CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2022-47

A BY-LAW TO APPROVE OFFICIAL PLAN AMENDMENT NO. 4 TO THE TOWNSHIP OF MULMUR OFFICIAL PLAN.

WHEREAS the Planning Act, R.S.O. 1990, c.P.13, as amended, permits the County of Dufferin to approve an Official Plan or amendments thereto;

AND WHEREAS County Council at its meeting on October 13, 2022, decided to approve Official Plan Amendment No. 4 to the Township of Mulmur Official Plan;

BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. Official Plan Amendment No. 4 to the Township of Mulmur Official Plan, as adopted by By-Law 47-2022 by the Township of Mulmur is hereby approved.

READ a first, second and third time and finally passed this 13th day of October, 2022.

Wade Mills, Warden

Michelle Dunne, Clerk



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

October 6, 2022

Michelle Dunne, County Clerk W. & M. Edelbrock Centre 30 Centre Street Orangeville, ON L9W 2X1 Email: mdunne@dufferincounty.ca

Re: OPA#4

Please find enclosed the required materials in relation to OPA#4 for the Township of Mulmur, being a Township initiated Official Plan Amendment requiring approval from the County:

- 1. Certified copy of By-law 47-2022
- 2. Certified copy of OPA#4
- 3. n/a
- 4. Copy of all written submissions (see appendix 4)
- 5. Affidavit re: subsection 14(1)
- 6. Affidavit re: subsection 14(2)
- 7. Statement from the Township of Mulmur Deputy Clerk/Planning Coordinator
- 8. Copy of minutes from the Public Meetings (see appendix 3 and 4 of OPA#4)
- 9. Planning Reports (see appendix 1)
- 10. Notice of Public meeting (see appendix 2)
- 11. n/a

Should you require any additional information, please contact the undersigned.

Kind regards,

Tracey Atkinson, BES MCIP RPP CAO/Clerk/Planner 705-466-3341 x 231 tatkinson@mulmur.ca



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

Statement Pursuant to
Section 17(31) of the *Planning Act*RSO 1990 c P 13, as amended & O. Reg. 543/06 Sec. 7 (7)
Township of Mulmur
Official Plan Amendment No. 4 (OPA 4)
RE: BY-LAW 47-2022

- I, Roseann Knechtel, Deputy Clerk/Planning Coordinator for the Corporation of the Township of Mulmur, am advised by Tracey Atkinson, BES MCIP RPP Dipl M.M., CAO/Clerk/Planner for the Township of Mulmur and therefore verily believe that Township of Mulmur Official Plan Amendment No. 4 (OPA 4):
 - i. is consistent with the policy statements issued under subsection 3 (1) of the Act,
 - ii. conforms or does not conflict with any applicable provincial plan or plans, and

iii. conforms with the County of Dufferin's Official Plan.

Dated this 6th day of October 2022

Roseann Knechtel, Deputy Clerk/Planning Coordinator Corporation of the Township of Mulmur



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

STATUTORY DECLARATION

- I. Tracey Atkinson, Clerk of the Township of Mulmur, hereby declare that:
 - 1. The statutory requirements for giving of notice and the holding of a public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public, as set out in the Official plan have been complied with; and that
 - 2. The statutory requirements for the giving of notice of passing of the by-law have been complied with; and that notice of a decision was circulated, following a decision on October 5th, a maximum of 15 days prior to the circulation on the decision, and that notice was given via first class mail to all residents in the Township, and anyone who requested notice; and that
 - 3. All persons and public bodies that made oral submissions at the public meeting have been recorded on the attached Schedule to this declaration, and that all names, addresses and telephone numbers are provided where they were received;

Declared at the Township of Mulmur, this 6th day of October, 2022.

Tracey Atkinson CAO/Clerk/Planner

Corporation of the Township of Mulmur



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

STATUTORY DECLARATION

- I. Tracey Atkinson, Planner of the Township of Mulmur, hereby declare that:
 - 1. The decision of Council is consistent with the policy statements issued under subsection 3(1) of the Act, and
 - 2. The decision of Council conforms to or does not conflict with any applicable provincial plan or plans
 - 3. The decision of the Council conforms to the Official Plan of the Township of Mulmur

Declared at the Township of Mulmur, this 6th day of October, 2022.

Tracey Atkinson CAO/Clerk/Planner

Corporation of the Township of Mulmur



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

STATUTORY DECLARATION

- I, Tracey Atkinson, Planner of the Township of Mulmur, hereby declare that only the following persons and/or public bodies made oral submissions at the formal public meeting in relation to OPA#4:
 - 1. Jan Benda
 - 2. Cheryl Russel
 - 3. Leah Pressey
 - 4. James Godbold
 - 5. Lisa Swinton
 - 6. Gili Alder Nevo

Declared at the Township of Mulmur, this 6th day of October, 2022.

Tracey Atkinson

CAO/Clerk/Planner

Corporation of the Township of Mulmur



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NO. 47-2022

BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF MULMUR TO ADOPT AMENDMENT FOUR (4) TO THE OFFICIAL PLAN.

(Community Engagement and Implementation Amendments)

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MULMUR, IN ACCORDANCE WITH THE PLANNING ACT, R.S.O. 1990, HEREBY ENACTS AS FOLLOWS:

THAT Amendment No. 4 to the Official Plan for the Township of Mulmur, is hereby adopted;

AND THAT the Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of the aforementioned Amendment No.4 to the Official Plan for the Township of Mulmur:

AND THAT this by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED on this 5th day of OCTOBER, 2022.

JANET HORNER, MAYOR

TRACEY ATKINSON, CAO/CLERK

OFFICIAL PLAN AMENDMENT NO. 4

TO THE

OFFICIAL PLAN

OF THE TOWNSHIP OF MULMUR

(Community Engagement & Implementation Amendment)

October 5, 2022

OF Mulmur do hereby certify the foregoing to be a true copy

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(The appendices to not constitute part of this Amendment)

OFFICIAL PLAN

FOR THE

TOWNSHIP OF MULMUR

OFFICIAL PLAN AMENDMENT NO. 4

Amendment No. 4 to the Official Plan for the Township of Mulmur was prepared and recommended to the Council of the Township of Mulmur under the provisions of the Planning Act, R.S.O. 1990, on the 5th day of October, 2022.

This Amendment was adopted by the Corporation of the Township of Mulmur by By-law No. 47-2022, in accordance with the provisions of the Planning Act R.S.O. 1990, on the 5th day of October, 2022.

Mayor - Janet Horner

Clerk - Tracey Atkinson

PART A - THE PREAMBLE

1.0 Purpose

The proposed Amendment would:

- Provide a new vision for Mulmur to become a Garden Township in section 3:
- Reorganization of sections 4 (Vision and Guiding Principles) and 5 (General Development Policies) to group similar subject matter;
- Update the definition of Rural Character to reflect community comments and Planning Advisory Committee input;
- Remove the Niagara Escarpment Plan policies and mapping and replace with a general over-arching policy;
- Update Scenic Resources and Features to a new viewshed policy that focuses on the lands outside of the Niagara Escarpment and also protect dark-sky to reflect community comments;
- Update the on-farm diversified policies to reflect the Ontario Implementation Guidelines and Planning Advisory Committee input;
- Update the requirements for a complete application to create a more usable format and more exhaustive list of possible study requirements
- Allow delegation of approval authority for minor zoning application to staff:
- Update Part C, Implementation and D, Interpretation to reflect current tools and legislation; and
- Remove duplication and simplify the policies.

2.0 Location

This amendment applies to all lands within the Township of Mulmur. Specific mapping amendments include removing the Niagara Escarpment Plan area designations and the Scenic Resources mapping.

3.0 Basis

The Township's Strategic Plan included actions that were implementable through the Official Plan. An Ad-Hoc Planning Committee was created to explore a number of strategic actions. A series of roundtables and an open house were organized to receive comments on the implementation of the actions, as well as to engage with the community with respect to the larger Official Plan project. A Planning Report was prepared on the proposed amendments. Applicable Ministries and Agencies were consulted as part of the communication and engagement process and formal statutory requirements.

PART B - THE AMENDMENT

1.0 Introduction

This part of the document entitled Part B - The Amendment, which consists of the following text and Schedule "A", constitute Amendment No. 4 to the Official Plan for the Township of Mulmur.

2.0 Details of the Amendment

The Official Plan of the Township of Mulmur, as amended, is hereby further amended as follows:

2.1 Section 3.0 Basis of the Plan, is deleted in its entirety and replaced with the following:

3.0 A GARDEN TOWNSHIP

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, open landscape and protect the significant environmental and agricultural areas, and natural and scenic resources that facilitate its' unique environment of beauty and spirit.

