



**COUNCIL MINUTES  
MARCH 2, 2022  
9:00 A.M.**

Council Present: Mayor Horner, Deputy Mayor Hawkins, Councillor Boxem, Councillor Clark and Councillor Cufaro

Staff Present: Tracey Atkinson – CAO/Clerk/Planner, Heather Boston - Treasurer, John Willmetts, Director of Public Works, Roseann Knechtel - Deputy Clerk

**1.1 CALL TO ORDER**

The Mayor called the meeting to order at 9:05 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 Hawkins**

THAT Council approve the agenda.

**CARRIED.**

**4.0 MINUTES OF THE PREVIOUS MEETING**

**Moved by Boxem and Seconded by Cufaro**

THAT the Minutes of February 2, 2022 are approved.

**CARRIED.**

**5.0 DISCUSSION ARISING OUT OF THE MINUTES**

Discussion ensued surrounding posting meeting recordings online and Melancthon's response to Item 12.4: NDCC Joint Recreation Agreement.

## **6.0 DISCLOSURE OF PECUNIARY INTERESTS**

Councillor Cufaro declared pecuniary interest in regard to the following items:

- 8.1 Z01-2022 DAVIE Zoning By-law Amendment
- 13.1 Z01-2022 DAVIE Zoning By-law Amendment

## **7.0 FIFTEEN MINUTE QUESTION PERIOD**

Council recognized Hill n Dale Landscaping, for their receipt of the Georgian Lakelands Chapter Awards of Distinction 2021 Employer of the Year.

A question was received from the public regarding a NEC Development Permit on Centre Road.

A question was received from the public regarding prohibiting fireworks during periods of fire bans.

A question was received from the public regarding Council's receipt of annual building and development permit reports.

## **8.0 PUBLIC MEETINGS**

### **Moved by Clark and Seconded by Hawkins**

THAT Council recess the regular meeting at 9:50 a.m. to hold a public meeting pursuant to Section 34 of the Planning Act to consider and allow Mulmur property owners to ask questions regarding three (3) Zoning Amendment applications being Z01-2022 Davie, Z02-2022 Clark and Z03-2022 Chouhan.

**CARRIED.**

Councillor Cufaro left the meeting at 9:50 a.m.

### **8.1 Z01-2022 DAVIE Zoning By-law Amendment**

Mayor Horner welcomed the public and provided an overview of the proposed amendment to obtain public input on Z01-2022 Davie Zoning Amendment Application to allow for the demolition and reconstruction of a legally existing dwelling in an environmental protection zone.

Roseann Knechtel, Planning Coordinator presented on behalf of the Township and provided an overview to the property, zoning and official plan designations.

Patrick Forester, Planner for the applicant presented on behalf of the client and confirmed the reconstruction is to address flooding and water issues.

Public comment was received from Leah Pressey surrounding the development of the current house and proximity to the watercourse.

Council discussed property elevations, the size of the new dwelling, as well as current and proposed setbacks to the watercourse.

Councillor Cufaro returned to the meeting at 10:02 a.m.

## **8.2 Z02-2022 CLARK Zoning By-law Amendment (9:15am)**

Mayor Horner welcomed the public and provided an overview of the proposed amendment to obtain public input on Z02-2022 Clark Zoning Amendment Application to alter setbacks and identify a building envelope to satisfy a condition of consent.

Roseann Knechtel, Planning Coordinator presented on behalf of the Township and provided an overview to the property, zoning and official plan designations.

Comments were received from the NVCA requesting to restrictively rezone the area identified as FODM5-1 to environmental protection in addition to the establishment of a building envelope.

Kristine Loft, Planner for the applicant spoke in favour of amending the zoning by-law amendment to address the concerns raised by the NVCA.

Public comments were received from Andrew Post regarding privacy and landscape buffering along the south lot line.

Leah Pressey sought clarification on the interior lot line setbacks and the amendment to rezone lands environmental protection.

Council comments were received regarding landscape buffering.

