)

### **Resource Management**

means the preservation, protection and improvement of the natural environment through comprehensive management and maintenance, under professional direction for both the individual and society's *use*, both in the present and the future. *Resource management* also means the management, *development* and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of recreational resources.

### **Resource-based Recreational Use**

means leisure activities that primarily rely on and utilize natural resources such as land, water and wildlife for their enjoyment.

### **River, Stream and Small Inland Lake Systems**

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (PPS 2024)

**Rural Areas**

means a system of lands within municipalities that may include rural settlement areas, rural lands, *prime agricultural areas*, *natural heritage features and areas*, and resource areas. (PPS 2024)

**Rural Lands**

means lands which are located outside *settlement areas*, and which are outside *prime agricultural areas*. (PPS 2024)

**Rural Character**

means the landscape that is established through preferred patterns of land *use* 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.

**School**

means a public *school*, a separate *school*, a university, a community college or a private *school* authorized by the Province of Ontario.

**Secondary Plan**

means a plan for a specific geographic area of the Township which has been approved as an amendment to this Plan in accordance with the *Planning Act*. Such a plan is prepared when there is a need for more specific policies to guide future community *development* than those contained in this Plan.

**Sensitive**

in regard to *surface water features* and *ground water features*, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS 2024)

**Sensitive Land Uses**

means *buildings*, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to residences, day care centers, and educational and health facilities. (PPS 2024)

**Settlement Areas**

means *urban areas* and *rural settlement areas* within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

1. *built-up areas* where development is concentrated, and which have a mix of land uses; and
2. *lands* which have been designated in an official plan for development over the long term. (PPS 2024)

## **Sewage and Water Services**

includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*. (PPS 2024)

## **Significant**

means

1. in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially *significant* using evaluation criteria and procedures established by the Province, as amended from time to time;
2. in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
3. in regard to other features and areas in *PPS* policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *Natural Heritage System*;
4. in regard to *mineral* potential, an area identified as provincially *significant* through provincial guidance, such as the Provincially *Significant* Mineral Potential Index; and
5. in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section 3 and 4 are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be *used*.

While some *significant* resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (PPS 2024)

## **Site Alteration**

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of *PPS* policy 4.1.4.a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to *PPS* policy 4.1.5.a). (PPS 2024)

## **Significant Groundwater Recharge Areas (SGRAs)**

are areas where the land is characterized by porous soils that allow water to seep easily into the ground and subsequently flow to an aquifer. The term *significant* indicates that the recharge area

helps maintain water levels in an aquifer that supplies drinking water for a community (Derived from Source Protection Plan).

### **Specialty Crop Area**

means areas within the agricultural land base *designated* based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, *greenhouse* crops, and crops from agriculturally developed organic soil, usually resulting from:

1. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
2. farmers skilled in the production of specialty crops; and
3. a long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store, or process specialty crops. (*PPS 2024*)

### **Strategic Growth Areas**

means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher- density mixed *uses* in a more *compact built form*. *Strategic growth areas* include *major transit station areas*, existing and emerging downtowns, lands adjacent to publicly assisted post-secondary institutions and other areas where growth or *development* will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing *buildings*, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit service* or *higher order transit* corridors may also be identified as *strategic growth areas*. (*PPS 2024*)

### **Stormwater Management Plan**

means A plan that provides direction to avoid or minimize and mitigate stormwater volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream baseflow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat.

### **Structure**

means anything man-made that is fastened to or into the earth or another *structure* or rests on the earth by its own mass.

### **Surface Water Feature**

means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (*PPS 2024*)

### **Threatened Species**

means a species that is listed or categorized as a *Threatened species* on the Ontario Ministry of Natural Resources official species at risk list, as updated and amended from time to time. (*PPS 2024*)

### **Transit Supportive**

in regard to land *use* patterns means *development* that makes transit viable, optimizes investments in transit *infrastructure*, and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of employment and residential densities, including air rights *development*, in proximity to transit stations, corridors and associated elements within the *transportation system*. (PPS 2024)

### **Transportation Demand Management**

means a set of strategies that result in more efficient *use* of the *transportation system* by influencing travel behavior by mode, time of day, frequency, trip length, regulation, route, or cost. (PPS 2024)

### **Transportation System**

means a system consisting of facilities, corridors and rights-of- way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride *lots*, service centers, rest stops, vehicle inspection stations, inter-modal facilities, harbors, *airports*, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (PPS 2024)

### **Two-Zone Concept**

means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*. (PPS 2024)

### **Township**

means the Corporation of the Township of Mulmur.

### **Urban Agriculture**

means food production in *settlement areas*, whether it is for *personal* consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, *greenhouses*, and rooftop gardens. (PPS 2024)

### **Unstable Slopes and Soils**

means slopes which are or may be subject to erosion such as mass movement, slumping, landslides, mudflows or rock falls.

### **Use**

means any purpose for which a *building* or other *structure* or a parcel of land may be designed, arranged, intended, maintained, or occupied, or any activity, occupation, business or operation carried on, or intended to be carried on, in a *building* or other *structure* or on a parcel of land.

### **Utility**

means a water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, telegraph and telephone lines and other cabled services, a public *transportation system*, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include:

1. the establishment of a new *waste management site*;

2. any expansion or alteration to an existing *waste management site* from what has been approved under the applicable legislation (including any expansion in area or height of a landfill or any change in the type of *waste* material being disposed of);
3. incineration facilities (including energy from *waste* facilities); or
4. large scale packer and/or recycling plants or similar *uses*.

### **Valleylands**

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (PPS 2024)

### **Significant Valley Lands**

means lands that are identified using criteria established by the Province.

### **Vulnerable**

means surface and/or ground water that can be easily changed or impacted. (PPS 2024)

### **Waste**

includes ashes, garbage, refuse, domestic *waste*, industrial *waste*, municipal *waste*, hazardous *waste* and such other *wastes* as are *designated* in the regulations under the Environmental Protection Act, as amended, but does not include:

1. agricultural *waste*;
2. inert fill;
3. inert rock fill;
4. condemned animals or parts thereof at a plant licensed under the Meat Inspection Act (Ontario) or an establishment operating under the Meat Inspection Act;
5. dead animals to which the Dead Animals Disposal Act applies; or
6. hauled sewage sludge for disposal on agricultural land.

### **Waste Management System**

means sites and facilities to accommodate solid *waste* from one or more municipalities and includes recycling facilities, *transfer stations*, processing sites and disposal sites. (PPS 2024)

### **Watershed**

means an area that is drained by a river and its tributaries. (PPS 2024)

### **Watershed Planning**

means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts. *Watershed planning* evaluates and

considers the *impacts of a changing climate on water resource systems* and is undertaken at many scales. It may inform the identification of *water resource systems*. (PPS 2024)

### **Water Resource Systems**

means a system consisting of *ground water features* and areas, *surface water features* (including shoreline areas), *natural heritage features and areas*, and *hydrologic functions*, which are necessary for the ecological and hydrological integrity of the *watershed*. (PPS 2024)

### **Wave Effects**

means the movement of water up onto a shoreline or *structure* following the breaking of a wave, including wave uprush, wave set up and water overtopping or spray; the limit of *wave effects* is the point of furthest landward horizontal movement of water onto the shoreline. (PPS 2024)

### **Wayside Pits and Quarries**

means a temporary *pit* or *quarry* opened and *used* by or for a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the road right- of-way. (PPS 2024)

### **Wellhead Protection Areas (WHPAs)**

are land areas surrounding municipal wells. There are five categories of WHPA, denoted A through E: the WHPA-A area is defined as the area within a 100-metre radius of the well, while the WHPA-B, WHPA-C, and WHPAD areas are determined based on the number of years in takes for water to travel underground to the well (two years for WHPA-B, five years for WHPA-C, and 25 years for WHPA-D). The WHPA-E area represents the *vulnerable* area for groundwater well supplies that are under the direct influence of surface water (derived from Source Protection Plan).

### **Wetland**

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favored the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or *wetlands* being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition (PPS 2024). A significant wetland is a wetland that has been identified as significant by the Province.

### **Wildland Fire Assessment and Mitigation Standards**

means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of *buildings*, *structures*, properties and/or communities to reduce the risk to public safety, *infrastructure* and *property* from wildland fire. (PPS 2024)

### **Wildlife Habitat**

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (PPS, 2024) Significant Wildlife Habitat is identified using criteria established by the Province.

**Woodlands**

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, *woodlots* or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for forest. (PPS 2024)

**Works**

means all the construction, development and services and all appurtenances thereto to be provided to and on the lands or abutting lands to provide for the development and use of lands.

**Zoning By-law**

means the Township approved implementing provisions, being the Comprehensive *Zoning By-law* for the Township of Mulmur.