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 and 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. Ultimately, this approach will protect Mulmur's rural character and promote a serene lifestyle where people live, work, learn, and play.

Within the *Garden Township* there will be smaller, individual gardens, each with its 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 resource use and growth and the global climate crisis with the need to preserve and protect all things that make Mulmur a *Garden Township*.

2.2 Section 4.0 is amended by replacing the title with VISION STATEMENT and moving section 4.1 OVERALL VISION STATEMENT under 4.0, and replacing with the following:

4.0 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.

- 2.3 Section 4.2, GUIDING PRINCIPLES OF THIS PLAN is deleted.
- 2.4 Sections 4.2.1 STRONG COMMUNITIES AND 4.2.2 GROWTH MANAGEMENT are hereby moved to the beginning of section 5.2 GROWTH MANAGEMENT
- 2.5 Section 4.2.3 SERVICES is moved to section is moved to section 5.11 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES
- 2.6 The first sentence in Section 4.2.4 CHARACTER is deleted. The remainder of the section is moved to section 7.0.4 GENERAL POLICIES
- 2.7 Section 4.2.5 MUNICIPAL FINANCE is moved to the end of section 11.2 of PLANNING APPLICATIONS
- 2.8 Section 4.2.6 LOCAL ECONOMY is moved to a new section under Section 5.0.
- 2.9 Section 4.2.7 NON-RENEWABLE RESOURCES is moved to section 5.32 MINERAL AGGREGATE RESOURCE AREAS
- 2.10 Section 4.2.8 AGRICULTURE is moved to section 5.9 AGRICULTURAL AREAS
- 2.11 Section 4.2.9 RENEWABLE RESOURCES is moved to a new section under Section 5.0.
- 2.12 Section 4.2.10 NIAGARA ESCARPMENT is deleted.
- 2.13 Section 4.2.11 WATER RESOURCES is moved to section 5.19 WATER RESOURCES
- 2.14 Section 4.2.12 ENERGY CONSERVATION is moved to section 5.15 ENERGY & AIR QUALITY
- 2.15 Section 4.2.13 NATURAL HERITAGE is moved to section 5.18 NATURAL FEATURES, AREAS AND FUNCTIONS
- 2.16 The first paragraph of Section 4.2.14 CULTURAL HERITAGE AND ARCHAEOLOGY is deleted. The remainder of the section is moved to section 5.6 ARCHAEOLOGICAL, BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPES
- 2.17 Section 4.2.15 HEALTH AND SAFETY is moved to section 5.28 PROTECTING

PUBLIC HEALTH AND SAFETY.

- 2.18 Section 5.1 CONSULTATION WITH MUNICIPALITIES AND COUNTY is moved to section 11.21 CONSULTATION WITH APPROVAL AUTHORITY AND OTHER AGENCIES, and the title replaced as "CONSULTATION WITH AUTHORITIES, AGENCIES AND JURISDICTIONS.
- 2.19 Section 5.2 is amended by adding the following at the beginning of the section:

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

- 2.20 Section 5.4 HOUSING is amended by deleting the second paragraph and replacing it with the following:
 - c) accommodating an appropriate *affordable* and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)
 - d) encouraging that a minimum of 25 percent of residential housing within settlement areas is affordable to low and moderate income households. This shall also be achieved by permitting forms of housing appropriate for each settlement area, to meet the social, health and well-being needs of current and future residents, including special needs requirements, housing geared to older persons and through residential intensification and redevelopment.

2.21 Section 5.25 SCENIC RESOURCES AND FEATURES and 5.26 RURAL CHARACTER are deleted and replaced with the following:

5.25 RURAL CHARACTER

Mulmur will preserve the scenic resources and rural character of the Township. A visual impact assessment shall be required for any development proposals under the Planning Act where there is a potential for visual impacts, to ensure that the built form does not predominate over the natural environment. The Township will limit light pollution and conserve energy by protecting a dark sky. A lighting study shall be required for development proposals under the Planning Act where there is a potential for dark-sky infringement.

2.22 Section 5.30 NIARGARA ESCARPTMENT DEVELOPMENT PERMITS is deleted in its entirety.

2.23 Section 6.1 AGRICULTURE, is further amended by replacing section 6.1.6 IDENTIFICATION AND USE OF SPECIALTY CROP AREAS with the following:

6.1.6 ON-FARM DIVERSIFIED USES

All on-farm diversified uses shall be designed to not hinder surrounding agricultural operations and be appropriate to available rural servicing and infrastructure. They shall be located on a farm that has a farm dwelling, and either within the building cluster, on fallow lands or on the lowest quality of lands. The on-farm diversified use may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha, and the building shall be limited to 20% of the 2% of the lot area. The floor area of farm building that existed prior to 2012 may be used in the on-farm diversified use and calculated at 50% floor area towards the maximum 20% of the 2% lot area.

Site Plan approval shall be utilized to maintain *rural character*, buffering with a preference of utilizing topography and vegetation, hours of operation, signage, servicing, access, parking areas and ensure for the appropriate development of the lands.

On-farm diversified uses are subject to the study requirements and all other applicable policies of this plan.

- 2.24 Section 6.1.3 PERMITTED USES in the Agricultural designation is amended by adding the following additional permitted use:
 - m) on-farm diversified use
- 2.25 Bullet point #2 of Section 6.2.5, NEW LOTS of the Rural Designation is deleted and replaced with the following:
 - Variations in the size and configuration of lots created within each original Township half-lot, and variations in lot frontages and front and side yard setbacks are encouraged. Clusters or rows of residences at a density that allow the built environment to dominate will be prohibited. Site plan control and or zoning provisions may be utilized to preserve rural character where new lots are proposed.
- 2.26 Section 6.4, NIAGARA ESCARPTMENT PLAN AREA is hereby deleted.
- 2.27 Section 11.1 CONSULTATION IN ADVANCE AND COST RECOVERY is amended by deleting "amount of a deposit to be provided to enable the Township to recover all such costs shall be calculated following the initial meeting and the"
- 2.28 Section 11.4 NIAGARA ESCARPMENT PLAN AND DEVELOPMENT CONTROL is deleted and replace with the following:

The lands within the Niagara Escarpment Plan Area are protected through the Niagara Escarpment Plan and the Greenbelt Plan. 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.

Lands within the Niagara Escarpment Plan Area are identified on Schedule A1 to the Official Plan. The NEC should be contacted to determine if a property is within the Niagara Escarpment Area of Development Control.

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.

- 2.29 Section 11.5 PUBLIC MEETING, OPEN HOUSE AND NOTICE PROVISIONS is amended by deleting the first two paragraphs and bullet points and moving the remainder of the section, starting at "No amendment to..." to the beginning of section 12.7 and renaming section 12.7 to FLEXIBILITY AND OFFICIAL PLAN AMENDMENTS
- 2.30 Section 11.6 OFFICIAL PLAN AMENDMENT is amended by adding the following:

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.

- 2.31 Section 11.14 DEVELOPMENT PERMIT SYSTEM AND BY-LAW is hereby deleted.
- 2.32 The following new section is added as section 11.14, MINOR ZONING AMENDMENT DELEGATION OF AUTHORITY

11.14 MINOR ZONING AMENDMENT DELGATION OF AUTHORITY

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:

- A temporary use by-law
- A by-law to remove a holding "H" symbols

- A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law
- 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.
- A by-law that implements a related Official Plan amendment.
- A by-law that implements or satisfies a condition of Provisional Consent.

2.33 Section 11.15 SITE PLAN CONTROL is amended by adding the following at the end of the section:

All reasonable measures shall be implemented to mitigate and minimize impacts on *rural character*.

- 2.34 Section 11.17 BUILDING REGULATIONS is hereby deleted.
- 2.35 Section 11.18 PROPERTY MAINTENANCE STANDARDS AND OCCUPANCY is hereby deleted.
- 2.36 Section 12.9 NIAGARA ESCARPMENT PLAN is deleted in its entirety.
- 2.37 Part E, DEFINITIONS is amended by adding and or replacing the following definitions:

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.

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.