## **8.3 Z03-2022 CHOUHAN Zoning By-law Amendment (9:15am)**

Mayor Horner welcomed the public and provided an overview of the proposed amendment to obtain public input on Z03-2022 Chouhan Zoning Amendment Application to alter the required frontage on a legally existing undersized lot to satisfy a condition of consent.

Roseann Knechtel, Planning Coordinator presented on behalf of the Township and provided an overview to the property, zoning and official plan designations.

The applicant was not present.

Public comment was received from Leah Pressey seeking clarification on the required frontage and the establishment of building envelopes.

Council discussion ensued surrounding MTO entrances, lot configuration and proximity to the gravel pit.

**Moved by Hawkins and Seconded by Clark**

THAT Council adjourns the public meeting and returns to the regular meeting at 10:35 a.m.

**CARRIED.**

Council recessed at 10:35 a.m. and returned at 10:46 a.m.

**9.0 DEPUTATIONS AND PRESENTATIONS**

**9.1 Mansfield Water System Annual Report - Joe Miedema**

Joe Miedema, P. Eng. General Manager of Dufferin Water Co. Ltd. presented the annual drinking water regulation report and assessment of the 2021 Mansfield Water System.

Council discussion ensued surrounding the increased usage in June and the available volume for future development. Council thanked Joe Miedema for his professional handling of the water system.

**Moved by Cufaro and Seconded by Boxem**

THAT Council receives and approves the 2021 annual and summary reports of the Mansfield Well Supply under the Drinking Water Systems Regulation O. Reg. 170 as submitted by Joe Miedema, P. Eng. General Manager of Dufferin Water Co. Ltd.

**CARRIED.**

**10.0 PUBLIC WORKS - NONE**

**11.0 TREASURY**

**11.1 User Fee Report**

Heather Boston, Treasurer, presented the impacts of amending previously approved the water rates. Roseann Knechtel, Deputy Clerk presented the comparative licensing fees for food trucks and advised Council of the request from the Mansfield Park's Committee to increase the Adult Men's League hourly rate by \$2 and maintain the hourly rate for Minor Ball.

A recorded vote was requested by Councillor Cufaro.

**Moved by Hawkins and Seconded by Clark**

WHEREAS the report of Heather Boston, Treasurer, and Roseann Knechtel, Deputy Clerk, Schedule of User Fees and Charges, outlines the negative impacts of amending the Mansfield Water Rates from 5% to 2%;

NOW THEREFORE Council direct staff to maintain the water rates previously approved in By-law #38-2020.

	<b>Yea</b>	<b>Nay</b>
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro		N
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

**CARRIED.**

**Moved by Clark and Seconded by Cufaro**

WHEREAS Council approves various rates through By-law;

NOW THEREFORE Council directs staff to remove duplicated fees in the Schedule of Fees previously approved through By-law.

**CARRIED.**

**Moved by Clark and Seconded by Hawkins**

WHEREAS Council receives the report of Heather Boston, Treasurer, and Roseann Knechtel, Deputy Clerk, Schedule of User Fees and Charges which outlines the licensing rates for food trucks in surrounding municipalities;

AND WHEREAS Council encourages economic development while balancing cost implications to rate payers;

NOW THEREFORE Council direct staff to include a fee of \$500 in the Schedule of Fees for the licensing of food trucks.

**CARRIED.**

**Moved by Hawkins and Seconded by Cufaro**

WHEREAS Council received the request from the Mansfield Parks Committee to increase Adult Men's League by \$2 per hour with Minor Baseball rates remaining unchanged;

NOW THEREFORE Council direct staff to amend the Schedule of Fees to address the request of the Mansfield Parks Committee and increase the Adult Men's League by \$2 per hour.

**CARRIED.**

## **11.2 Community Grants**

Heather Boston, Treasurer, presented the applications received for consideration by Council.

Discussion ensued surrounding for-profit organizations the amount of monies being requested.

Council requested greater budget detail be provided by applicants moving forward.