# Township of Mulmur

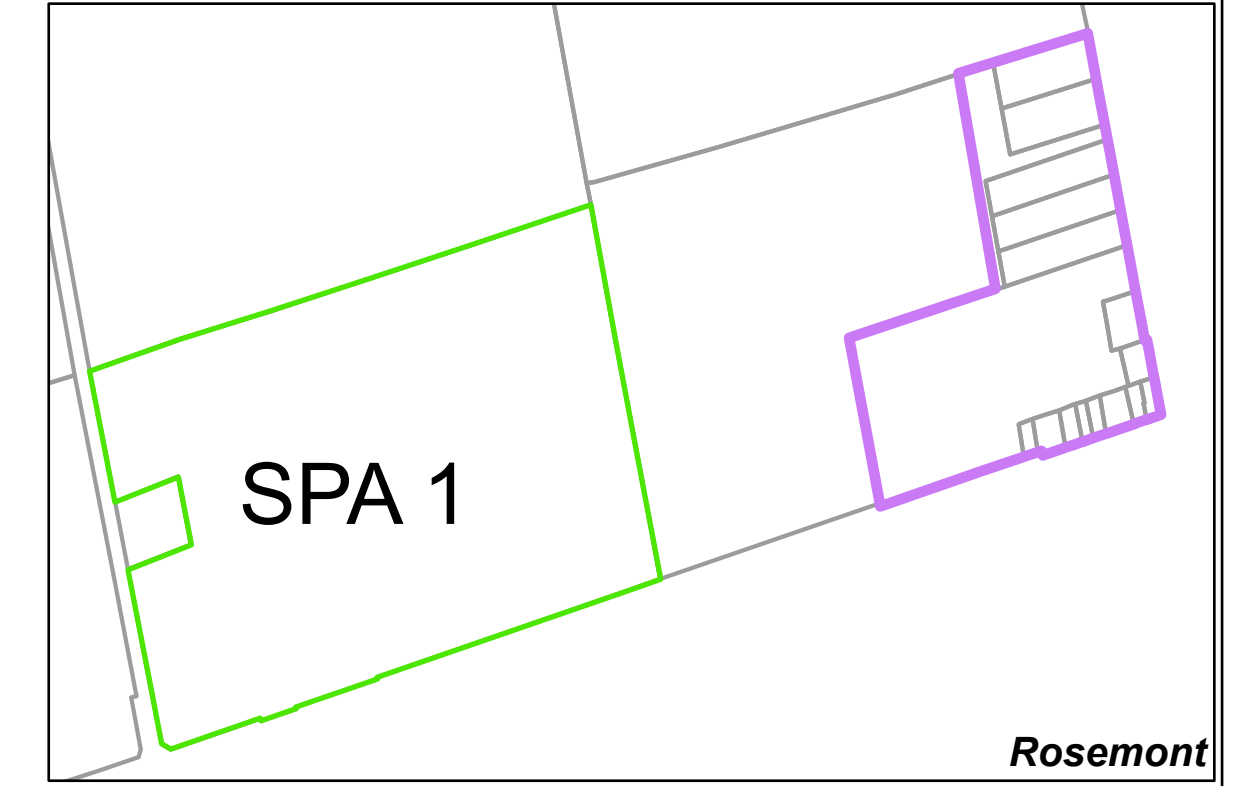
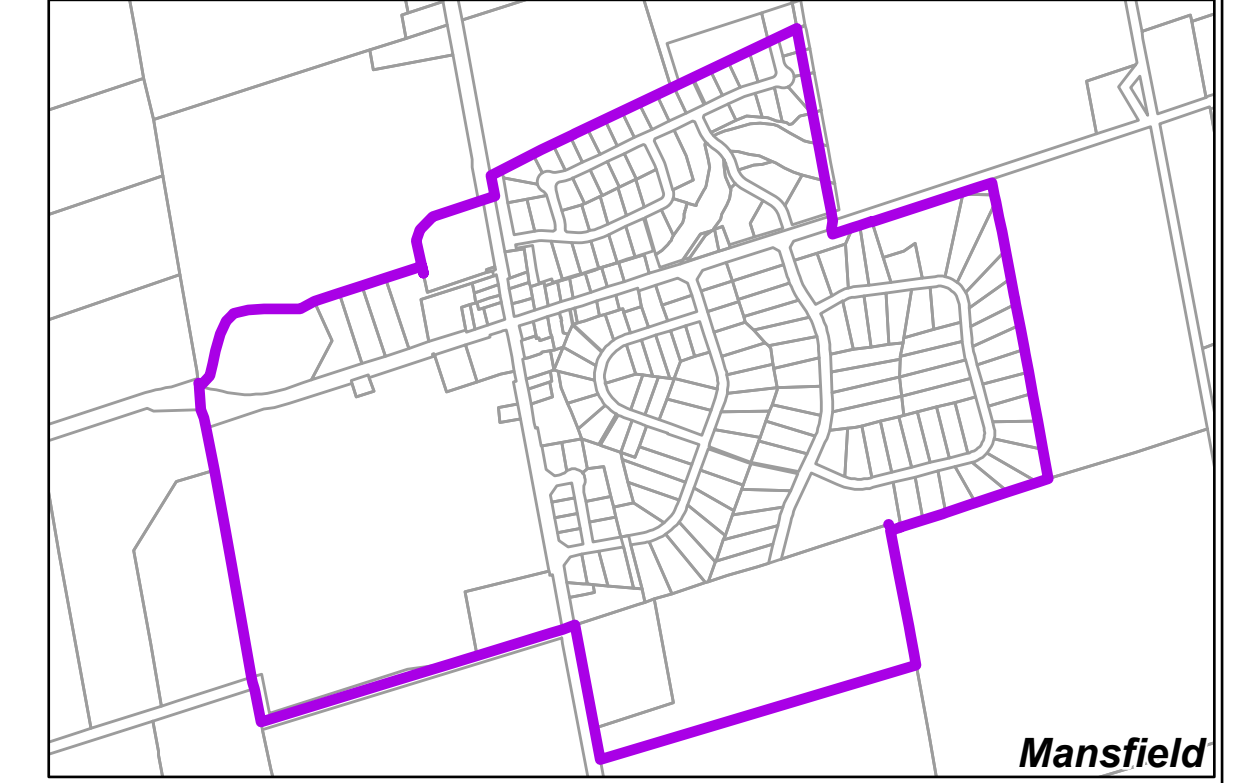
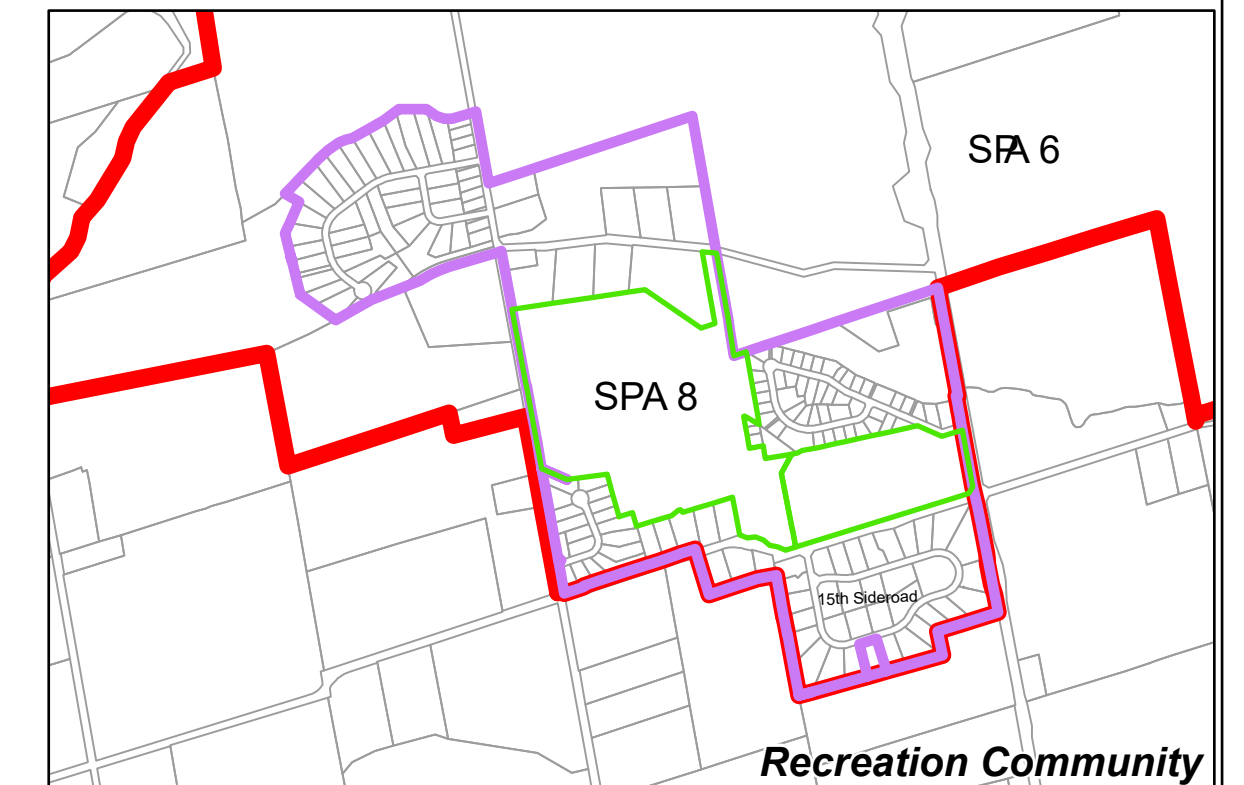
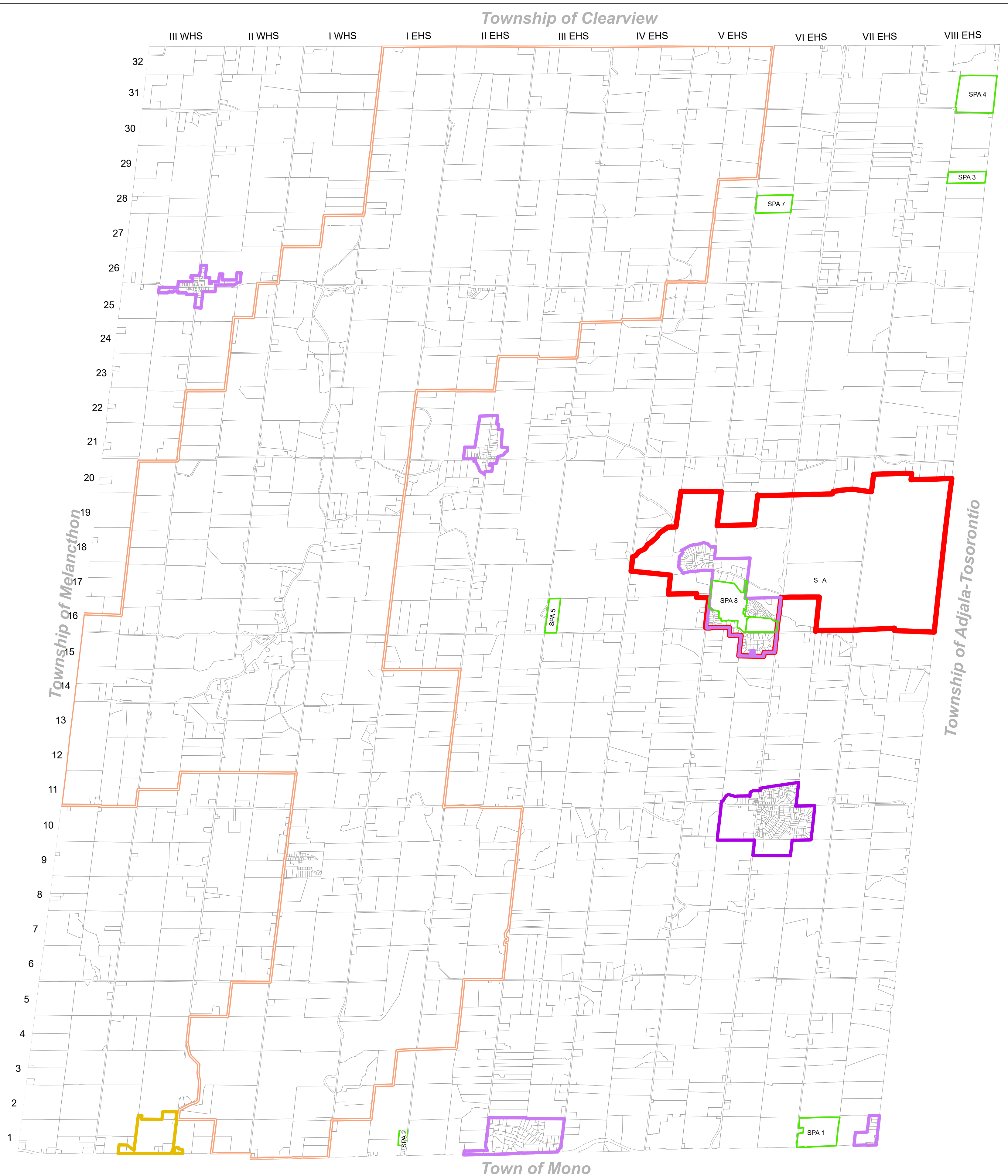
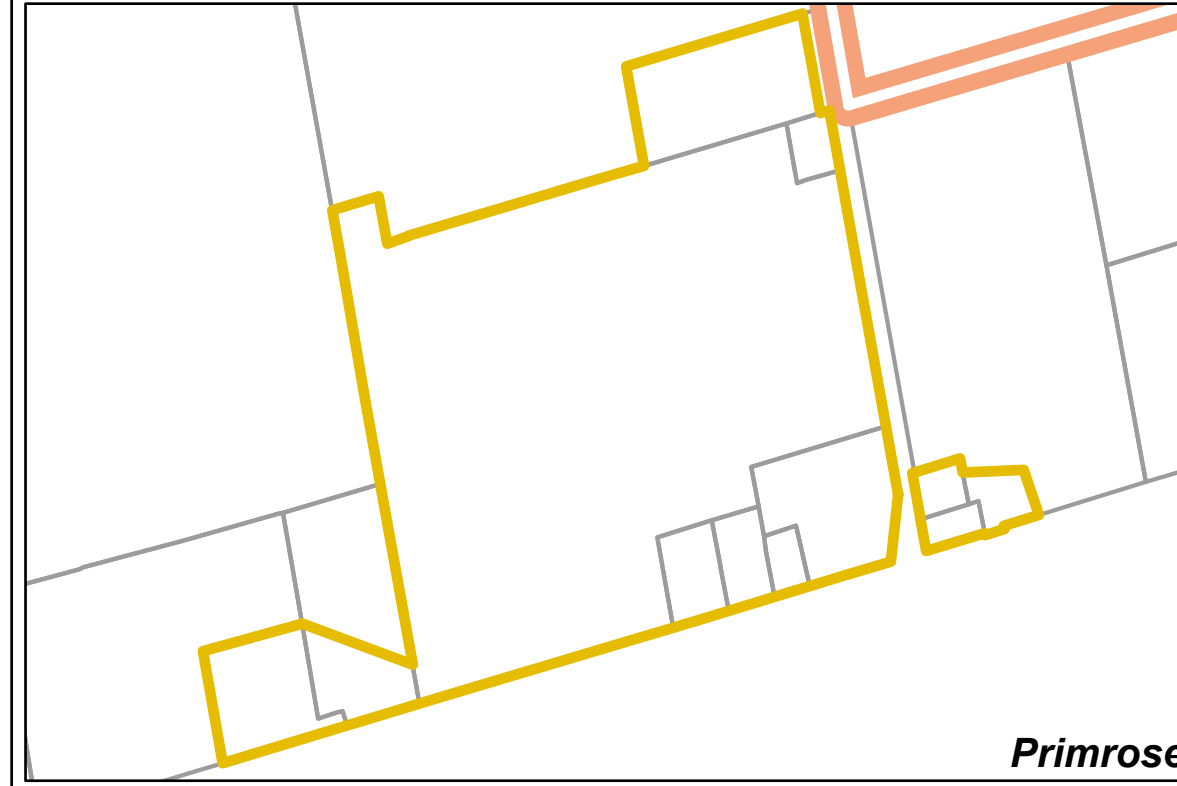
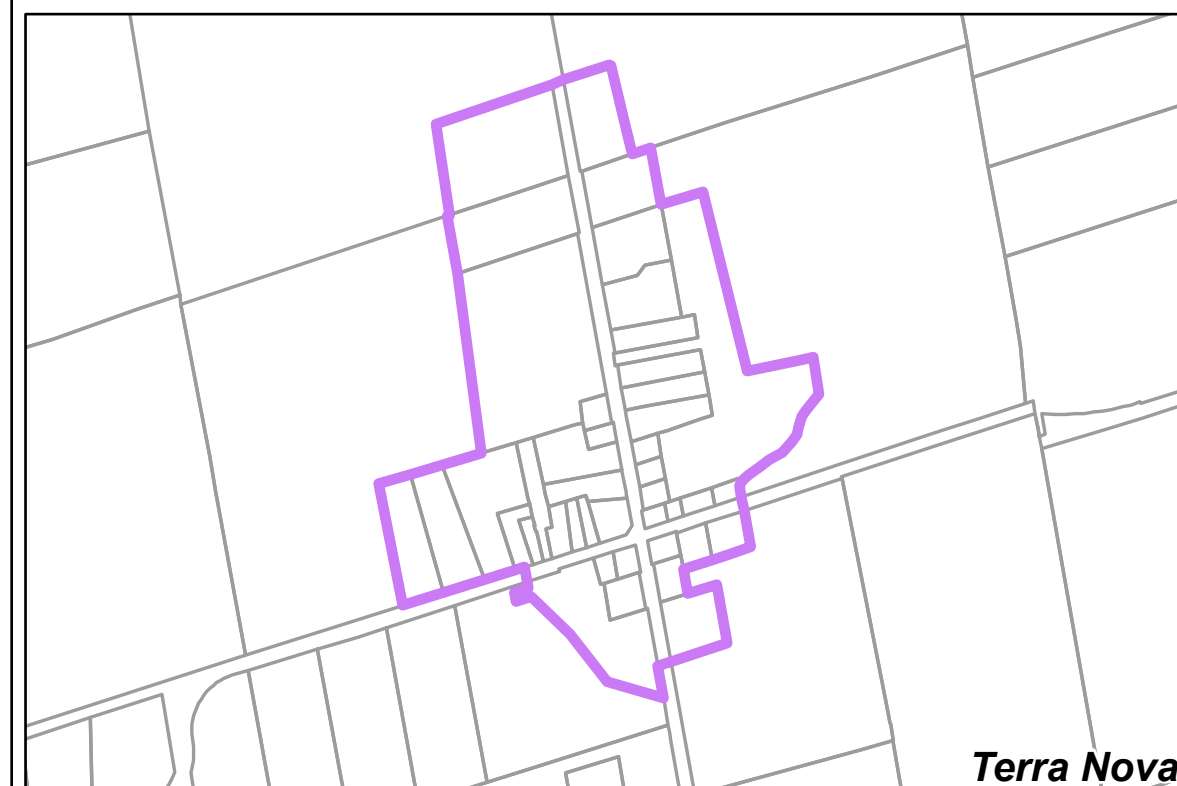
## Official Plan

### Schedule A1 - Settlement Boundaries, Urban/Rural Structure and Provincial Plans



#### Legend

- ▭ Property Subject to Specific Policy
- ▭ Mansfield North Recreation Area
- ▭ Business Park Area
- ▭ Primary Rural Settlement Area
- ▭ Rural Settlement Area
- ▭ Niagara Escarpment
- ▭ Parcels

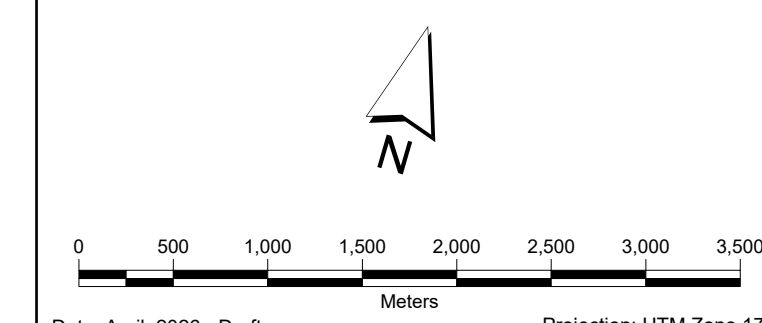


#### SOURCES:

1. Parcel Fabric has been supplied under license by Teranet Inc.

#### DISCLAIMER:

The Township of Mulmur and the data source agencies are not responsible for any errors, omissions or inaccuracies in the data sources, their depiction, or their interpretation on this map. It is the responsibility of the reader to review the most recent version of the Township's Official plan in its entirety.