2.38 Part E, DEFINITIONS, is further amended by adding or replacing, as the case may be, (definitions as per the Provincial Policy Statement 2020 and A Place to Grow Growth Plan 2017) as follows:

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 2020)

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 2020)

Adjacent Lands means

- a) for the purposes of policy 1.6.8.3, 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 guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, 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;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, 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; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS 2020)

Adverse Effects as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business. (PPS 2020)

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 regional market area;

- 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 regional market area the average market rent of a unit in the regional market area. (PPS 2020)

Agricultural Condition means

a) 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 are restored. (Based on 2020, PPS)

Agricultural System means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector. (PPS 2020)

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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (PPS 2020)

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; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities. (PPS 2020)

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 2020)

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 2020)

Airports means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (PPS 2020)

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 2020)

Archaeological Resources includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (PPS 2020)

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (PPS 2020)

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 2020)

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 2020)

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 2020)

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. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. (PPS 2020)

Compact Built Form means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, 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 and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Walkable neighbourhoods 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 to encourage active transportation. (APTG2020)

Complete Communities means Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts. (APTG2020)

Complete Streets means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. (APTG2020)

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan) (APTG2020)

Comprehensive Review means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 - is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 - utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
 - is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 - confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 - 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 - 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:

- 1. addresses long-term population projections, infrastructure requirements and related matters:
- 2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2; and
- 3. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

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 can be included in these plans and assessments. (PPS 2020)

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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS 2020)

Delineated Built Boundary means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan. (APTG2020)

Delineated Built-up Area means all land within the delineated built boundary. (APTG2020)

Designated Greenfield Area means lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands. (APTG2020)

Drinking-water System means a system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes:

- a) any thing used for the collection, production, treatment, storage, supply, or distribution of water:
- b) any thing 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
- c) a well or intake that serves as the source or entry point of raw water supply for the system. (Safe Drinking Water Act, 2002)

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 evaluation procedures established by the Province 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 2020)

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 2020)

Designated Growth Areas means lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses. (PPS 2020)

Designated Vulnerable Area means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (PPS 2020)

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:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act: or
- c) for the purposes of 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 policy 2.1.5(a). (PPS2020)

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. These may include biological, physical and socioeconomic interactions. (PPS 2020)

Employment Area means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (PPS 2020)

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 2020)

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/erosion access allowance. (PPS 2020)

Essential Emergency Service means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (PPS 2020)

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) (APTG2020)

Ecological Integrity which includes hydrological integrity, means the condition of ecosystems in which:

- a) the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- b) natural ecological processes are intact and self-sustaining; and
- c) the ecosystems evolve naturally. (Greenbelt Plan) (APTG2020)

Ecological Value means the value of vegetation in maintaining the health of the key natural heritage feature or key hydrologic feature and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for rare, threatened and endangered species. (Greenbelt Plan) (APTG2020)

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 2020)

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 in order to carry out their life processes. (PPS 2020)

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 2020)

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:

- a) 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 uprush and other water- related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 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;
 - 2) the one hundred year flood; and
 - 3) a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof 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;
- c) 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 2020)

Floodproofing Standard means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water- related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2020)

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 2020)

Freight-supportive in regard to 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 guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

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 2020)

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 2020)

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 2020)

Green Infrastructure means natural and human-made elements that provide ecological and hydrologic 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, 2020)

Habitat of Endangered Species and Threatened Species means habitat within the meaning of Section 2 of the Endangered Species Act, 2007. (PPS 2020)

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 and Forestry, as amended from time to time. (PPS 2020)

Hazardous Lands means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward

limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. 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 2020)

Hazardous sites means property or lands 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 2020)

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 2020)

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS 2020)

High Quality means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (PPS 2020)

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, multi- residential buildings. 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, housing for people with special needs, and housing related to employment, institutional or educational uses. (PPS 2020)

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 2020)

Intermittent Streams means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year. (Greenbelt Plan) (APTG2020)

Joint Development means agreements entered into voluntarily between the public sector and property owners or third parties, whereby private entities share some of the costs of infrastructure improvements or contribute some benefits back to the public sector based on a mutual recognition of the benefits of such infrastructure improvements. Approaches to joint development may be recommended in guidelines developed by the Province. (APTG2020)

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 2020)

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 2020)

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 2020)

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, oil and gas pipelines and associated facilities. (PPS 2020)

Institutional Use means for the purposes of policy 3.1.5, means land uses 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. (PPS 2020)

Intensification means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of
- b) brownfield sites;
- c) the development of vacant and/or underutilized lots within previously developed areas;
- d) infill development; and
- e) the expansion or conversion of existing buildings.

Life Science Areas of Natural and Scientific Interest (ANSIs) means an area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time. (Greenbelt Plan) (APTG2020)

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. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character. (APTG2020)

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 2020)

Low and Moderate Income Households means

- a) in the case of ownership housing, households with incomes in the lowest
 60 percent of the income distribution for the regional market area; or
- 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.

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 2020)

Major Goods Movement Facilities and Corridors means transportation facilities and corridors 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 and primary transportation corridors used for the movement of goods. Approaches that are freight- supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

Mine Hazard means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated. (PPS 2020)

Minerals means metallic minerals and non- metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. (PPS 2020)

Metallic Minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means 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. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). (PPS 2020)

Mineral Aggregate Operation means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;
- b) 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
- c) 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 2020)

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 2020)

Mineral Aggregate Resource Conservation means

- a) 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
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring. (PPS 2020)

Mineral Deposits means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

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 2020)

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 2020)

Multimodal transportation system means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine. (PPS 2020)

Municipal Sewage Services means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems. (PPS 2020)

Municipal Water Services means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems. (PPS 2020)

Municipal Comprehensive Review means a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan. (APTG2020)

Municipal Water and Wastewater Systems means Municipal water systems are all or part of a drinking-water system:

- a) that is owned by a municipality or by a municipal service board established under section 195 of the Municipal Act, 2001;
- b) that is owned by a corporation established under section 203 of the Municipal Act, 2001;
- c) from which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- d) that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

And, municipal wastewater systems are any sewage works owned or operated by a municipality. (APTG2020)

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 2020)

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 2020)

Negative Impacts means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, 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;
- b) in regard to policy 2.2, 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;
- c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- d) 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. (PPS 2020)

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 2020)

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 2020)

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 industries, agri-tourism

uses, and uses that produce value- added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (PPS 2020)

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 2020)

a) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled 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. (PPS 2020)

Other Water-related Hazards means water- associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming. (PPS 2020)

Partial Services means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services. (PPS 2020)

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. (PPS 2020)

Petroleum Resources 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. (PPS 2020)

Planned Corridors means corridors or future corridors which are required to meet projected needs, and are identified through provincial 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, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor.

Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province. (PPS 2020)

Public Realm means all spaces to which the public has unrestricted access, such as streets, parks, and sidewalks. (APTG2020)

Portable Asphalt Plant means a facility

- a) 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
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (PPS 2020)

Portable Concrete Plant means a building or structure

- a) 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
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (PPS 2020)

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 where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (PPS 2020)

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 2020)

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 2020)

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (PPS 2020)

Protection Works Standards 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 2020)

Provincial and Federal Requirements means

- a) in regard to policy 2.1.6, 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
- b) in regard to policy 2.1.7, 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 2020)

Provincial Plan means a provincial plan within the meaning of section 1 of the Planning Act. (PPS 2020)

Public Service Facilities means land, buildings and structures 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 and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. (PPS 2020)

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 2020)

Recreation means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential. (PPS 2020)

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2020)

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 2020)

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 2020)

Renewable Energy System means a system that generates electricity, heat and/or cooling from a renewable energy source. (PPS 2020)

Reserve Sewage System Capacity means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the Nutrient Management Act, or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage. (PPS 2020)

Reserve Water System Capacity means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. (PPS 2020)

Residence Surplus to a Farming Operation means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (PPS 2020)

Residential Intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new housing options within previously developed areas:
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options. (PPS 2020)

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 2020)

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 2020)

Rural Settlements means existing hamlets or similar existing small settlement areas that are long- established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for

development and are subject to official plan policies that limit growth. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes of this Plan, including those that would not otherwise meet this definition. (APTG2020)

Rural Lands means lands which are located outside settlement areas and which are outside prime agricultural areas. (PPS 2020)

Sensitive In regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS 2020)

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 centres, and educational and health facilities. (PPS 2020)

Settlement Areas means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long- term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated. (PPS 2020)

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 2020)

Significant Groundwater Recharge Area means an area that has been identified:

- a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS, 2020;
- b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or
- c) as an ecologically significant groundwater recharge area delineated in a
- d) sub watershed plan or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands. (Greenbelt Plan) (APTG2020)

Significant Surface Water Contribution Areas means Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a watershed. (Greenbelt Plan) (APTG2020)

Stormwater Master Plan means A long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater infrastructure requirements for new and existing development within a settlement area. Stormwater master plans are informed by watershed planning and are completed in accordance with the Municipal Class Environmental Assessment. (APTG2020)

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. (APTG2020)

Subwatershed Plan means A plan that reflects and refines the goals, objectives, targets, and assessments of watershed planning, as available at the time a subwatershed plan is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

A subwatershed plan should: consider existing development and evaluate impacts of any potential or proposed land uses and development; identify hydrologic features, areas, linkages, and functions; identify natural features, areas, and related hydrologic functions; and provide for protecting, improving, or restoring the quality and quantity of water within a subwatershed.