### **Moved by Boxem and Seconded by Clark**

THAT Council receive the report of Heather Boston, Treasurer, Community Grant Applications;

AND THAT Council approve the following grant applications:

- Headwaters Communities in Action - \$500
- Hospice Dufferin - \$500
- Primrose Elementary School - \$535
- Team Van Go - \$500
- Music in the Hills - \$250

**CARRIED.**

## **12.0 ADMINISTRATION**

### **12.1 Music in the Hills Special Event Permit**

Roseann Knechtel, Deputy Clerk, presented the 2022 Music in the Hills event scheduled for June 24, 2022.

### **Moved by Boxem and Seconded by Hawkins**

THAT Council grant an exemption to the Township of Mulmur Noise By-Law No. 28-2020 for Friday June 24, 2022 until 11:59 p.m. at the Mansfield Ski Club to allow for amplified noise from a Drive-In Concert;

AND THAT Council waives the 2022 special event permit fee for the Music in Hills event;

AND FURTHER THAT Council direct staff to draft an amendment to the Special Event By-law to exempt registered not-for profit organizations and charitable events from the special event permit fee, where proceeds go to support the local services used by Mulmur residents and businesses.

**CARRIED.**

## **12.2 Corporate Resource Election Policy**

Roseann Knechtel, Deputy Clerk, presented the proposed policy for the use of corporate resources during elections.

Direction was given to amend the policy to also prohibit the use of distribution lists previously supplied by the Township.

### **Moved by Clark and Seconded by Boxem**

THAT Council approve the Use of Corporate Resources for Municipal Elections Policy as amended.

**CARRIED.**

## **12.3 Sign By-law Report**

Roseann Knechtel, Deputy Clerk, presented the proposed amendments to the sign by-law as previously directed by Council.

### **Moved by Clark and Seconded by Boxem**

THAT Council receive the report of Roseann Knechtel, Deputy Clerk, Sign By-law as presented.

**CARRIED.**

## **12.4 By-law Enforcement Services**

Roseann Knechtel, Deputy Clerk, presented proposed agreement with the Town of Orangeville for the provision of By-law Enforcement Services.

Discussion ensued surrounding 24/7 enforcement availability.

### **Moved by Hawkins and Seconded by Clark**

THAT Council receive the report of Roseann Knechtel, Deputy Clerk, By-law Enforcement Services.

**CARRIED.**

Council recessed at 12.14 p.m. and returned at 1:15 p.m.

## **13.0 PLANNING**

### **13.1 Z01-2022 DAVIE Zoning By-law Amendment**

#### **Moved by Clark and Seconded by Boxem**

THAT Council direct staff to draft a zoning by-law amendment for Z01-2022.

**CARRIED.**

**13.2 Z02-2022 CLARK Zoning By-law Amendment**

**Moved by Boxem and Seconded by Cufaro**

THAT Council direct staff to draft a zoning by-law amendment for Z02-2022 to satisfy NVCA comments.

**CARRIED.**

**13.3 Z03-2022 CHOUHAN Zoning By-law Amendment**

**Moved by Clark and Seconded by Hawkins**

THAT Council direct staff to draft a zoning by-law amendment for Z03-2022.

**CARRIED.**

**13.4 Second Dwelling Report**

Tracey Atkinson, Planner, presented the challenges currently facing the Township in triggering the return of security deposits previously taken for second dwellings.

Council discussed continuing to take securities for all second dwelling applications versus on a site specific basis, enforcement possibilities, the use of development agreements and null and void periods to commence construction.

**Moved by Cufaro and Seconded by Clark**

THAT Council reconsider the July 8, 2020 motion to require security deposits in the amount of \$5,000 for second dwelling agreements;

AND THAT future securities for second dwellings be considered on a site specific basis to address concerns of the Township, its consultants or agencies;

AND THAT staff be directed to return any securities currently being held to secure construction and where the Township is not aware of any non-compliance.

AND FURTHER THAT staff be directed to bring a template agreement back to Council for consideration;

**CARRIED.**



## 13.5 Official Plan Report

Tracey Atkinson, Planner, presented specific policies requiring further review as part of the Official Plan amendment process.