Date: April, 2026 - Draft   Projection: UTM Zone 17  
Last Revised: 2026-04-28   Datum: NAD 83

# Township of Mulmur

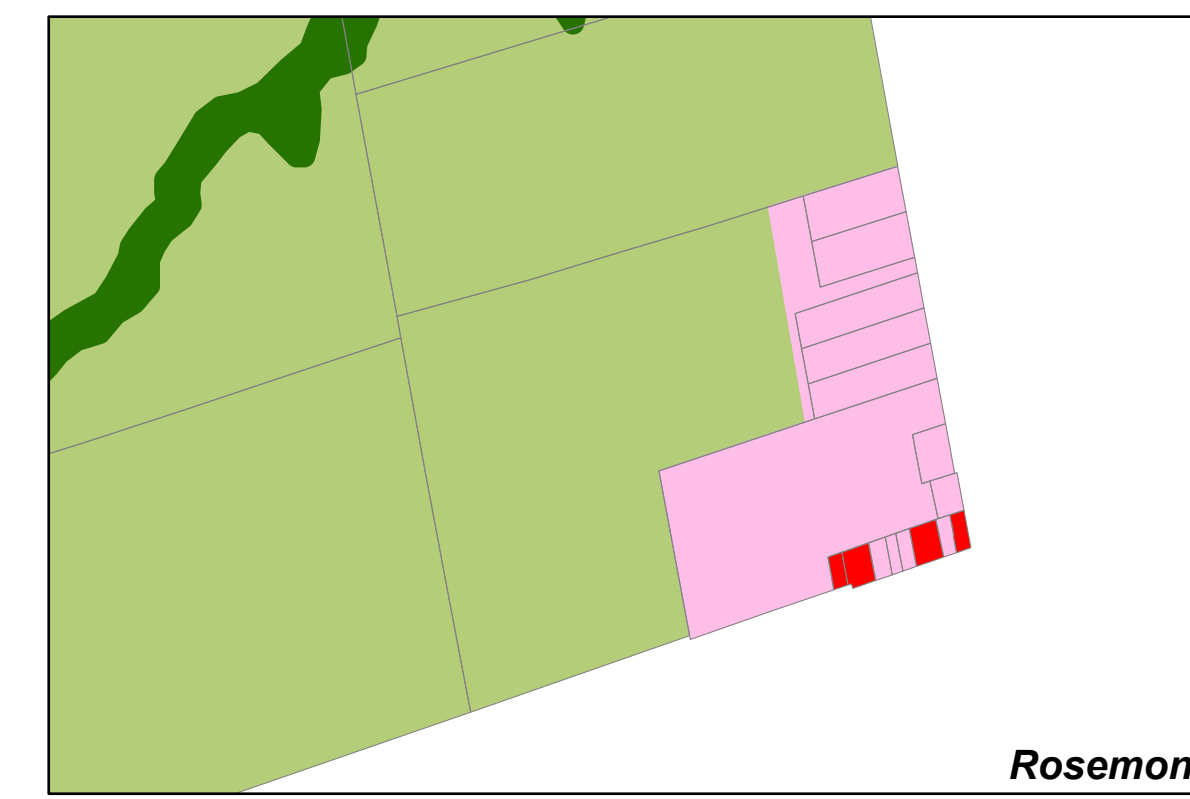
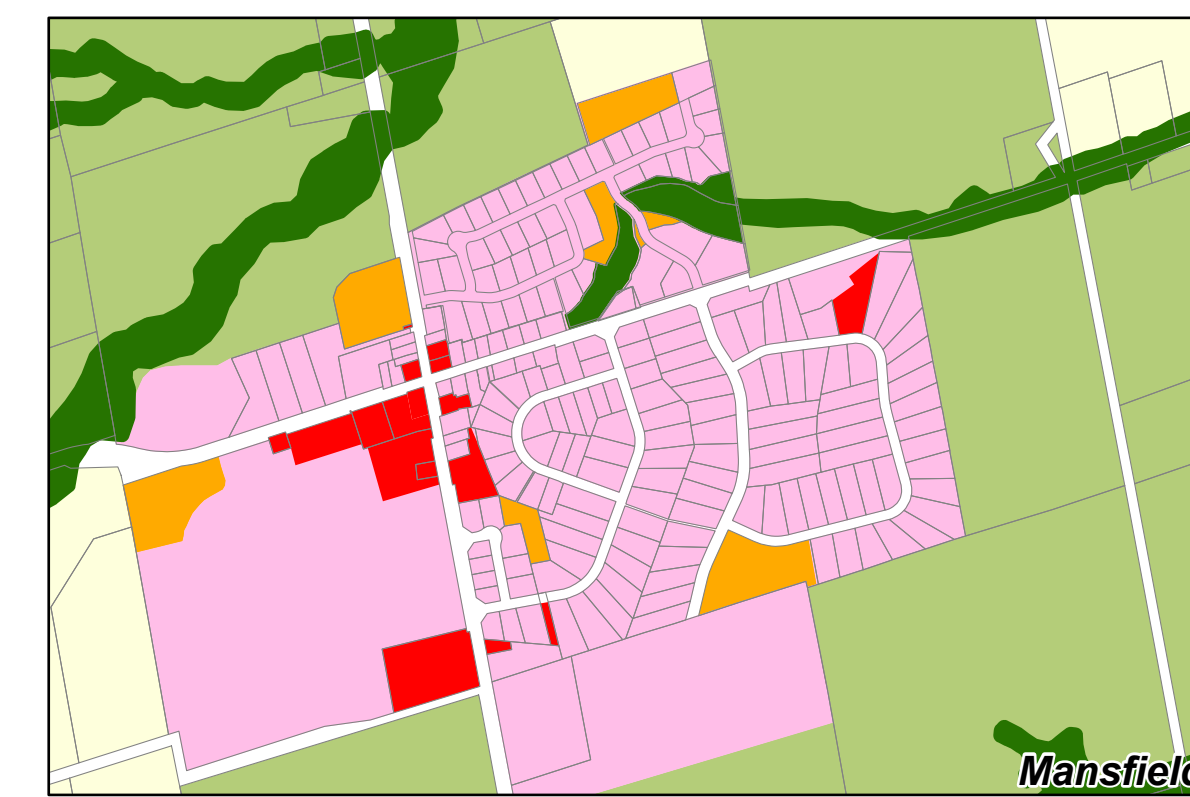
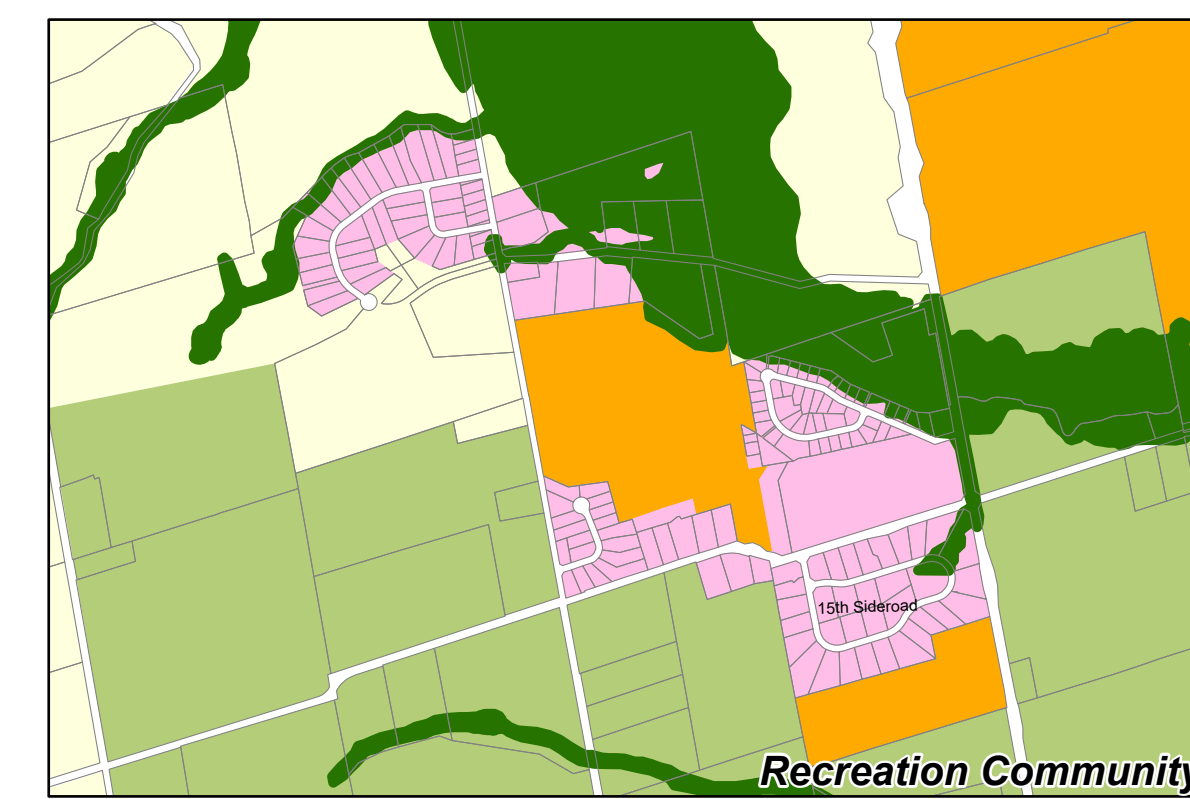