A subwatershed plan is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs. (Greenbelt Plan) (APTG2020)

Significant means

 a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;

- b) 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 established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, 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;
- d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) 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 sections (c)-(d) are recommended by the Province, 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 2020)

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 policy 2.1.4(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 policy 2.1.5(a). (PPS 2020)

Special Needs 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 special 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 2020)

Special Policy Area means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the

Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (PPS 2020)

Specialty Crop Area means areas designated using guidelines developed by the Province, as amended from time to time. 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:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) 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 2020)

Surface Water Feature means water-related features on the earth's surface, including headwaters, rivers, stream channels, 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 2020)

Threatened species means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time. (PPS 2020)

Total Developable Area means the total area of the property less the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection zone. (Greenbelt Plan) (APTG2020)

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. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

Transportation Demand Management means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (PPS 2020)

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 centres, rest stops, vehicle inspection stations, intermodal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (PPS 2020)

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 2020)

Vaileylands 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 2020)

Vulnerable means surface and/or ground water that can be easily changed or impacted. (PPS 2020)

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 2020)

Watershed means an area that is drained by a river and its tributaries. (PPS 2020)

Water Resource System means a system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas. (APTG2020)

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 2020)

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 2020)

Watershed Planning means planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. (PPS2020)

Watershed Planning typically includes watershed characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of the impacts of a changing climate and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of quality and quantity of water; the identification and protection of hydrologic features, areas, and functions and the inter- relationships between or among them; and targets for the protection and restoration of riparian areas.

Watershed planning is undertaken at many scales, and considers crossjurisdictional and cross-watershed impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries. (Greenbelt Plan) (APTG2020)

Wetlands 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 favoured 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.

Wetlands are further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time. (Greenbelt Plan) (APTG2020) (PPS2020)

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, 2020)

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 2020)

- 2.39 Schedule A1 to the Official Plan Land Use Designations is amended by removing all designations within the Niagara Escarpment Plan area, and as included in Schedule A to this Official Plan Amendment.
- 2.40 Schedule B4 to the Official Plan is amended by removing the scenic resources, and as included in Schedule A to this Official Plan Amendment.
- 2.41 Appendix A COMPLETE APPLICATION is deleted and replaced with Appendix A included as Schedule A this Official Plan Amendment
- 2.42 The Official Plan is further amended by italicizing any defined term where it appears through the entirety of the Official Plan.
- 2.43 The Official Plan is renumbered and formatted accordingly.

3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment

4.0 Interpretation

The provisions of the Official Plan for the Township of Mulmur, as amended from time to time, shall apply to this Amendment.

SCHEDULE A TO OFFICIAL PLAN AMENDMENT #4

Schedule A1 – Land Use Designations (removing NEC designations)

Schedule D – Natural Resources (removing Scenic Resources)

Appendix A – COMPLETE APPLICATION REQUIREMENTS

PART C - THE APPENDICES

Appendix 1 - Reports & Background Materials

- Strategic Plan 2020-2024 (Council approved)
- Recreation Master Plan, Sierra Planning and Management, February 2021 (Council approved Feb 2021)
- Energy Efficient Tools in Development Approvals, Council Report, April 7, 2021
- Mansfield North Recreation Area, Staff Memo, October 2021
- Official Plan Workplan, Council Report, February 2, 2022
- Official Plan Policy Direction Report, Council Report, March 2022
- Implementing Aging in Place, APAC Report, March 21, 2022
- Pursuing Responsible Growth: On-Farm Diversified Uses, APAC Report, March 21, 2022
- AdHoc On-Farm Diversified Use Tracking Table
- Pursuing Responsible Growth: Home Industry, APAC Report, March 21, 2022
- Land Needs Analysis and Settlement Expansion, Council Report, April 6, 2022

Appendix 2 - Notice of Public Meeting

- Roundtable Notice, 2021
- Tax Insert. July 15, 2022
- Notice to Agencies, May 10, 2022
- Statutory Notice of Agencies, September 8, 2022

Appendix 3 – Minutes of Public Meeting

- Statutory Public Meeting (September 7, 2022)
- Statutory Public Meeting (October 5, 2022)

Appendix 4 - Copies of Correspondence

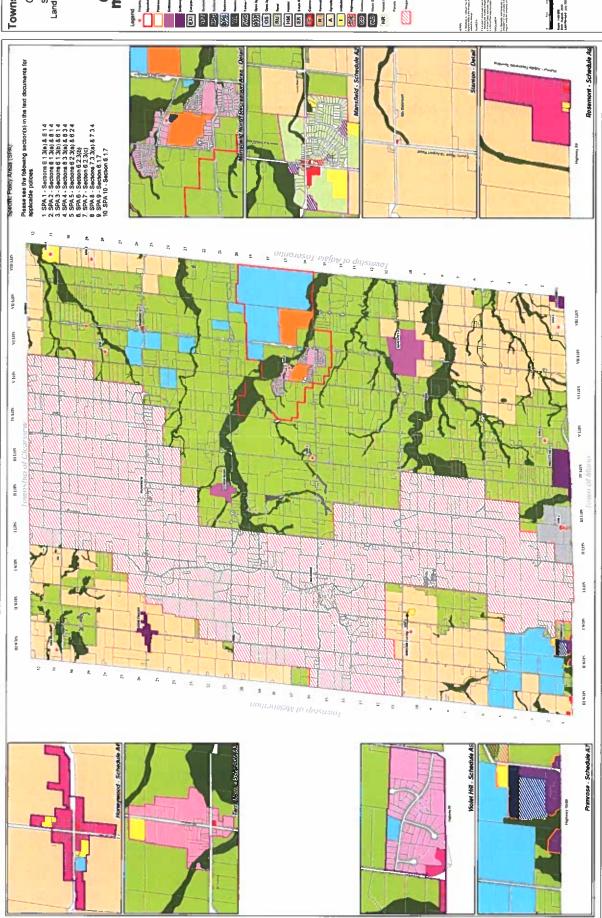
- November 4, 2021 Letter from Jim MacDougall
- Correspondence with Niagara Escarpment Commission
- Roundtable Summary Table (2021)

SCHEDULE A TO OFFICIAL PLAN AMENDMENT #4

Schedule A1 – Land Use Designations (removing NEC designations)

Schedule D – Natural Resources (removing Scenic Resources)

Appendix A – COMPLETE APPLICATION REQUIREMENTS



Township of Mulmur

Official Plan Schedule A1 -Land Use Designations











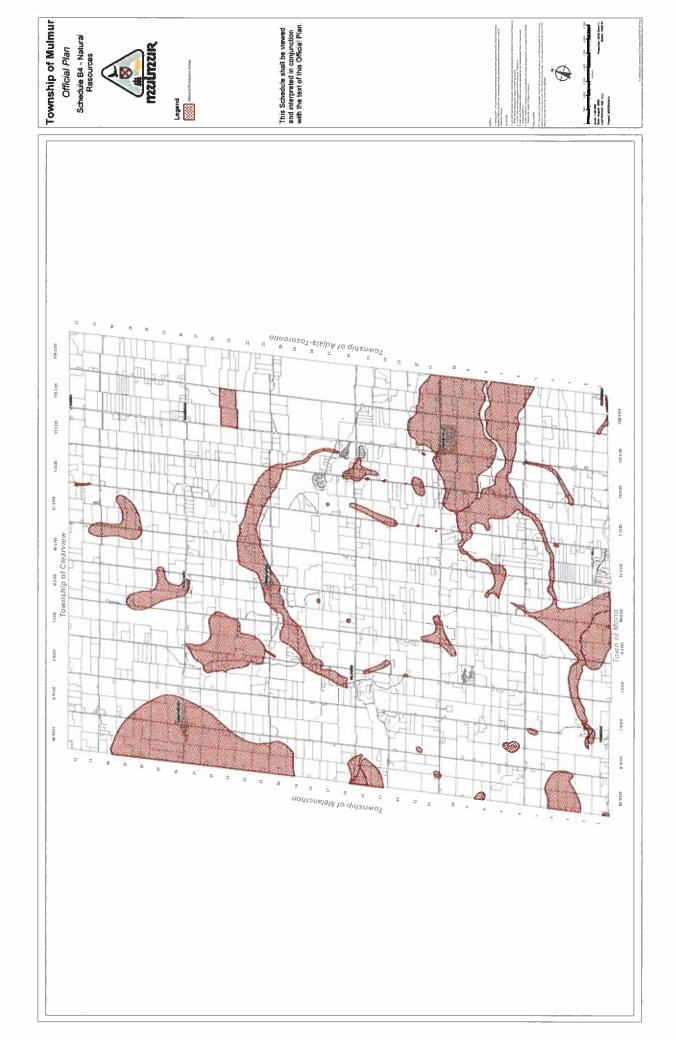












(TO BE COMPLETED AT PRE-CONSULTATION MEETING)