Council discussion ensued on each policy direction and recommendation being made by staff.

### **Moved by Boxem and Seconded by Clark**

WHEREAS the Township of Mulmur has a variety of high-quality resources and competing interest;

AND WHEREAS the Township believes in cutting red-tape while protecting what is important and irreplaceable;

AND WHEREAS Council is committed to being financially responsible to its ratepayers, and believes that developers should pay for the cost of studies related to development applications;

NOW THEREFORE Council provides the following direction in relation to the drafting of the Official Plan Amendment:

1. THAT Mulmur continue to use zoning in place of a development permit system reflecting staffing levels and processing time;
2. THAT Mulmur support economic development including over-night tourism opportunities associated with a commercial, recreation or agricultural business;
5. THAT Mansfield North Recreation Area continue to provide flexibility and allow for residential units associated with a recreational area but that it be clarified that such development will not be considered based on entering into a servicing responsibility agreements;
8. THAT the Township do not initiate any master plans or secondary plans as part of the current Official Plan amendment;
9. THAT on-farm diversified uses be further restricted in accordance with OMAFRA guidelines to provide additional protection for prime agricultural lands, and surrounding landowners and that on-farm diversified policies also be applied to rural lands; and
10. THAT staff be directed to remove the embedded Niagara Escarpment Plan from the Township's Official Plan to ensure conformity.

AND FURTHER THAT Council direct staff to bring greater information back to Council for consideration surrounding the following topics:

3. Minimum dwelling size requirements

4. Locations of second dwellings in clusters
6. Forest preservation and promotion of planting and the impacts on prime agricultural lands
7. Viewshed study requirements and exemptions for green energy

**CARRIED.**

Council recessed at 3:07 p.m. and returned at 3:11 p.m.

#### **14.0 COMMITTEE MINUTES AND REPORTS**

- 14.1 Shelburne District Fire Board Minutes: January 4, 2022**
- 14.2 Shelburne Library Board Minutes: January 18, 2022**
- 14.3 Mulmur-Melancthon Fire Board Minutes: February 01, 2022**
- 14.4 Shelburne District Fire Board Minutes: February 1, 2022**
- 14.5 Dufferin County Council Minutes: February 10, 2022**
- 14.6 NDCC Board of Management Minutes: February 10, 2022**
- 14.7 Roads Safety Committee Minutes: February 14, 2022**
- 14.8 Mulmur Events Committee Minutes: February 17, 2022**

#### **14.9 Roads Safety Committee Motion to Council**

Council recognized the Family Day Skate and Bonfire event on February 21, 2022 and thanked all of the community volunteers and Rosemont fire fighters.

**Moved by Boxem and Seconded by Clark**

THAT Council receives the Committee Minutes and Reports as copied and circulated.

**CARRIED.**

**Moved by Cufaro Seconded by Boxem**

THAT Council receive the recommendation from the Roads Safety Committee;

AND THAT Council direct staff to purchase one traffic dampening Child Cut-Out sign.

**CARRIED.**

#### **15.0 INFORMATION ITEMS**

- 15.1 NVCA Board Highlights: January 2022**
- 15.2 Multi-Municipal Wind Turbine Working Group**
- 15.3 2022 Farmland Forum**
- 15.4 Multi-Year Accessibility Plan Checklist**
- 15.5 NEC Development Permit Correspondence**
- 15.6 Ontario Newsroom: HEPA in Schools and Childcare Centres**

- 15.7 2021 Council Renumeration
- 15.8 2021 Annual Investment Activity
- 15.9 2021 Development Charges Reserve Fund Report
- 15.10 Dufferin County Forest 2021 Annual Report
- 15.11 Mulmur Termination of Emergency: March 1 2022
  
- 15.12 Norfolk County Resolution: Year of the Garden
- 15.13 Town of Halton Hills Resolution: Ontario Land Tribunal
- 15.14 Clearview Township Resolution: Funding Support for Infrastructure
- 15.15 Town of Bracebridge Resolution: Hospital Capital Funding

Direction given to bring back further information on Hospital Capital Funding and the 2021 Dufferin County Council Forest Report.