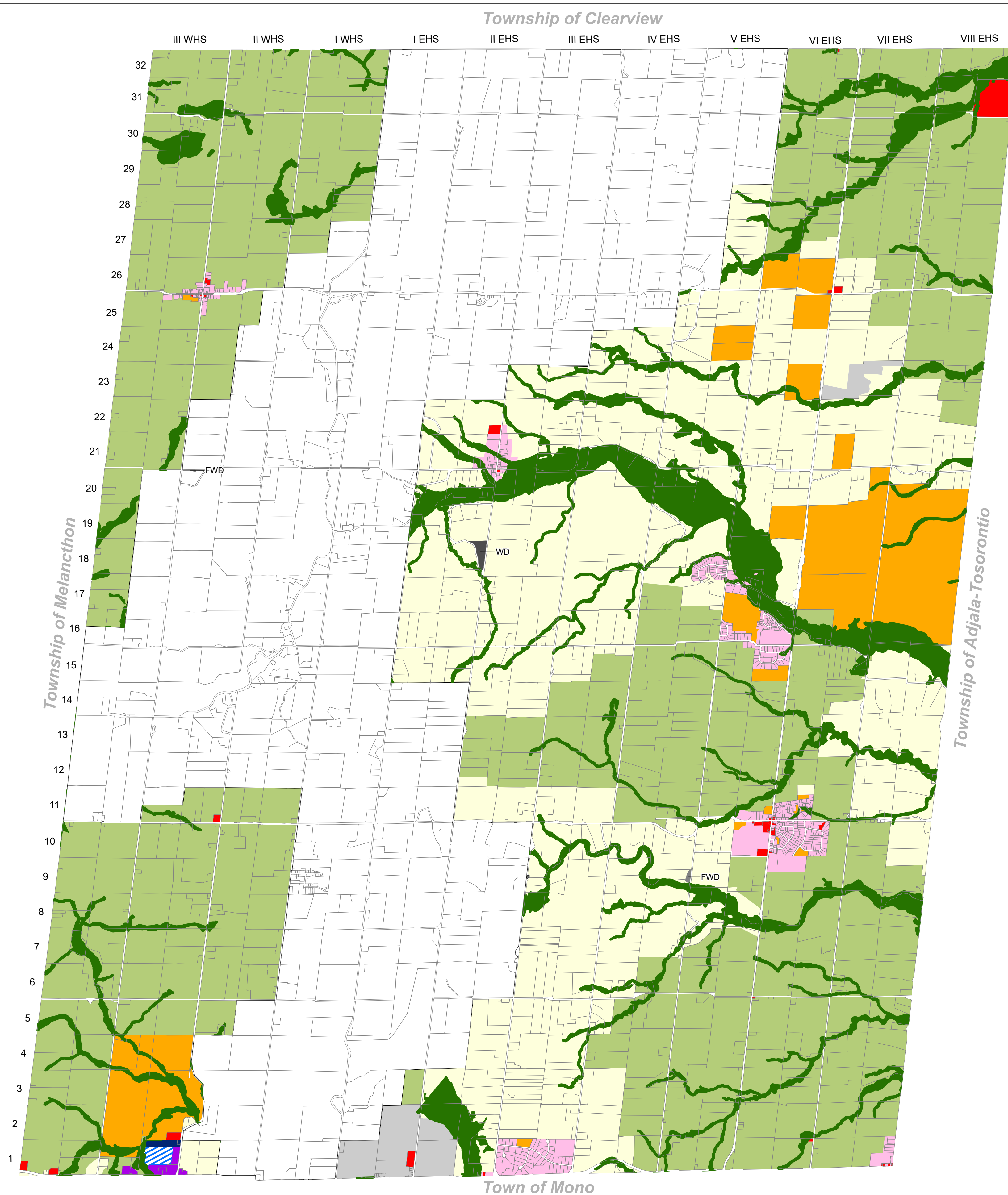
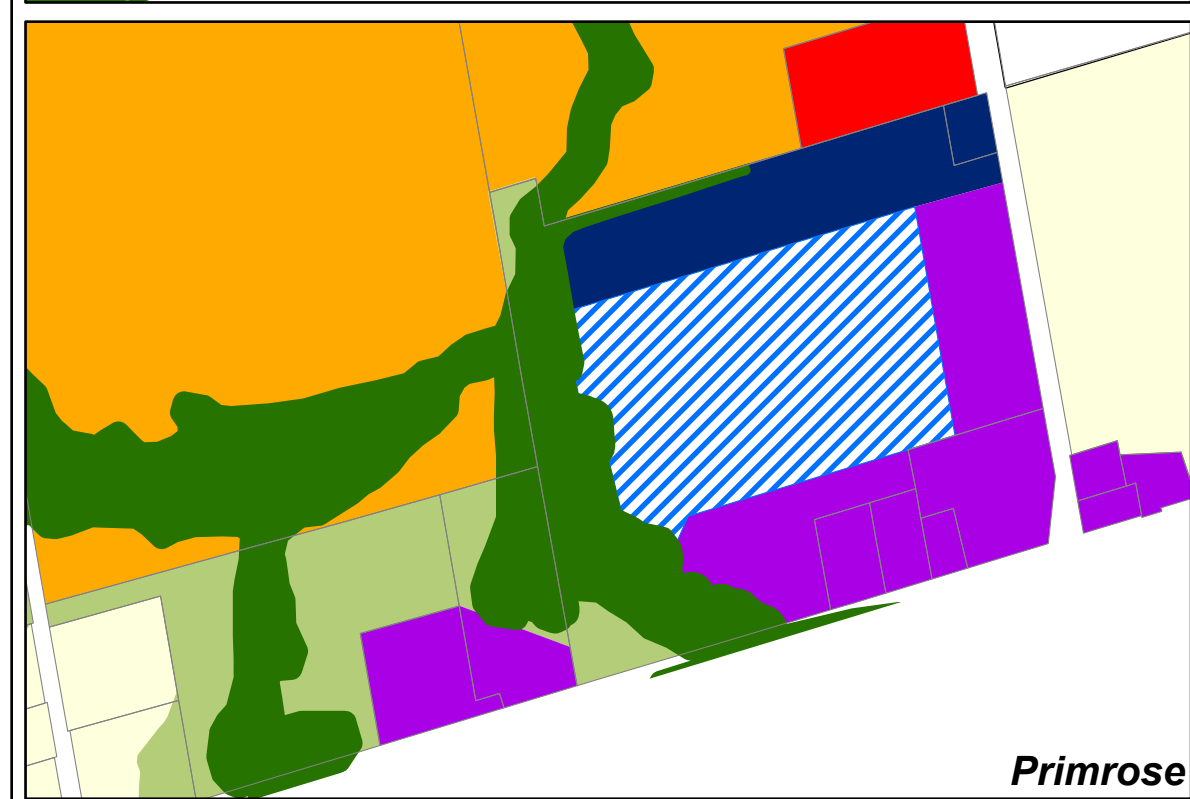
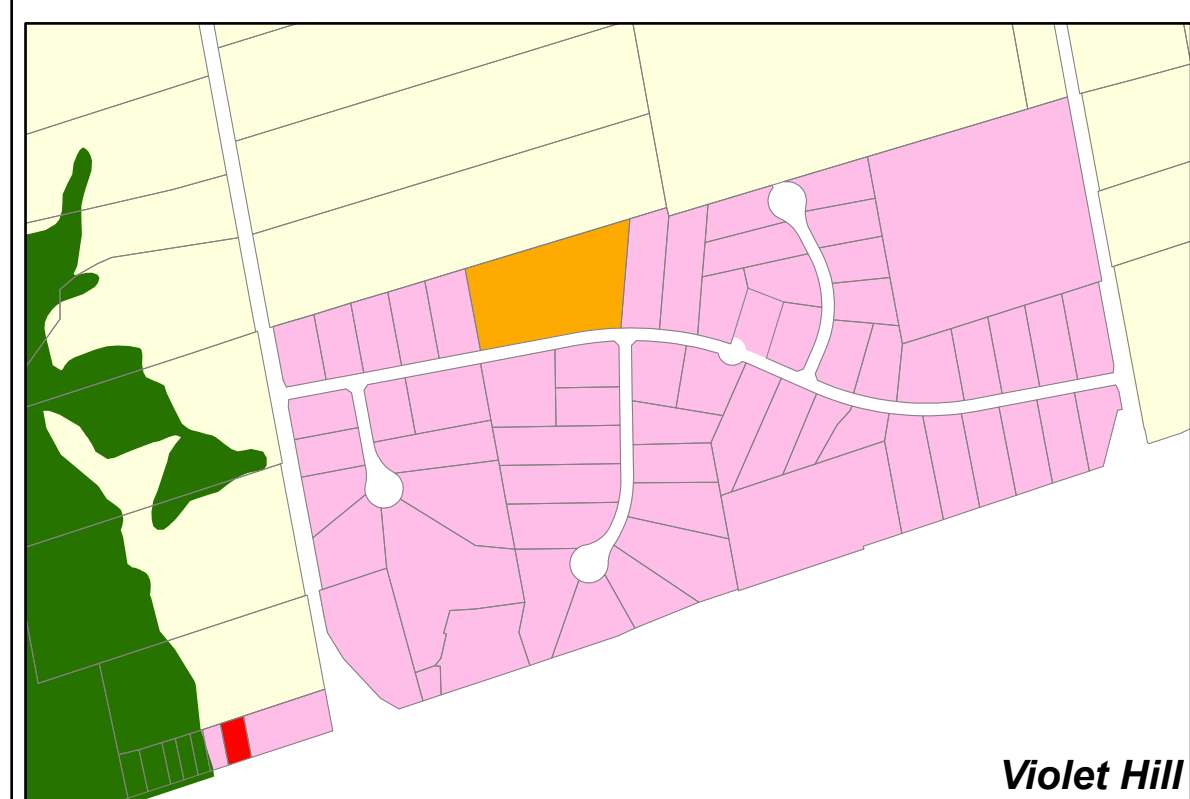
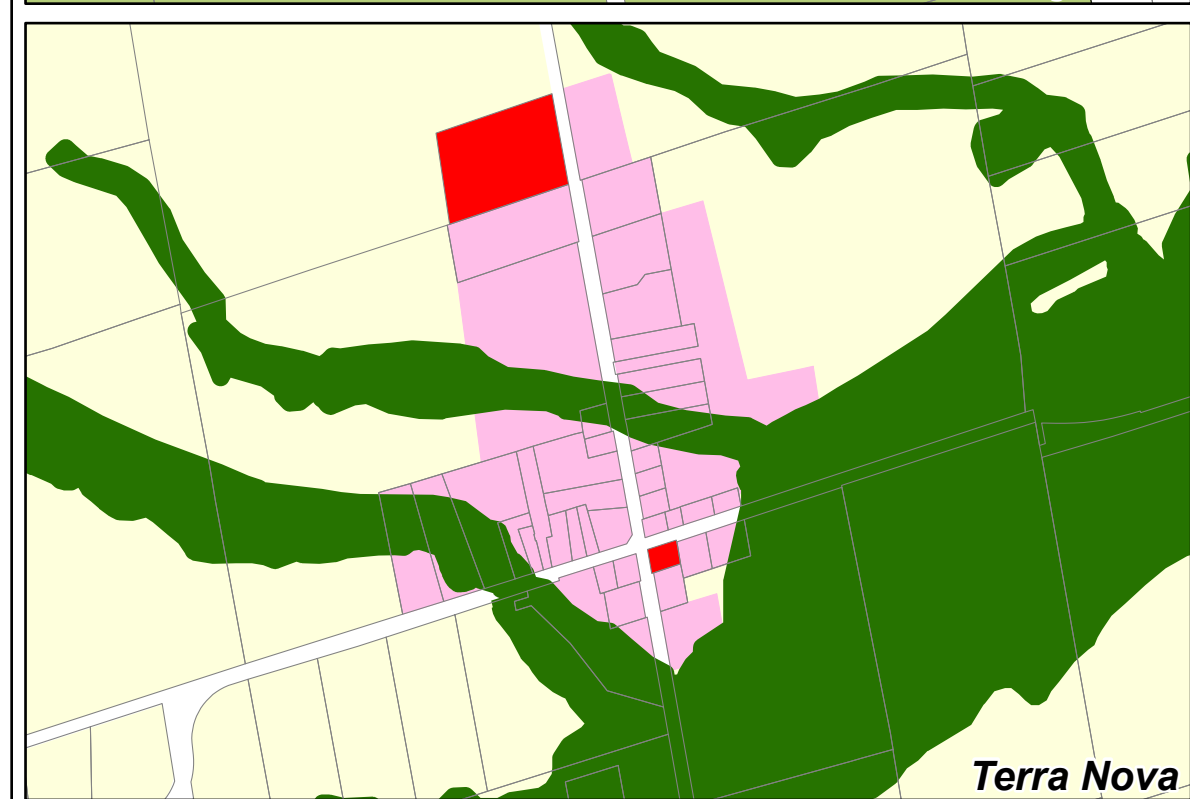
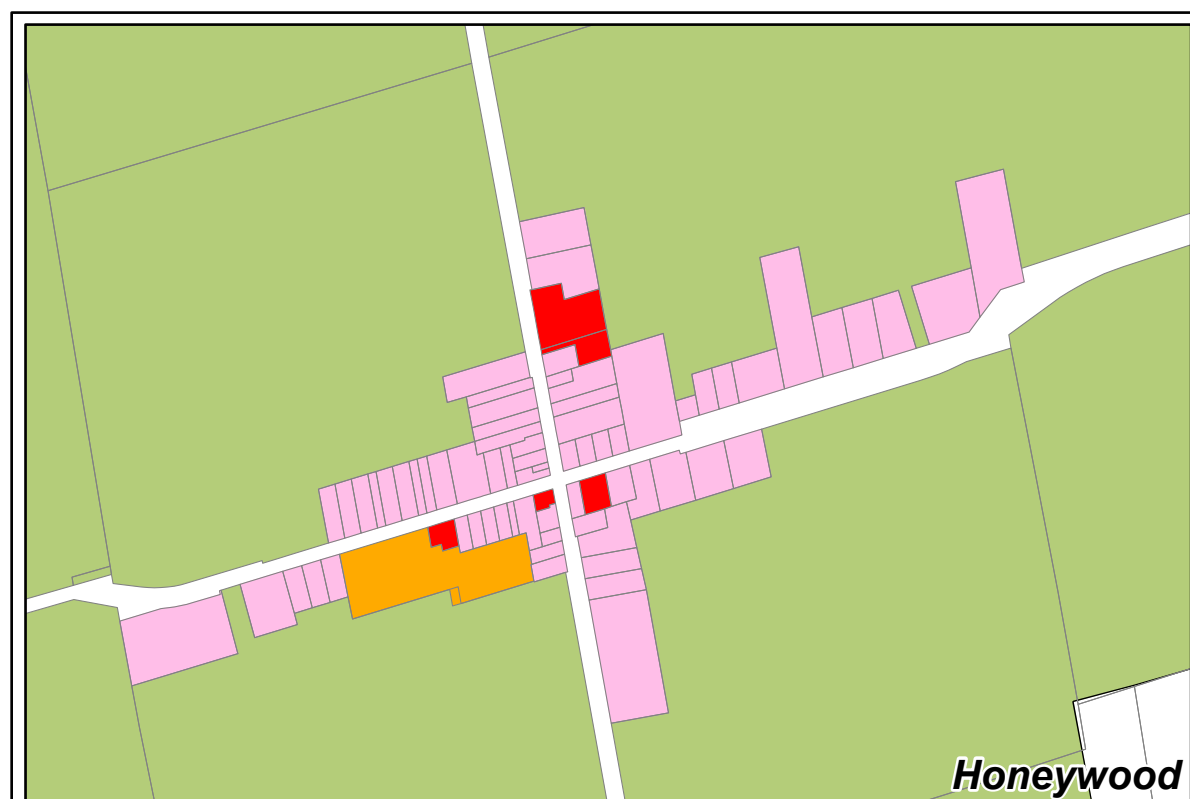
## Official Plan