FILE NAME:

MEETING DATE:

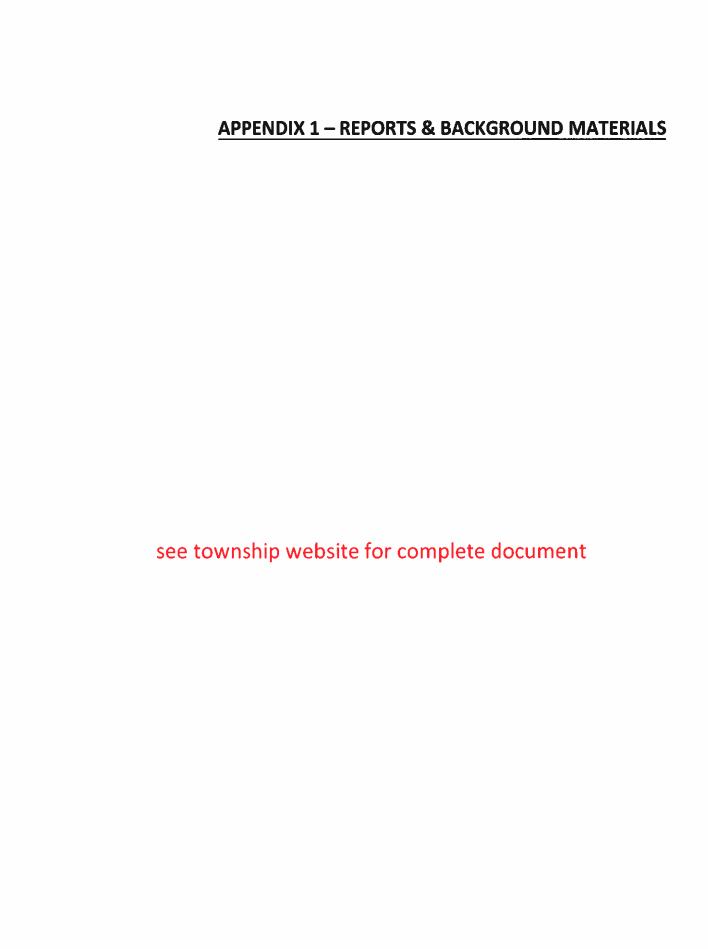
OFFICIAL PLAN - POLICY APPLICABILITY TABLE

Pre-cor	isultation ivieeting Attendance:		
	Township Planner		NEC
	Township Engineer (\$)		School Board
	Township Public Works		Fire Chief
	County Planner		Township Solicitor (\$)
	County Engineering		Water Plant Operator (\$)
	NVCA		
Applica	int		
_			
1	Application Requirement (OP policy		Notes
	authority)		
☐ Applic	ation Forms		
	Official Plan Amendment		
	Zoning By-law Amendment		
	Site Plan Control		
	Plan of Subdivision		
	Condominium (standard, vacant land)		
	Consent		
	Dufferin County Official Plan Amendment		
	Entrance Permit		
	NVCA Permit		
	NEC Permit		
	Pre-Consultation Form		
	Other:		
□ Fees /	(Tariff of Fees By-law)		
	its (Tariff of Fees By-law)	L	
☐ Consultation			
200	/CA		
□ NEC			
☐ Ministry of Natural Resources			
☐ Ministry of Environment			
	inistry of Transportation		
	ifferin County		
☐ Mi	inistry of Municipal Affairs/One Window		

NAVCAN (s. 5.24: 8km of NAVCAN facility, Schedule C)	
Planning Report	
 Training Report	
Growth Analysis (5.3)	
☐ Summary of proposed lots, density,	
intensification (s. 5.2)	
 25% affordable housing (low to moderate) 	
calculation (s. 5.4)	
☐ Employment Calculation, Work from Home	
Calculation	
Archeological Assessment (s. 5.6)	
Built Heritage Assessment (s. 5.6)	
Minimum Distance Separation Calculation (s. 5.8,	
5.9)	
Agricultural Impact Assessment (5.9)	
Servicing Options Report/ Servicing Feasibility (s. 5.3, 5.17	
Nitrate Loading Report	
Septic System Design	
· , -	
Municipal Water Capacity Analysis	
□ Water tower storage capacity	
 □ Well flow capacity	
Fire Storage Calculation	
Entrance permit / approval letter (Twp Policy,	
County BL)	
Traffic Study	
Sight Line Analysis	
Road Widenings	
Sidewalks	
Road Design Templates/Standard Cross-section	
Turning Templates	
Parking / Loading Calculation	
Municpal Comprehensive Review (s. 5.7, s. 5.3)	
Impact Assessment Noise, Dust, particulates (s. 5.16)	
EIS (s 5.18)	
☐ Evaluation of ecological function	
☐ Impact assessment (s 5.13)	
☐ Cumulative impacts	
□ Scoped/full EIS	
□ Woodlands	
☐ Tree cover on slopes >30% (Schedule	
B3, s. 5.20)	

i			
		☐ Significant woodlots >1ha (5.20.1)	
-		 Tree cutting by-law exemption 	
		☐ significant valleylands (Schedule B1, B2,	
i		5.24)	
į		☐ significant wildlife habitat or (s. 5.21.2,	
ĺ		120m)	
		species at risk, endangered or	
ı		threatened species (s. 5.21.4, 5.21.5)	
ı		☐ ANSIs (s. 5.3, 120m adjacent lands)	
ı		☐ fish habitat (5.21.3, Schedule B1, B2,	
ı		120m)	
ı		□ best practises	
ı		species at risk (s. 5.21.4	
ı		☐ Consult with MNR and NVCA	
ı		☐ Wetlands (s. 5.22, 5.22.1 30 - 120m)	
ı		□ Wetlands (S. 5.22, 5.22.1 50 - 120m)	
		Risk Management Plan/ WHPA (Source Water	
ı		Protection Plan, OP s. 5.19)	
ı		☐ Master Environmental Servicing Plan	
ı		iviaster Environmental Servicing Fian	
ı		Hydrology or hydrogeological study	
ı		☐ Vulnerable aquifer and Recharge Areas (s.	
ı		5.19)	
ı		Sensitive Surface water (5.19)	
ı		☐ Water Resource Management Report (s.	
ı		5.19)	
ı		☐ Pine River Sub-Watershed (5.19.2)	
ı		☐ Stress Test (s. 15.19.3)	
ı		☐ Boyne River Sub-Watershed (s. 15.19.3)	
ı		☐ MOE Permit to Take Water >50,000L (5.19)	
	П	Erosion and Sediment Control	
ı		☐ Ground and surface water (s. 5.19)	
	П	Floodplain Hazard Assessment (s. 5.27, Schedule	#
ı		A3)	
ı		☐ Meander Report	
ı		□ Organic Soil Analysis	
ı		☐ Floodplain/floodway analysis	
ı		Slope stability assessment (Schedules B1, B2, s.	
ı		5.24, Boyne River, Rine River, Black Bank Creek,	
ı		steep slope Schedule A3, s. 5,27)	
		Viewshed or Visual Impact Assessment (s. 5.25,	
		Schedule B4 for major new development, s. 5.26	
		to protect rural character)	
		Lighting Plan / Study	N Company of the Comp
		Dark-Sky Study (s. 5.25)	
		Rehabilitation Plan (s. 5.28 – human made	
		hazards, aggregate operations, waste disposal) Stormwater Management Report (s. 5.31)	
п	1 1	SUPPOWALE MANAPHINEIR BEHOLIS 3 3 ()	

		eral Aggregate Potential Assessment (s. 5.32, edule B4)	
		regate Activity Impact Assessment (s. 5.33)	l
		By-law Exemption	1
	Dev	elopment/Subdivision/Consent Agreement	1
	Ten	plate purchase agreement, condo	l
	_	eement, maintenance agreement, protocols,	l
ļ		rations and maintenance guidelines	1
	Plai		
		Subdivision Plan	l
		Standard Engineering Drawing Set & Details	l
		Site Plan	ĺ
		Lighting Plan	
		Grading Plan	Ì
		Drainage & Stormwater Plan	
		Signage Plan	
		Landscaping Plan	
		Parking Plan	
		Hydrant Plan	
		Existing Conditions, land uses &	
		environmental features mapping	
		Servicing Plans	
		Easement Plan	
		Elevations & Floor Plans	
		Utility Plan	
		Setbacks from NAVCAN, Communication	
		Towers & infrastructure	