**Moved by Cufaro and Seconded by Boxem**

THAT Council receives the information items as copied

AND THAT the following items be endorsed: 15.12, 15.13, 15.14, 15.15

**CARRIED.**

## **16.0 CLOSED SESSION**

### **16.1 NDCC Board of Management Applications**

**Moved by Hawkins and Seconded by Clark**

THAT Council adjourn to closed session at 3:43 p.m. pursuant to Section 239 of the Municipal Act, 2001 as amended for one (1) matter regarding personal matters about an identifiable individual, including municipal or local board employees [239(2)(b)].

**CARRIED.**

**Moved by Hawkins and Seconded by Clark**

THAT Council do rise out of closed session and into open session at 3:53 pm with the following motion:

THAT Council appoint Mandy Little as Mulmur's representative to the NDCC Board of Management for the remainder of the 2022 Council term.

**CARRIED.**

## **17.0 ITEMS FOR FUTURE MEETINGS**

- 17.1 Phragmites Report
- 17.2 Delegation of Authority for Tax Reductions

- 17.3 **Dufferin County Transit Plan**
- 17.4 **Final Tax Rate By-law**

**18.0 NOTICE OF MOTION**

**Moved by Clark Seconded by Boxem**

WHEREAS Climate Change is an issue that will continue to have increasing impact on every resident

AND WHEREAS it is the responsibility of every municipality to participate in better climate understanding and action and it is unreasonable that the most significant issue in modern history be left with the Dufferin County Climate team

AND WHEREAS the Ontario Climate Caucus provides an opportunity to do so and connect with other municipalities in Ontario to share case studies and best practices in acknowledging and addressing climate change

AND WHEREAS the Ontario Climate Caucus connects with the National Climate Caucus to glean best practices and opportunities

AND WHEREAS the Ontario Climate Caucus provides agendas in advance of and notes and references after each meeting and generally conducts itself in a formal and professional manner

AND WHEREAS it is essential that Mulmur take a leading role by formally joining the Ontario Climate Caucus and encouraging the Other Dufferin Municipalities to do so as well.

**19.0 PASSING OF BY-LAWS**

**19.1 Fireworks By-law**

Discussion ensued regarding the permit process outlined in Section 4 of the By-law. A recorded vote was requested by Deputy Mayor Hawkins.

**Moved by Hawkins and Seconded by Horner**

	<b>Yea</b>	<b>Nay</b>
Councillor Boxem	Y	
Councillor Clark		N
Councillor Cufaro		N
Deputy Mayor Hawkins		N
Mayor Horner		N

**NOT CARRIED.**

**19.2 Zoning By-law Amendment: Csizik**

Discussion ensued surrounding building plans, potential precedence setting and addressing residence concerns. A recorded vote was requested by Councillor Cufaro

**Moved by Hawkins and Seconded by Horner**

	<b>Yea</b>	<b>Nay</b>
Councillor Boxem		N
Councillor Clark		N
Councillor Cufaro		N
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

**NOT CARRIED.**

**19.3 By-law to Enter into Agreement: Road Widening B14-2021**

**19.4 Sign By-law**

**19.5 Final Tax Rate By-law - DEFFERED**

**19.6 By-law Enforcement Agreement**

**19.7 Confirmatory By-law**

**Moved by Cufaro and Seconded by Clark**

THAT By-Laws 19.3, 19.4, and 19.6 be approved.

**CARRIED.**

**Moved by Cufaro and Seconded by Hawkins**

THAT By-Law 19.7 be approved.

**CARRIED.**

**19.0 ADJOURNMENT**

**Moved by Cufaro and Seconded by Hawkins**

THAT Council adjourns the meeting at 4:33 p.m. to meet again on Wednesday April 6, 2022 at 9:00 a.m. or at the call of the Chair.

**CARRIED.**

**Janet Horner**

**Tracey Atkinson**

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**Janet Horner, Mayor**

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**Tracey Atkinson, Clerk**