### Schedule A3 - Land Use Designations



#### Legend

- Mixed Use Area
- Parks and Open Space
- Neighbourhood
- Mixed Use Commercial Areas – Core
- Mixed Use Commercial Areas – Gateway
- Mixed Use Commercial Areas – Transition
- Prime Agricultural Areas
- Rural Lands
- Natural Protection and Water Resource Area
- Resource Areas
- Major Facilities
- Former Waste Disposal Area (FWD)
- Niagara Escarpment

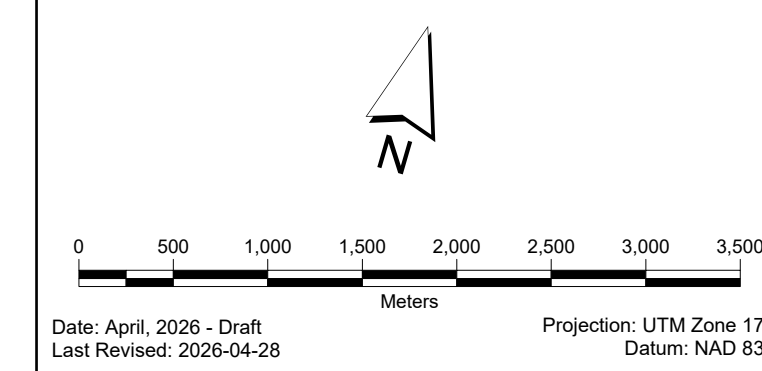


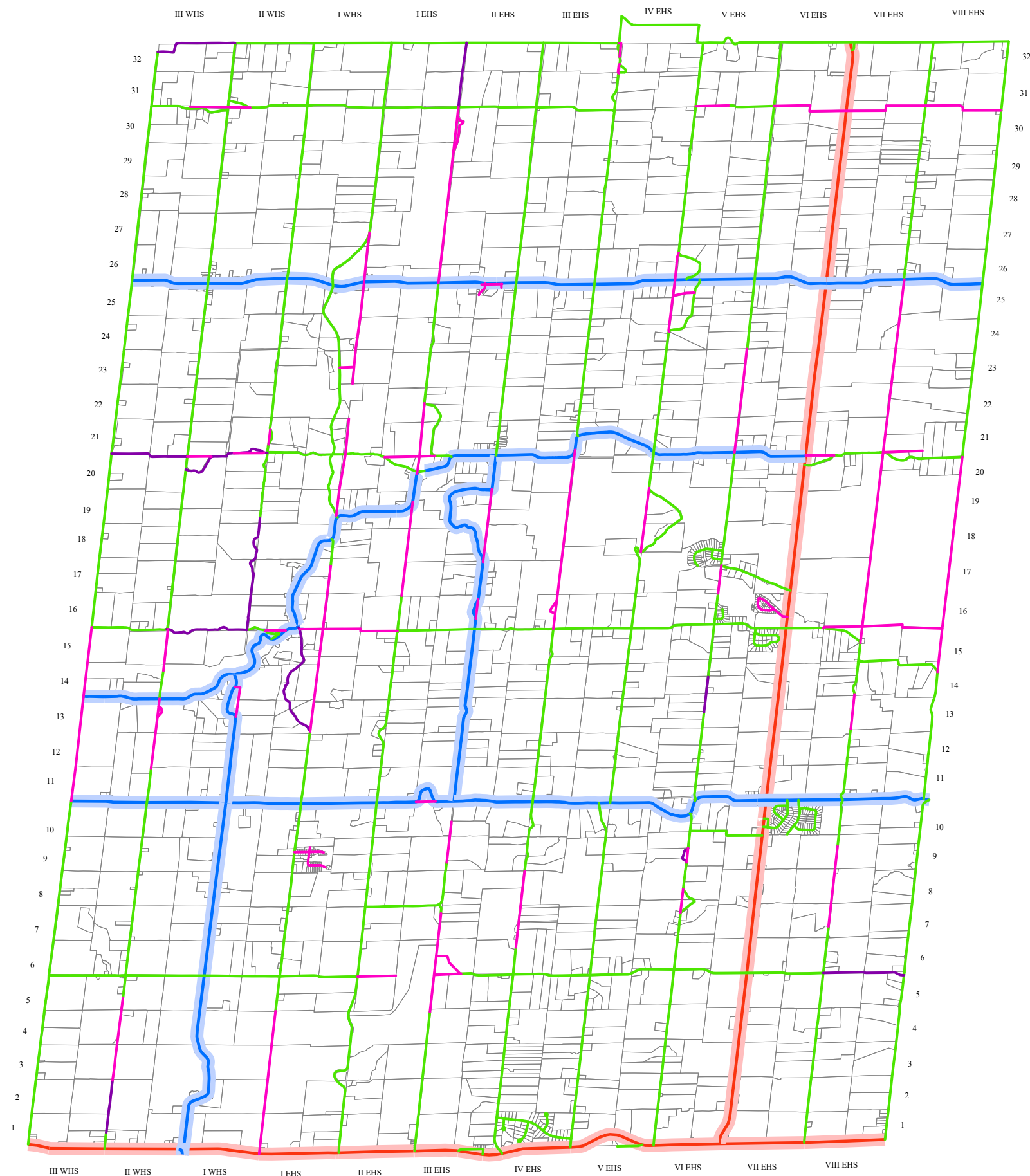
#### SOURCES:

1. Parcel Fabric has been supplied under license by Teranet Inc.

#### DISCLAIMER:

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# Township of Mulmur

Official Plan

## Schedule B1 - Transportation and Corridors



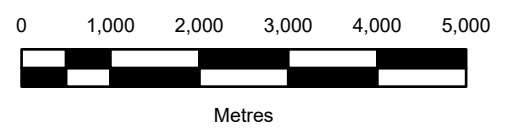
### Legend

- Road Classification**
- Arterial Road
  - Collector Road
  - Local Road (Year-round maintenance)
  - Local Road (Seasonally maintained)
  - Local Road (Unmaintained)
  - Parcels

- Sources:**
1. Lot and Concession Data has been provided by the Ministry of Natural Resources (MNR) © His Majesty the King in Right of Ontario
  2. Parcel Fabric has been supplied under license by Teranet Inc.
  3. Roads data has been provided by the Township of Mulmur

**Disclaimer:**

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Date: April 2026 - Draft

Projection: NAD 1983 UTM  
Zone 17N  
Datum: North American  
1983

# Township of Mulmur

Official Plan

## Schedule B2 - Infrastructure



### Legend

- ★ Active Landfill Sites
  - ★ Former Landfill Sites
  - ⊕ Municipal Wells
  - Telecommunication Towers
  - ▨ Waste Disposal Site Area of Influence
- Wellhead Protection Areas
- 100m Protection Zone.
  - 2 Year Time of Travel.
  - 5 Year Time of Travel.
  - 10 Year Time of Travel.
  - 25 Year Time of Travel.
  - Parcels

### Sources:

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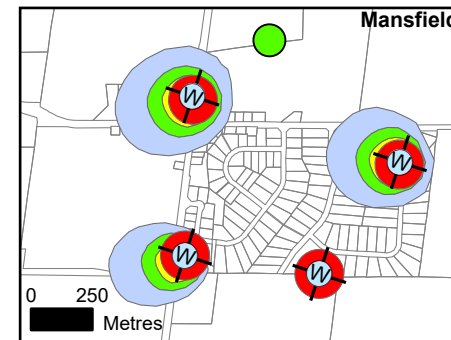
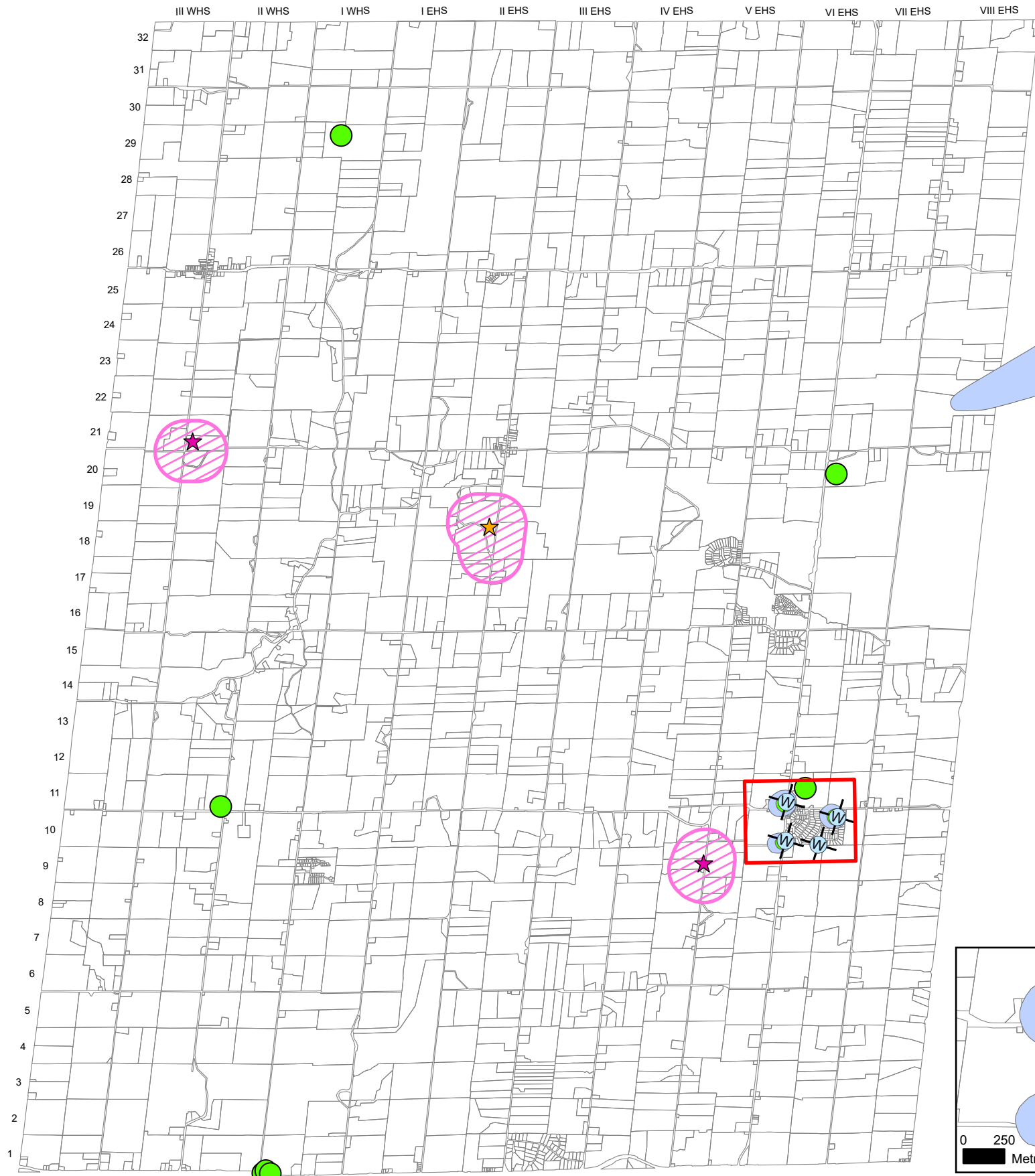
0 1,000 2,000 3,000 4,000 5,000

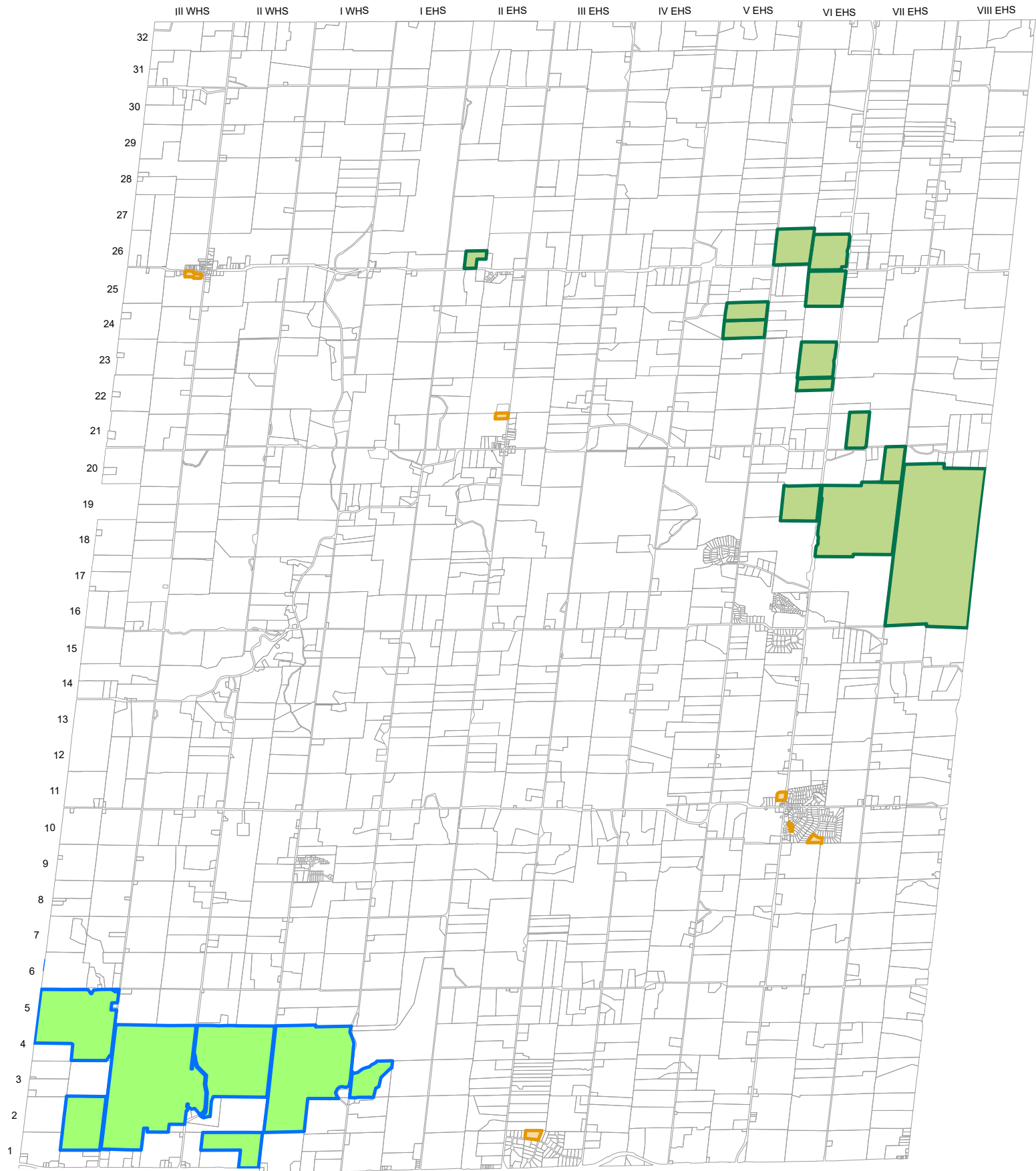


Metres

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Zone 17N  
Datum: North American  
1983





# Township of Mulmur

Official Plan

## Schedule B3 - Public Service Facilities, Parks and Open Space



### Legend

-  Township Parks
-  Dufferin County Forests
-  Boyne Valley Provincial Park
-  Parcels

### Sources:

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0 1,000 2,000 3,000 4,000 5,000