APPENDIX 2 – STATUTORY NOTICES

Community Round Table Information Sessions

September 16: Home Businesses, Economic Development & Removing Red Tape

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September 29: Second Dwellings & Cottages

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- October 13: Recreation & Playing Around in Mulmur
- October 20: Protecting the Environment
- October 27: What is Rural Character & View Shed Protection
- November 8: Road Safety & Infrastructure
- November 10: Farm Protection & Opportunities
- November 17: Seniors & Aging in Place

A

758070 2nd Line E Mulmur, ON L9V0G8 | 705 466 3341 | Toll Free 1 866 472 0417 (from 519 only) | www.mulmur.ca



Official Plan Update

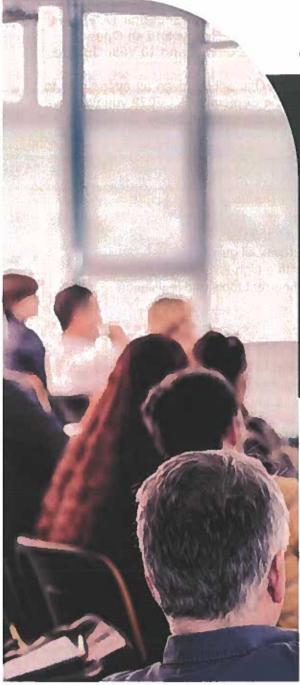
BECOME INVOLVED! If you would like to become involved in the Official Plan update, contact planning@mulmur.ca

REPORTS AND INFORMATION! For Official Plan reports, draft documents and information visit: https://mulmur.ca/town-

hall/strategic-plan

STAY INFORMED! Keep up-to-date on ongoing projects and monthly Council meetings, Join our email list.





758070 2nd Line E Mulmur, ON L9V 0G8

infoemulmur.ca 705-466-3341

PUBLIC MEETING & OPEN HOUSE

FOR A PROPOSED ZONING BY-LAW AMENDMENT AND UPDATED OFFICIAL PLAN

Open House will be held in person at the Township office, (lower level) in Terra Nova on

Saturday, September 24, 2022

10:00am - 11:30am (lower level)

The statutory public meeting will be held in person and electronically Wednesday, September 7th, 2022 at 9:00am

To join Electronically

Video Connection:

Phone Connection:

https://us02web.zoom.us/s/84829988171

1 647 374 4685 Canada Meeting ID: 848 2998 817

1 647 558 0588 Canada

all are welcome



Why are we updating the Planning Documents?

The Township has initiated a review and update of the Official Plan to be compliant and in conformity with Provincial plans and policies, in accordance with the Planning Act requirements and to ensure that its policies address evolving community interests and strategic goals with respect to growth and development.

The Township's Official Plan guides planning decisions for the community and provides direction on how growth and land use should be managed. Ontario's land use planning system applies a provincial policy-driven framework that requires the Township's Official Plan and any municipal planning decisions to align with provincial planning policies.

- Does it reflect the goals and objectives for our community?
- Is the plan still effective?
- What is working, what isn't?
- Are there areas to strengthen language or be more inclusive?
- Does it support our economic development and strategic
- · Does it reflect our community priorities with respect to growth and development?



The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 17, 26 and 34 of the Planning Act (1990) to consider various amendments to the Zoning By-law and an Open House to consider amendments and to initiate the Provincial Conformity Exercise and 10 Year Update.

Anyone wishing to address Council with respect to the proposed amendments will be given an opportunity to do so at the public meeting on September 7, 2022. At the Open House on September 24 2022 you will have an opportunity to learn more about the Official Plan review project and how you can participate.

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENTS

The proposed Official Plan Amendment would:

- Update the complete application requirements
- Allow delegation of authority to staff on minor zoning application
- Update the Rural Character Policy, Scenic Resources, Viewsheds and Dark Sky
- Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
- Replace the specific Niagara Escarpment Plan (NEP) policies with a high-level policy
- Update the Implementation and Interpretation sections to reflect current tools and legislation
- Simplify and remove duplication from within the Plan

PUBLIC MEETING FOR ZONING BY-LAW AMENDMENTS

The proposed Zoning By-law Amendment would amend the Zoning By-law to address the following matters:

- · Simplify the provisions relating to accessory buildings, structures, implement sheds and signs
- Update the provisions related to second dwellings and clarification on requirements, and include maximum floor areas
- Provide consistency with home industry and maximum building sizes
- Provide additional regulations related to on-farm diversified uses, home industry and home occupations
- Removal of duplication with stand-alone by-laws including backyard hens and site plan
- Provide clarity regarding where assembly halls are permitted
- Update definitions

LANDS AFFECTED

No key map is provided as the Amendments affects all lands within the Township. Please note that certain amendments will impact the schedules (maps) to the Official Plan.

ADDITIONAL INFORMATION

A copy of the proposed amendment is available for review at the municipal office during regular office hours and on our website. Persons unable to attend the public meeting may provide written comments up until the time of the public meeting. If you wish to be notified of the decision on the proposed application, you must make an oral or written request to the Township of Mulmur. If a person or public body does not make oral submissions at the public meeting or make written submissions to Mulmur Township before the by-law is passed, the person or public body is not entitled to appeal the decision of Council and the Corporation of the Township of Mulmur to the Appeal Tribunal. Furthermore, the person or public body may not be added as a party to the hearing of an appeal before the Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes.

From:

Tracey Atkinson

To:

Amy Knapp; Peters, Kim (NDMNRF); Grant, Kay (MMAH); Silva Yousif; Rogers, Joanne;

municipal.circulations@uodsb.on.ca

Cc:

Tracey Atkinson

Subject: Date: Mulmur Official Plan Update Project May 10, 2022 12:56:12 PM

T T YOUR TO LEE LOWER

Hi Agencies and Ministries,

The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections17, 26 and 34 of the Planning Act (1990) to consider various amendments to the Zoning By-law and an Open House and Public Meeting to consider amendments to the Official Plan and to initiate its Provincial Plan Conformity Exercise and 10 Year Update. The date of the meeting has not been set yet, but I anticipate it will be this fall before the municipal election.

In anticipation, I would like to commence consultations with yourselves, to discuss various amendments that staff are proposing, as well as to ensure that we are addressing any of the concerns that you may have.

The proposed Official Plan Amendment that we are currently working on, and hoping to complete during this term of Council would:

- 1. Update the complete application requirements
- 2. Require mandatory pre-consultation on certain files
- 3. Allow delegation of authority to staff on minor zoning application
- 4. Update the Rural Character Policy
- Add a Dark-sky and viewshed policy
- 6. Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
- 7. Remove the specific verbatim policies of the Niagara Escarpment Plan (NEP) and replace with a policy that the Niagara Escarpment Plan, 2017, as amended or replaced, applies to all lands within the NEP Area, and that where there is conflict between the Official Plan and NEP, the most restrictive policy applies.
- 8. Update Part C, Implementation and D, Interpretation to reflect current tools and legislation.

After the election and the County MCR is approved by the Ministry we anticipate preparing a new Official Plan which will include the policies of the proposed Amendment (hopefully approved policy), but will also update large sections of the plan to address the MCR and Provincial conformity.

A formal notice of the public meeting and open houses will be sent once dates are set, but I would like to start the conversation now.

Thank you in advance.

Sincerely,

Tracey Atkinson, BES MCIP RPP Dipl M.M. | CAO | Clerk | Planner

Township of Mulmur | 758070 2nd Line E Mulmur, ON L9V 0G8



758070 2nd Line East Mulmur, ON L9V 0G8 705-466-3341 | planning@mulmur.ca

The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 17, 26 and 34 of the Planning Act (1990) to consider various amendments to the Zoning By-law and an Open House to consider amendments and to initiate the Provincial Conformity Exercise and 10 Year Update.

Anyone wishing to address Council with respect to the proposed amendments will be given an opportunity to do so at the public meeting on October 5, 2022. At the Open House on September 24 2022 you will have an opportunity to learn more about the Official Plan review project and how you can participate.

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENTS

The proposed Official Plan Amendment would:

- Update the complete application requirements
- Allow delegation of authority to staff on minor zoning application
- Update the Rural Character Policy, Scenic Resources, Viewsheds and Dark Sky
- Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
- Replace the specific Niagara Escarpment Plan (NEP) policies with a high-level policy
- Update the Implementation and Interpretation sections to reflect current tools and legislation
- Simplify and remove duplication from within the Plan

PUBLIC MEETING FOR ZONING BY-LAW AMENDMENTS

The proposed Zoning By-law Amendment would amend the Zoning By-law to address the following matters:

- Simplify the provisions relating to accessory buildings, structures, implement sheds and signs
- Update the provisions related to second dwellings and clarification on requirements, and include maximum floor areas
- Provide consistency with home industry and maximum building sizes
- Provide additional regulations related to on-farm diversified uses, home industry and home occupations
- Removal of duplication with stand-alone by-laws including backyard hens and site plan
- Provide clarity regarding where assembly halls are permitted
- Update definitions

LANDS AFFECTED

No key map is provided as the Amendments affects all lands within the Township. Please note that certain amendments will impact the schedules (maps) to the Official Plan.

ADDITIONAL INFORMATION

A copy of the proposed amendment is available for review at the municipal office during regular office hours and on our website. Persons unable to attend the public meeting may provide written comments up until the time of the public meeting. If you wish to be notified of the decision on the proposed application, you must make an oral or written request to the Township of Mulmur. If a person or public body does not make oral submissions at the public meeting or make written submissions to Mulmur Township before the by-law is passed, the person or public body is not entitled to appeal the decision of Council and the Corporation of the Township of Mulmur to the Appeal Tribunal. Furthermore, the person or public body may not be added as a party to the hearing of an appeal before the Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Meeting links and information can be found at www.mulmur.ca. Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes.



NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 4

Date of Notices: July 8, 2022 and September 9, 2022

Date of Decision: October 5, 2021

PLEASE BE ADVISED that the Council of the Corporation of the Township of Mulmur adopted Official Plan Amendment No. 4 with the passing of By-law No. 47-2022 on the 5th day of October 2022, pursuant to Section 21 of the Planning Act, R.S.O. 1990 C.P 13, as amended.

AND TAKE NOTICE THAT Council for the Township of Mulmur has forwarded Official Plan Amendment No. 4 to the Council of the County of Dufferin (as the approving authority) for its review, and if deemed appropriate, to approve Official Plan Amendment No. 4.

Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to the approval authority. The name and address of the approval authority for Official Plan Amendment No. 4 is:

The County of Dufferin Development and Tourism W. & M. Edelbrock Centre 30 Centre Street Orangeville, ON L9W 2X1 planning@dufferincounty.ca

PURPOSE AND EFFECT OF THE AMENDMENT:

The Official Plan amendment would:

- Update the complete application requirements
 - Allow delegation of authority to staff on minor zoning application
 - Update the Rural Character Policy, Scenic Resources, Viewsheds and Dark Sky
 - Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
 - Replace the specific Niagara Escarpment Plan (NEP) policies with a high-level policy
 - Update the Implementation and Interpretation sections to reflect current tools and legislation
 - Simplify and remove duplication from within the Plan

PUBLIC SUBMISSIONS: Written submissions received are available on the Township of Mulmur website.

LANDS AFFECTED: The Official Plan amendment affects all lands within the Township.

The complete Official Plan Amendment and related information are available on the Township website or by request via email and/or fax by contacting the Clerk's Department during regular office hours using the information below.

APPENDIX 3 – MINUTES OF PUBLIC MEETING

- 5.0 DISCUSSION ARISING OUT OF THE MINUTES NONE
- 6.0 DISCLOSURE OF PECUNIARY INTERESTS NONE
- 7.0 PUBLIC QUESTION PERIOD NONE
- 8.0 PUBLIC MEETINGS
- 8.1 Official Plan Amendment and Zoning Bylaw Amendment Statutory Public Meeting (9:15am)

Moved by Cunningham Seconded by Boxem

THAT Council recess the regular meeting at 9:13 a.m. to hold a public meeting in accordance with our procedural by-law and pursuant to Section 17, 26 and 34 of the Planning Act, as amended, to present and obtain public input on the Municipality's proposed Official Plan Amendment and Housekeeping Zoning By-law Amendment.

CARRIED.

A question was received from Keith Lowry regarding attracting encouraging and supporting small businesses.

Council recognized the struggles small business face and spoke to the installation of high-speed internet and the positive work of the Economic Development Committee.

Tracey Atkinson, Planner, spoke to the roles of the Official Plan and Zoning By-law with respect to home industry, home occupations, and site plan control.

A comment was received from Jan Benda, which emphasized environmental diversity as the greatest asset of the Township and expressed a desire to encourage environmentally based businesses. Benda sought clarification on Council's strategy to implement the objectives of the Official Plan.

Tracey Atkinson, Planner, confirmed the amendment is the first step of a larger process and that the concept of a garden township will need to be incorporated within the remaining sections of the Official Plan.

Cheryl Russel applauded the work of staff and the AD-Hoc Planning Committee.

Leah Pressey sought clarification regarding the use of the term 'accommodation' and commented on the establishment of a permanent planning committee.

Council confirmed that the establishment of committees will be the task of the new Council.

A question was received from James Godbold on how Council plans to keep people in their homes and attract a younger generation who can afford to live here.

Tracey Atkinson, Planner, referred to policies relating to second dwellings and apartment units for affordable housing as well as multi-unit capacities and dwellings in Mansfield to reach an affordable market.

A question was received from Lisa Swinton regarding development charges on second dwellings and the financial implications for Mulmur with respect an increased demand on services without charges to support it.

Tracey Atkinson, Planner, spoke to changes in the Development Charges Act.

Gili Alder Nevo thanked the Township.

Council discussion ensued regarding the attraction of small business, tax implications, managed forest, the need for improved telecommunications and new developments.

Tracey Atkinson, Planner clarified the difference between on-farm diversified use and home industry and the use of site plan control.

Moved by Hawkins and Seconded by Clark

THAT Council adjourns the public meeting and returns to the regular meeting at 10:11 a.m.

Council recessed at 10:11 a.m. and returned at 10:27 a.m.

- 9.0 DEPUTATIONS AND PRESENTATIONS
- 10.0 PUBLIC WORKS NONE
- 11.0 RECREATION NONE
- 12.0 TREASURY NONE
- 13.0 ADMINISTRATION
- 13.1 2022 Joint Compliance Audit Committee

Roseann Knechtel, Deputy Clerk presented the proposed by-law appointing members to sit on the 2022 Joint Compliance Audit Committee.

Moved by Boxem Seconded by Cunningham



COUNCIL MINUTES October 5, 2022 – 9:00 AM

Council Present: Mayor Horner, Deputy Mayor Hawkins, Councillor Boxem, Councillor

Clark, Councillor Cunningham

Staff Present: Tracey Atkinson – CAO/Clerk/Planner, Heather Boston - Treasurer,

John Willmetts, Director of Public Works, Roseann Knechtel -

Deputy Clerk

1.0 CALL TO ORDER

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

2.0 LAND ACKNOWELDGEMENT

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 Cunningham and Seconded by Boxem

THAT Council approve the agenda.

CARRIED.

4.0 MINUTES OF THE PREVIOUS MEETING

Moved by Boxem and Seconded by Cunningham

THAT the Minutes of September 7, 2022 are approved.

CARRIED.

- 5.0 DISCUSSION ARISING OUT OF THE MINUTES NONE
- 6.0 DISCLOSURE OF PECUNIARY INTERESTS NONE
- 7.0 PUBLIC QUESTION PERIOD

A question was received in regard to the proposed electoral boundary changes and what options residents have to voice opinions.

Mayor Horner encourages residents to send their thoughts before the submission deadline of October 30th.

Clarification was sought on the Secondary Mansfield North Recreation Study, public involvement and procurement.