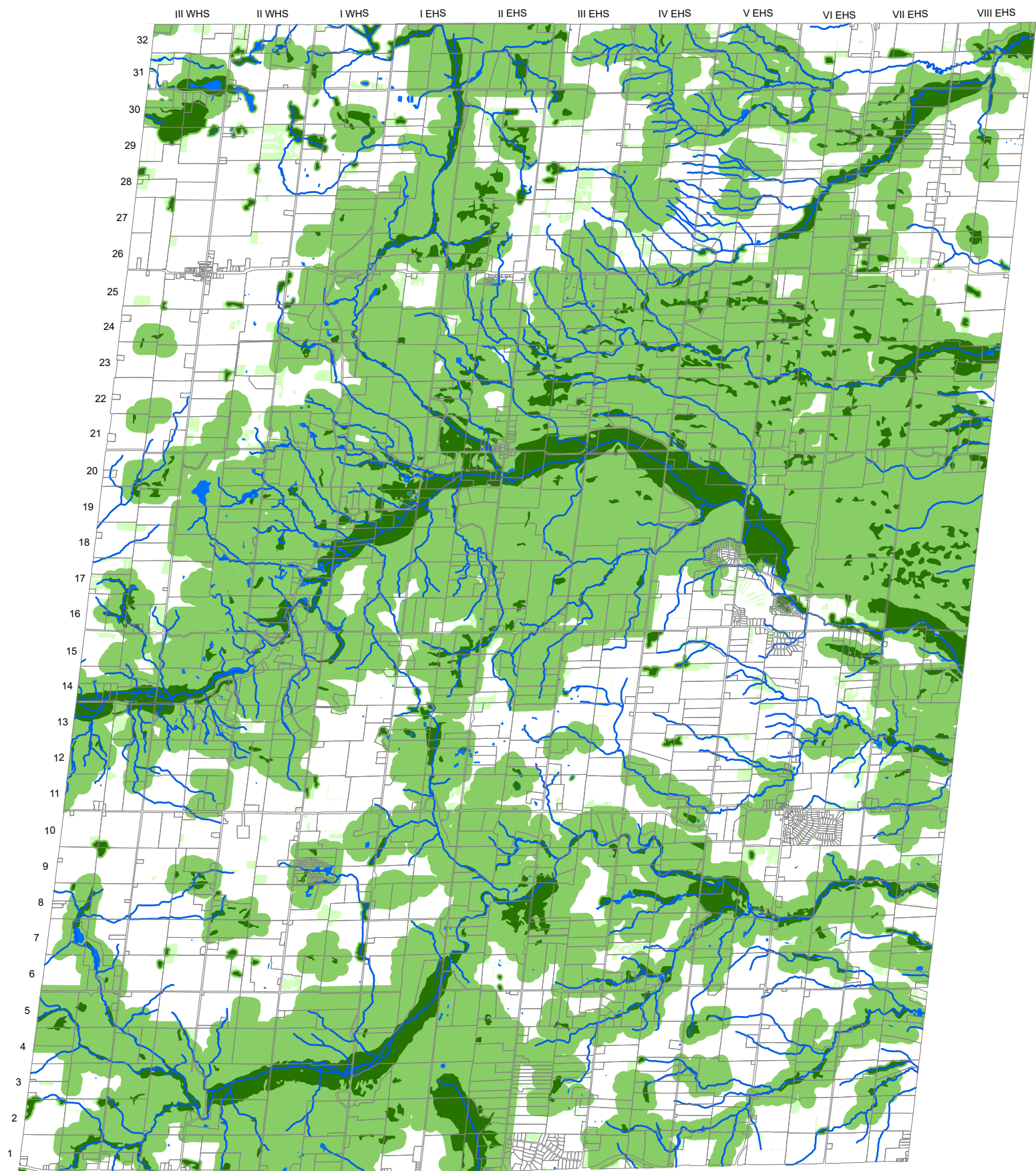


Metres

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Projection: NAD 1983  
CSRS UTM Zone 17N  
Datum: North American  
1983 CSRS





# Township of Mulmur

Official Plan

## Schedule C1 -Natural Environment



### Legend

- Category One Features
- Category Two Features
- Category Three Features
- Watercourses
- Waterbody
- Parcels

### OutsideMulmurMask

1. Category One, Two and Three features and areas are derived from data provided by the Province via GeoHub or NVCA.
2. Parcel fabric has been supplied under license by Teranet Inc.

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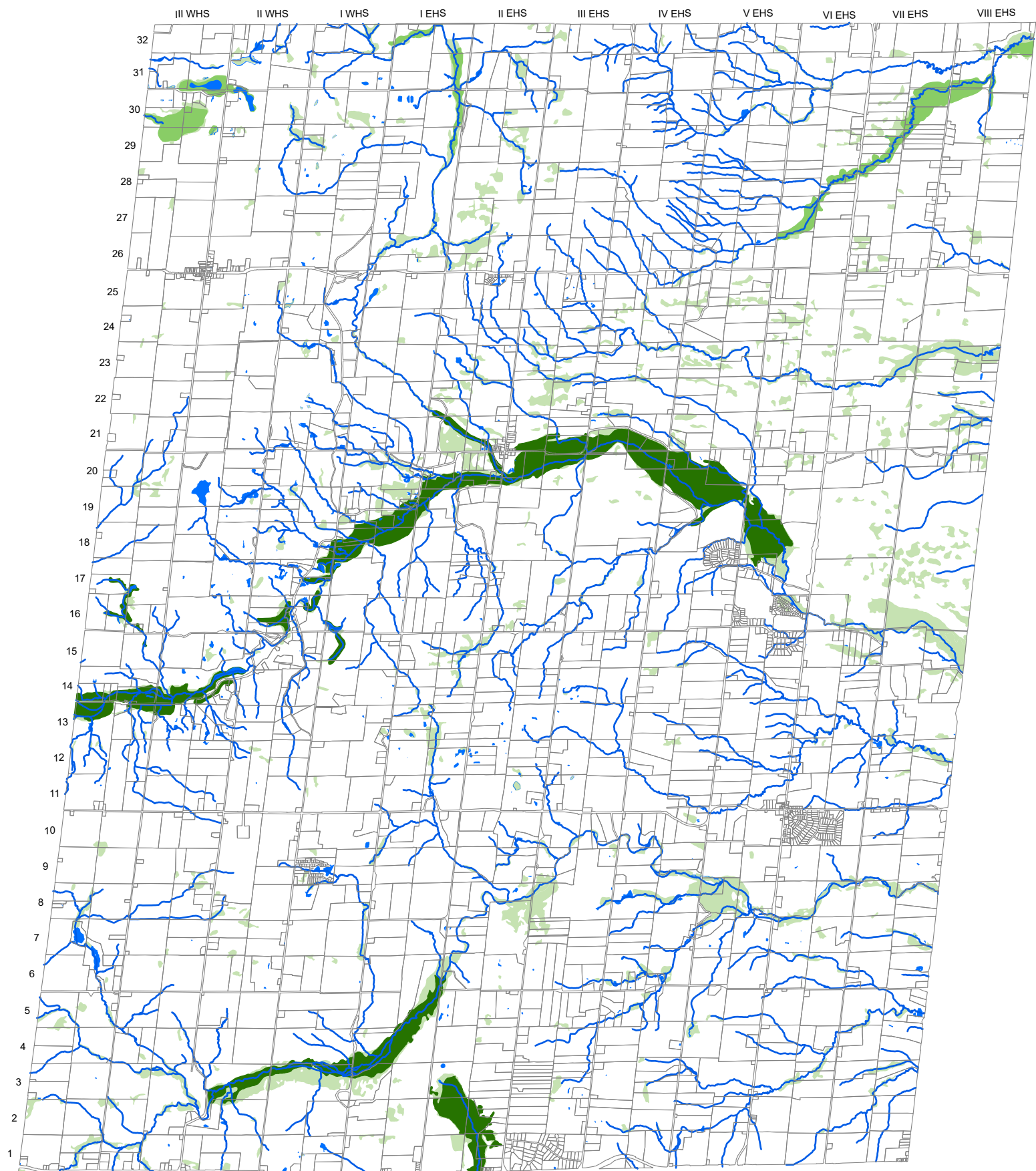
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Metres

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Zone 17N  
Datum: North American  
1983



# Township of Mulmur

Official Plan

Schedule C1-1 -  
Category 1 Wetlands



### Legend

#### Wetland Significance

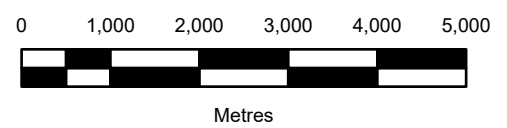
- Provincially Significant
- Evaluated - Not Provincially Significant
- Unevaluated
- Watercourses
- Waterbody
- Parcels

#### Sources:

1. Wetlands are derived from data provided by the Province via GeoHub.
2. Parcel fabric has been supplied under license by Teranet Inc.

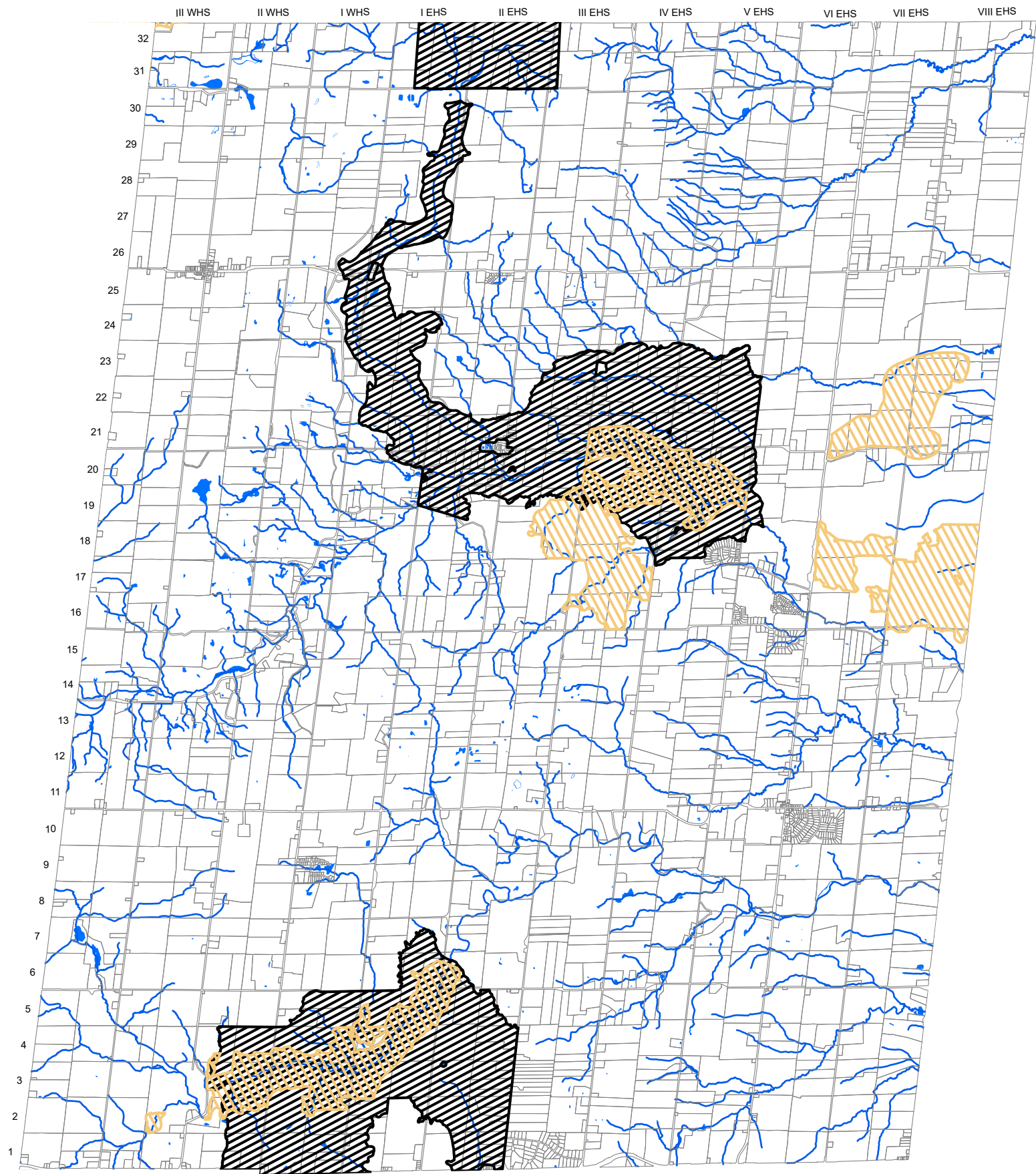
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# Township of Mulmur

Official Plan

## Schedule C1-2 - Category 2 Areas of Natural and Scientific Interest



### Legend

-  ANSI - Earth Sciences
-  ANSI - Life Sciences
-  Watercourses
-  Waterbody
-  Parcels

### Sources:

1. ANSI features are derived from data provided by the Province via GeoHub.
2. Parcel fabric has been supplied under license by Teranet Inc.

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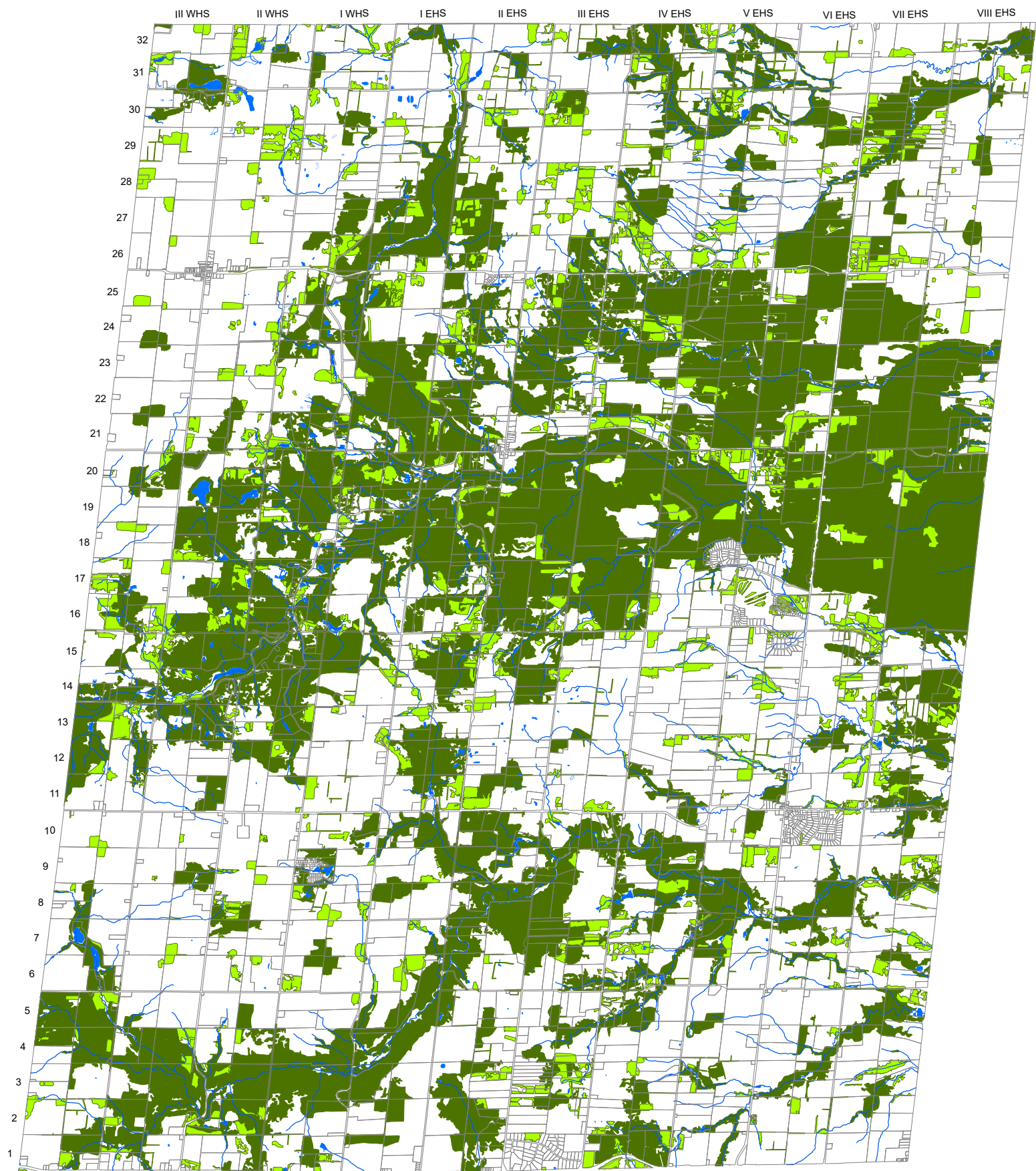
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Metres

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# Township of Mulmur

Official Plan

Schedule C1-3 -  
Category 2 and 3 Woodlands



### Legend

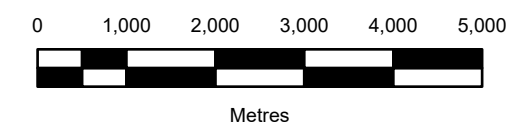
- Woodlands less than 10 ha.
- Woodlands 10 ha. or more
- Watercourses
- Waterbody
- Parcels

### Sources:

1. Wooded Area, Watercourse, and Waterbody features are derived from data provided by the Province via GeoHub.
2. Parcel fabric has been supplied under license by Teranet Inc.

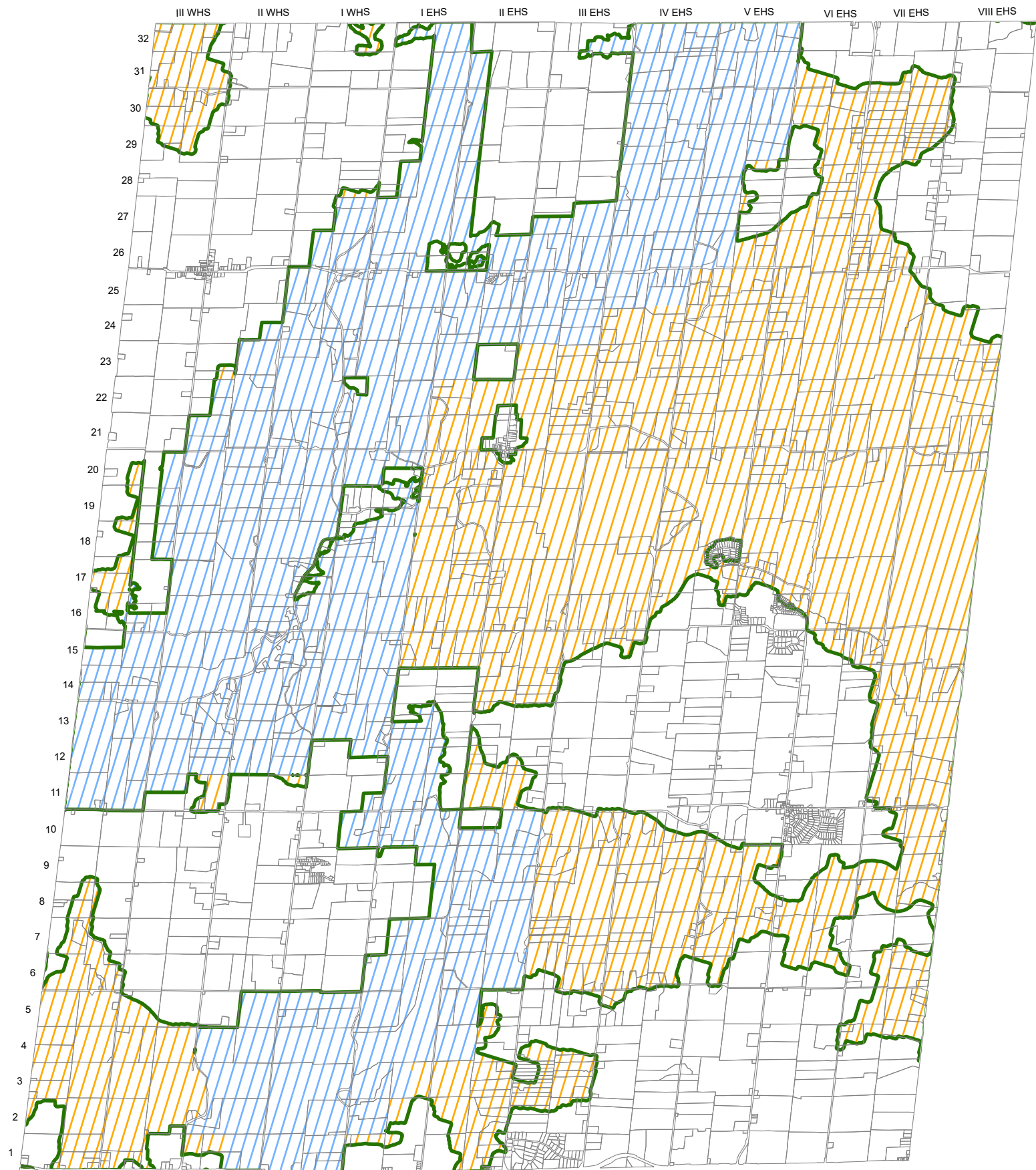
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# Township of Mulmur

Official Plan

## Schedule C1-4 - Provincial Plans and Dufferin County Natural Heritage Systems



**Legend**

-  Dufferin County NHS
-  Provincial - Natural Heritage System
-  Niagara Escarpment - Natural Heritage System
-  Parcels

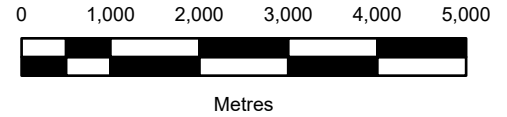
**Sources:**

1. Ontario GeoHub: Provincial Plan Natural Heritage Systems (NHS).
2. Dufferin County NHS provided by Dufferin County
2. Parcel fabric has been supplied under license by Teranet Inc.

**Note:** Provincial Plan and Dufferin County Natural Heritage Systems are provided for informational purposes and are subject to change.

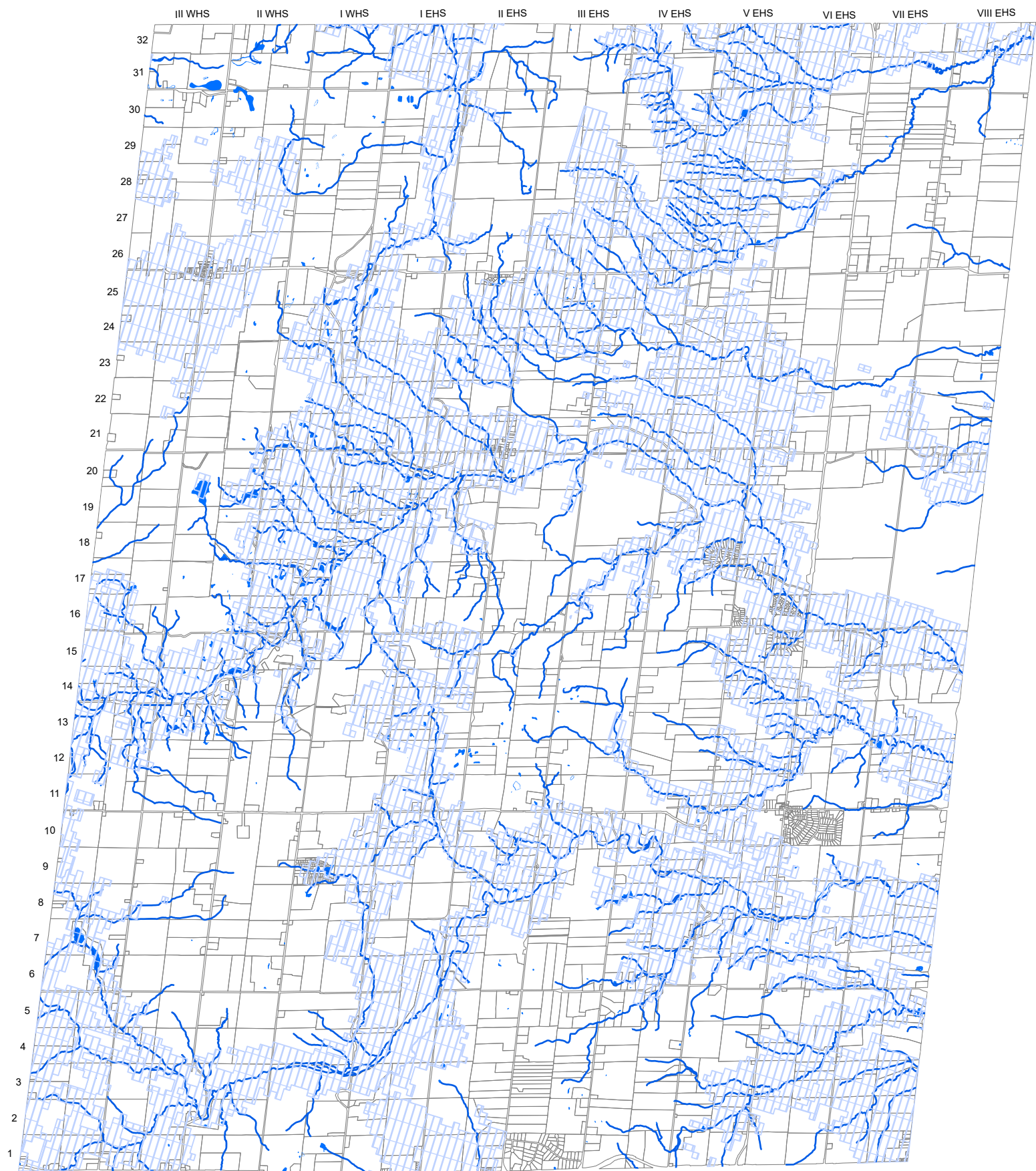
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# Township of Mulmur

Official Plan

## Schedule C2 - Water Resources



### Legend

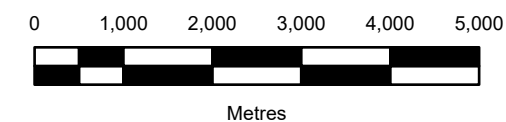
-  Watercourses
-  Vulnerable Aquifer Areas (10 Score)
-  Waterbody
-  Parcels

### Sources:

1. Parcel fabric has been supplied under license by Teranet Inc.

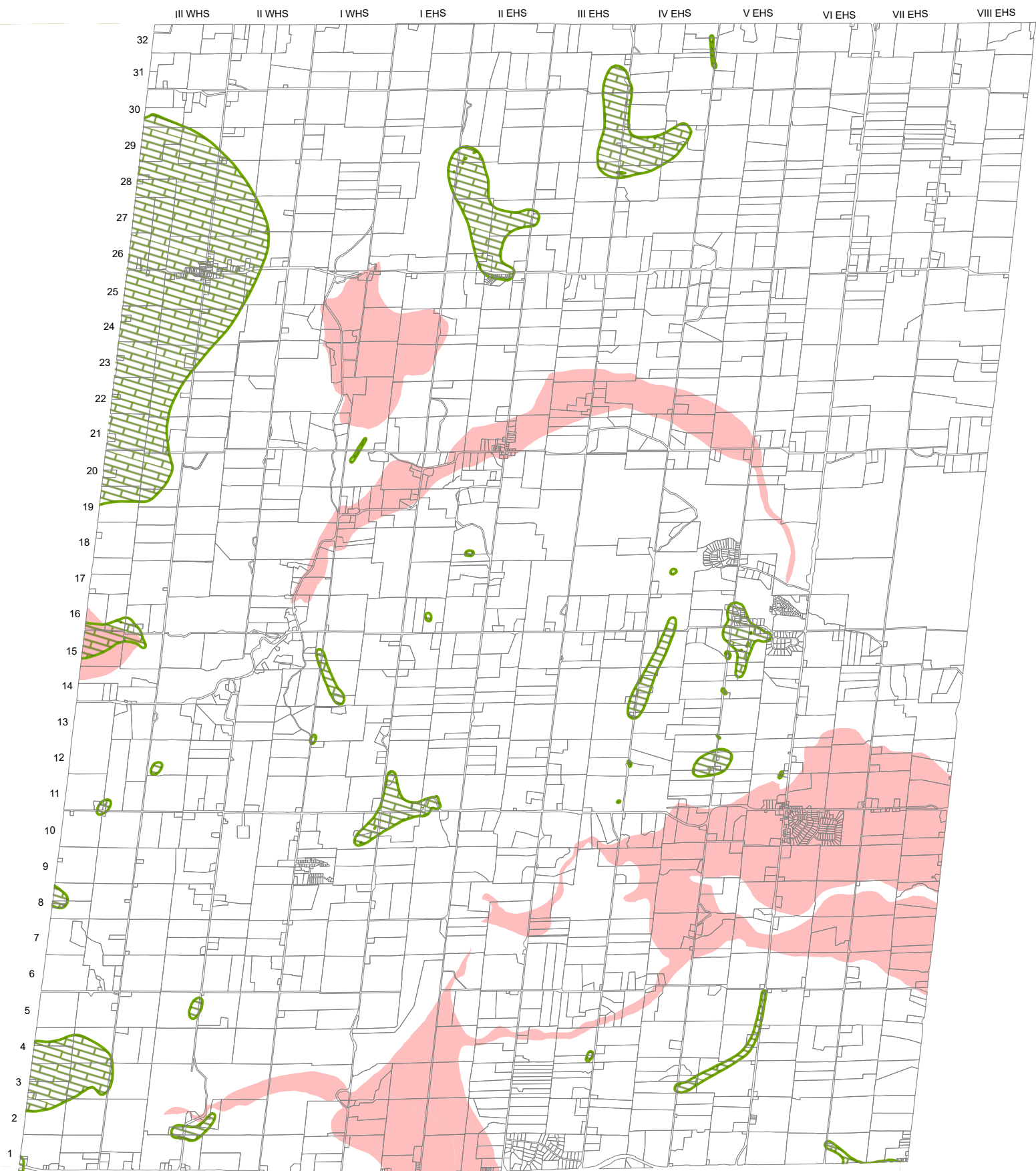
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# Township of Mulmur

Official Plan

## Schedule C3 - Resource Potential



### Legend

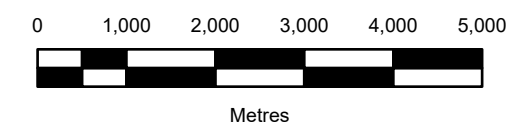
- Significant Sand and Gravel Resources
- Bedrock Mineral Aggregate Resource Areas
- Parcels

### Sources:

1. Deposits of mineral aggregate resources are identified by the Ministry of Northern Development and Mines in the Aggregate Resources Inventory of Dufferin County, Paper 163-Revision 2, 2014. Available for download, including GIS dataset, from [www.geologyontario.mines.gov.on.ca/publication/ARIP163-REV2](http://www.geologyontario.mines.gov.on.ca/publication/ARIP163-REV2)
2. Parcel fabric has been supplied under license by Teranet Inc.

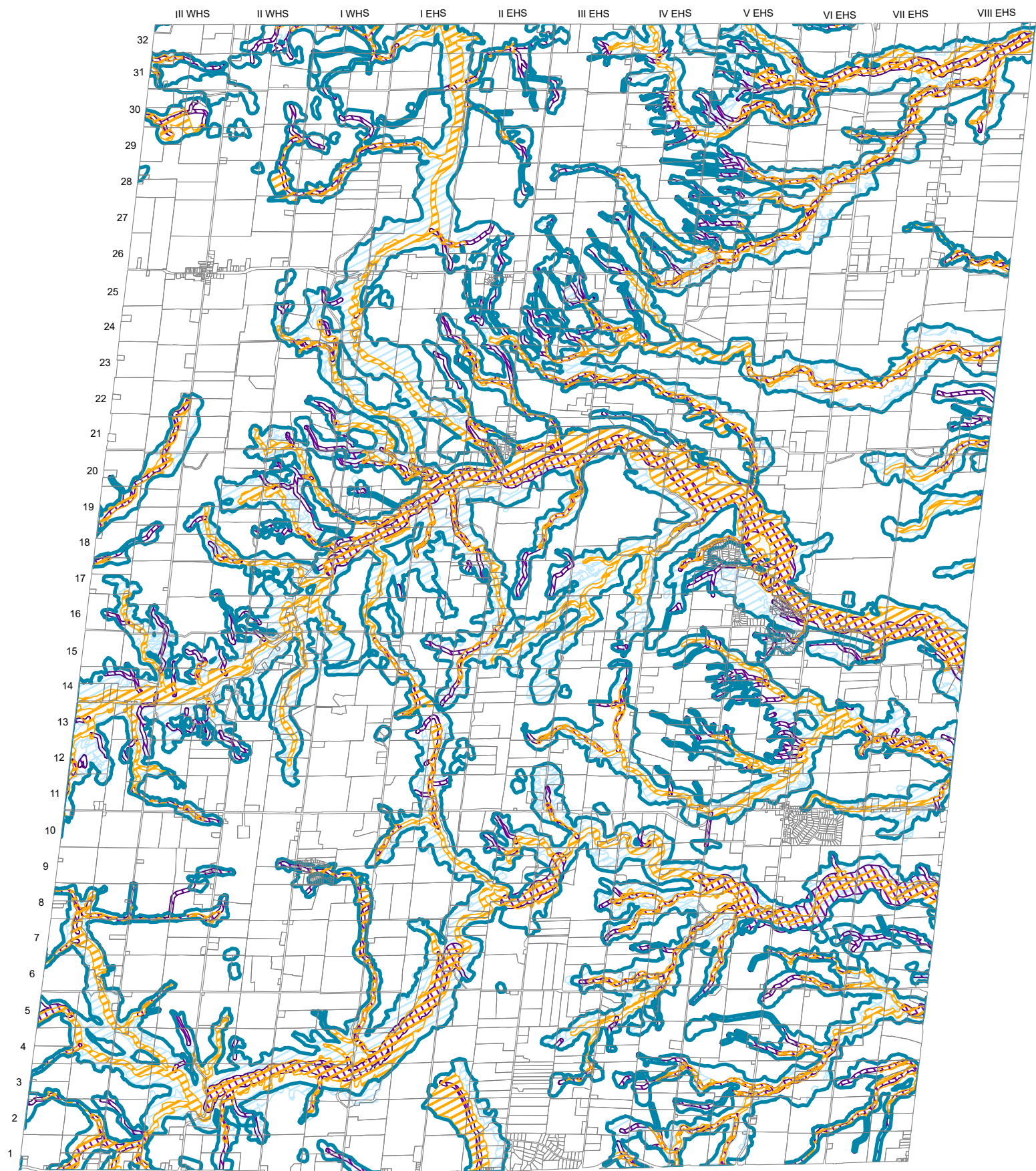
### Disclaimer:

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# Township of Mulmur

Official Plan

## Schedule C4 - Natural and Human-Made Hazards



### Legend

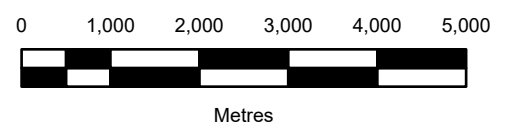
-  Flood Hazard
-  Meander Belts
-  Slope Hazard
-  NVCA Regulated Areas (Draft)
-  Parcels

### Sources:

1. Regulated Areas and Hazards provided by NVCA.
2. Parcel fabric has been supplied under license by Teranet Inc.

### Disclaimer:

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Date: April 2026 - Draft

Projection: NAD 1983 UTM  
Zone 17N  
Datum: North American  
1983

## **APPENDIX 1 – REPORTS AND STUDIES**

Appendix 1 shall serve as a summary resource only. Where there is a conflict between this appendix and the policies of the Official Plan, the policies of the plan shall prevail.

### **CORE STUDIES**

Report Name (Objective)	Applicability	Required
Environmental Impact Statement (Assesses potential impacts on natural heritage and the environment, with recommendations as to how to avoid, minimize or mitigate negative impacts, ensuring compliance with applicable legislation, and consistency/conformity with applicable environmental policies and requirements.)	OP Schedule C OP 9.1 Scoping may identify an Ecological Site Assessment or Environmental Assessment	
Environmental Site Assessment (Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.)	OP 9.6	
Functional Servicing Report (Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.)	OP 8.4.4 Scoping may identify a hydrogeological report, nitrate loading report, and septic system design.	
Geotechnical Report (Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.)	OP 4.2.4 Schedule C4	
Hydrogeological Report (Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.)	OP 8.4.4.4 Schedule B Scoping may identify a Water Resource Management Report (WRM), OP 8.4.4.6	
Planning Justification Report (Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.)	OP 8.3	

Transportation Impact Study (Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.)	OP 8.2.4  Scoping may result in Entrance Design and Permit and Sight Line Analysis	
---	--	--

## CONTINGENT STUDIES

Report Name (Objective)	Applicability	Required
Aggregate/Minerals/Petroleum (Resource Impact Assessment Protects residents from adverse effects of activities and protects significant resources from development that would preclude or hinder access to these resources, ensuring compliance with applicable legislation/regulations and consistency with applicable policies)	(PPS policies 4.4 and 4.5)  OP 9.4.1  <i>Additional studies and requirements related to new aggregates may be required, OP 9.10</i>	
Agricultural Impact Assessment (Identifies and evaluates potential impacts of non-agricultural development on agricultural operations and the Agricultural System, and recommends ways to avoid, minimize, or mitigate adverse impacts)	(PPS policies 2.3.2.1.f and 4.3.5.2)  OP 4.8, 4.9, 7.1 Schedule A1  Scoping may identify an Agrologist report.	
Air Quality/Odour Study (Assesses potential adverse effects to human health and the natural environment from any odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects)	(PPS policies 2.9.1e and 3.5.1)  OP 8.3, 8.6.1, 9.10	
Arborist Report (Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction, ensuring consistency with provincial policies and municipal policies and by-laws)	(PPS Policies 2.1.6.a, 2.9.1.d, 2.9.1, and 3.9.1)  Schedule C1-3	
Archaeological Assessment (Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located within or adjacent to a known or potential archaeological site)	(PPS policies 4.6.2 and 4.6.4.a)  OP Part 3, 9.10, 9.11 OP 2km from Boyne or Pine on Schedule G2	

Contaminant Management Plan (Demonstrates the safety measures that will be included in proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the Clean Water Act, 2006) in order to help prevent contamination of groundwater or surface water)	(PPS policies 4.2.1.e and 5.3.2)	
Cultural Heritage Impact Assessment (Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans)	(PPS policies 4.6.1 and 4.6.3)  OP 9.5, 9.11	
Economic Viability Assessment (Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas, and identifies measures to avoid, minimize, or mitigate these impacts in conformity with applicable legislation and consistent with provincial policies)	(PPS policies 2.8.1.3, 3.5.1 and 3.5.2)  OP 4.9, 6.1, 8.3, 10.7	
Financial Impact Analysis (For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, to inform planning for capital infrastructure development or improvement to support growth)	(PPS policy 2.3.2)  OP 4.8 Asset Management Assessment may be identified through scoping.	
Human-made Hazard Impact Study/ Assessment (Assesses potential human-made hazards (e.g. mine hazards, oil, gas and salt hazards; former mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies)	(PPS policies 5.1 and 5.3.1)  OP 9.6.4	
Impact Assessment for Waste Disposal Sites / Former Landfill Sites (Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill site, and identifies avoidance, mitigation or remediation measures to address these potential adverse effects and impacts)	(PPS policies 3.5.1 and 3.7.1)  OP 9.6.3	
Land Use Compatibility Study (Assesses potential adverse effects of a proposed major facility on	(PPS policies 2.8.2.4, 3.3.3 and 3.5)	

<p>adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include an assessment of the potential negative impacts to the long-term operational and economic viability of major facilities associated with a proposed development in proximity to major facilities, and identify ways to avoid, minimize or mitigate these potential impacts)</p>	<p>OP 8.3</p>	
<p>Minimum Distance Separation Formulae Assessment (Minimizes land use conflicts in agricultural areas by establishing setback distances between livestock facilities and surrounding residential land uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies)</p>	<p>(PPS policies 4.3.2 and 4.3.5)  OP 4.8, 4.9, 7.1.4, 7.2  Schedule A1</p>	
<p>Natural Hazard Impact Study / Assessment (Assesses potential natural hazards impacting the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies)</p>	<p>(PPS policies 5.1.1 and 5.2)  Schedule C4 OP 9.3, 9.4 Slope Stability Study, meander study, and Floodplain Hazard Assessment may be required through scoping. Erosion and Sediment Control may be required. OP 9.2</p>	
<p>Noise/Vibration Study (Assesses potential noise and vibration impacts from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies)</p>	<p>(PPS policies 3.4.1, 3.4.2, 3.5.1 and 3.5.2)  OP 8.3.2</p>	
<p>Servicing Options Report (Evaluates the proximity of municipal and communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewage and water services in an official plan, reviews environmental and site constraints and impacts, evaluates servicing options to serve the proposed development, and provides the rationale for a recommended option, in compliance with applicable</p>	<p>(PPS policies 2.7 and 3.6)  OP 8.4</p>	

legislation and guidelines, and consistent with provincial policies)		
Wildland Fire Assessment (Determines hazardous forest types and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards)	(PPS policy 5.2.9) Schedule C OP 9.4.3	

## **ADDITIONAL STUDIES**

The following studies are not required by the Province as part of a complete application but may provide background to a required study or address concerns prior to being considered for approval or as a condition of approval.

Report Name (Objective)	Applicability	Required
<i>Lighting Study</i>	8.3.4, 8.6	
<i>Visual Impact Assessment</i>	8.3.5	
Green Initiatives and Energy Options Report, Low Impact Design Assessment	8.6	
Growth Analysis and Demographic Forecasting, Lands Need Assessment	4.1.2	
Engineered Studies and Design Standards	8.1.1	
Fire Suppression	8.4.4.7	
Landscaping Plan	8.3.3	
<i>Stormwater Management Plan</i>	8.5	
Survey (topographical, easements, widenings, R-Plans)	Planning Act s. 51(17)	

## **PROVINCIAL GUIDELINES AND APPROVALS**

The following studies and approvals may be required through other agencies and are to be provided to the Township at the time of the Planning Act application.

Report Name (Objective)	Approval Authority / Applicability	Required
Certificate of Approval	MOE	
D-1 Land Use and Compatibility	8.5	
D-2 Compatibility between Sewage Treatment and Sensitive Land Use	8.3	
D-3 Environmental Considerations for Gas or Oil Pipelines and Facilities	8.3	
D-4 Land Use On or Near Landfills and Dumps	8.3, Schedule A3 - WD	
D-5 Planning for Sewage and Water Services	8.3, 8.4	

D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment	8.3, 8.4.4.2	
D-5-5 Private Wells: Water Supply Assessment	8.4.4.3	
D-6 Compatibility between Industrial Facilities	8.3, Schedule A3	
<i>Permit to take Water (MOE)</i>	MOE, OP 8.4.4.5 (Water use > 50,000L)	
Master Environmental Servicing Plans for Source Water Protection or Risk Management Plan	GA (OP 9.2.2.1, WHPA, Schedule B2)	
Hydrology Study	MOE OP 8.4.4.5, Schedule G2	

Notes: The following additional Township guidance documents may be applicable or available.

- ~~Telecommunication Protocol (2002)~~
- ~~Engineering Guidelines and Standard Drawings (2025, Draft)~~
- ~~Multi-Year Accessibility Plan (2025)~~
- ~~Master Recreational Plan (2021)~~
- ~~Road Widening Policy (2015)~~
- ~~Upgrading Municipal Roads and Right of Ways~~
- ~~Municipal Consent and Design Guidelines for Utilities (2021)~~



**The Corporation of the Township of Mulmur**

**By-law No. - 2026**

**Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Mulmur for May 6, 2026**

**Whereas** Section 5 (1) of the *Municipal Act*, 2001, as amended, provides that the powers of a municipality shall be exercised by Council;

**And whereas** Section 5 (3) of the *Municipal Act*, 2001, as amended, provides that municipal powers shall be exercised by by-law;

**Now therefore** the Council of the Corporation of the Township of Mulmur hereby enacts as follows:

1. That all actions of the Council and Committees of Council of the Corporation of the Township of Mulmur for the aforementioned date in respect to every report, motion, by-law or other action passed and taken by Council or Committees of Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed by its separate by-law.
2. That the Mayor of the Township and the proper officers of the Corporation of the Township of Mulmur are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and except where otherwise provided, to execute all documents necessary in that behalf.

Passed on this 6th day of May 2026.

.....

Janet Horner, Mayor

.....

Roseann Knechtel, Clerk