Tracey Atkinson, CAO/Clerk/Planner noted a pre-consultation meeting is scheduled this month. There are no financial commitments at this time and therefore does not fall under procurement. Public involvement will occur later in the process.

8.0 PUBLIC MEETINGS

Moved by Boxem Seconded by Cunningham

THAT Council recess the regular meeting at 9:38 a.m. to hold a public meeting in accordance with our procedural by-law and pursuant to Section 17, 26 and 34 of the Planning Act, as amended, to present and obtain public and agency input on Z06-2022 Humphrey Zoning Amendment and the Municipality's proposed Official Plan Amendment and Housekeeping Zoning By-law Amendment.

CARRIED.

8.1 Z06-2022 HUMPHREY Zoning Amendment (9:15 am)

Roseann Knechtel presented the application for zoning amendment to provide relief to required front yard and rear yard setbacks on a legally existing undersized lot.

No comments were received from the public or Council.

8.2 Official Plan Amendment and Zoning Bylaw Amendment Statutory Public Meeting (9:15am)

Tracey Atkinson, CAO/Clerk/Planner, spoke to public input received at the Open House on September 24, 2022, noting one change to re-iterate the importance of rural character. Atkinson outlined the next steps required for approval. An overview of housekeeping zoning by-law amendment was provided.

Council discussion ensued on the mapping review.

A comment was received from Leah Pressey seeking clarification on the changes to the Niagara Escarpment and protecting areas close to the NEC boundary.

Atkinson confirmed the language still exists elsewhere in the plan.

A comment was received from Cheryl Russel in including a definition of 'vicinity' or 'adjacent'.

Atkinson made note that a definition could be included as part of the greater official plan amendment.

A question was received from Lisa Swinton on whether the OPA increases the Township's risk of losing more agricultural lands.

Atkinson noted the amendment speaks only to on-farm diversified uses and that the agricultural systems mapping will be brought forward at a later time.

Mayor Horner spoke to the changes to agriculture in Mulmur over time noting provincial regulations.

A question was received from Leah Pressey on the changes proposed for signage in the zoning by-law amendment.

Tracey Atkinson and Roseann Knechtel clarified the setbacks, maximum permitted numbers, size and illumination.

Mayor Horner thanked the public for their input.

Moved by Hawkins and Seconded by Clark

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

CARRIED.

9.0 DEPUTATIONS AND PRESENTATIONS

9.1 Lynn Topping, Upper Grand District School Board Trustee (9:05am)

Lynn Topping, Trustee for the Upper Grand District School Board, presented on the water issues at the Primrose Elementary School confirming a new well is required. Topping ensured Council that a tender has been issued and the process is being expedited. Topping noted concern on future development in the area and the effect it may have on traffic and water.

Council discussion ensued on the school's capacity and the halt of provincial accommodation reviews, the use of storage tanks/cisterns, low flow toilets and reverse osmosis to address future concerns Topping encouraged Council to use their voice and express their concerns to the province.

APPENDIX 4 – COPIES OF CORRESPONDENCE

Letter from Jim MacDougall, November 4, 2021

Some notes on how Mulmur should consider future development applications for Recreational Zoned intending to incorporate Accommodation Units.

Township of Mulmur Comprehensive Zoning By-Laws

ACCOMODATION UNITS

Means a dwelling unit that is only used for vacation purposes and does not provide year-round habitation. An accommodation unit does not form a principal dwelling.

It should be made more explicit how the township intends to apply the language in the definition "...does not provide year-round habitation,..."

I do appreciate that the MSC is a unique entity in Mulmur – as it has a significant existing membership and is offering the "Accommodation Units" to its members only. The risk is that another party uses this precedent to offer residential use buildings for new developments – where the primary intent is to offer year round housing – and have them become a member of the golf club or the hiking club.

It doesn't seem reasonable to encourage or allow year round habitation for individuals who could move into an Accommodation Unit under the guise of Recreation. This seems to stretch the definition of Accommodation Unit beyond its intended purpose.

This appears to be supported by the language in 3.12.2 – "ancillary short term (temporary) residential accommodation. I would argue that the MSC is a unique example of where this was reasonable but that the type of "Accommodation Units" proposed at the MSC should NOT set a precedent as being acceptable on other properties zoned for Recreation. A stricter definition of "Accommodation Units" should be adopted / amended.

3.12.2 HIGH IMPACT RECREATIONAL USES

Except where permitted by this by-law, the following activities, developments and uses, as well as all other uses of a similar nature shall be prohibited, and may only be permitted by site-specific amendment to this by-law:

- Outdoor education centre;
- Camping Establishment
- · Fishing or hunting camp or club;
- Resort;
- Golf course;
- Shooting Range
- Paintball or paintball range;
- Auto racing or any other form of motorized vehicle racing or race track;
- Public or commercial motorcycle or ATV riding or racing, race course or trail; and
- Related and ancillary short term (temporary) residential accommodation.

Note: Outdoor recreational facilities and activity centers are permitted in many zones and include a variety of uses.

By-Law # 28-18

Mulmur OP

8.6.3 PERMITTED USES

Uses permitted in the Recreation designation include:

- a. Uses permitted in all designations (Section 5.38)
- Existing recreational developments, activities and uses;
- c. Public parks including fairgrounds on land owned or under the control of government authorities;
- d. Recreational development and related activities in accordance with Section 5.39;
- e. Ancillary residential uses including accommodation facilities for patrons and employees, and existing trailer parks, and;
- f. Ancillary commercial uses providing goods and services to the patrons of the recreational facility or use.

Similarly the OP appears to anticipate accommodation facilities for patrons and employees – not purchasers of Life Leases or similar exclusive use long term year round accommodation.

Examples of other approaches to defining Accommodation Units

Township of Clearview Zoning By-law 06-54

ACCOMMODATION UNIT OR TEMPORARY RESIDENTIAL USE

Means a room or suite of rooms used or maintained as part of a tourist resort or use for the accommodation of the traveling or vacationing public, and which does not contain a kitchen.

Huntsville

Huntsville Zoning By-law 2008-66P Consolidated September 2019

2.29 COMMERCIAL ACCOMMODATION UNIT shall mean a rental unit within a tourist establishment to be rented out for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without food. Such rental shall be in the form of normal daily rental, or interval ownership which shall include forms of rental such as time-sharing or Interval ownership, Fee Simple, and which shall have a turnover frequency exceeding 12 times per year.

Excerpt from an email shared in October 2021.

"this whole municipal re-zoning process and recreational zoning classification seems like a loophole that MSC is taking advantage of to put residential condos where some form of seasonal recreational occupancy was anticipated. David - (the Mulmur lawyer) how can you be comfortable that this proposal is in fact for "Accommodation Units"?

ACCOMODATION UNITS

Means a dwelling unit that is only used for vacation purposes and does not provide year-round habitation. An accommodation unit does not form a principal dwelling.

These units are being advertised by MSC as offering "*Modern Conveniences Nestled In A 4-Season Paradise*" and they <u>can</u> be occupied year round. The only requirement is that the owner have another property elsewhere.

In my humble non-legal opinion, these condos do "provide year-round habitation" and thus are NOT Accommodation Units.

The definition says three things:

- 1. that the dwelling unit is only used for vacation purposes OK, if they show MSC they have another address
- 2. that the dwelling unit does not provide year-round habitation, NOT OK
- 3. that the unit does not form a principal dwelling. OK, if they show MSC they have another address

Two out of three ain't bad but it does not meet the definition of Accommodation Unit.

I don't know what type of development would satisfy that definition. MOC has a trailer park and cabins for rent in the summer - which are certainly Accommodation Units.

Maybe the Site Plan Agreement can require that these Accommodation Units are vacant for a month a year - say April 15 - May 14 for "spring cleaning". That would reduce the attractiveness of people then quietly using these as principal residences. I don't know - there may be other precedents used in other municipalities to ensure that the proposed project satisfies the definition of Accommodation Unit.

How does this make sense? Is there any recourse here? I wish I had said this yesterday to let council mull this over and have the discussion.

I worry about the precedent it sets for the entire municipality. If you build a golf course on rural lands - then it gets zoned recreational - then you can build another suite of year round condos under the guise of Accommodation Units, when they are in fact residential properties - or multi-residential properties... stacked condos on formerly rural lands?!

It just seems like a sneaky way to build residential units on land that was not intended for such purposes. Just because they are second homes they are still residential units...

Sorry to go on - I just found this on the StatsCan website as their definition of "year-round habitation" for the purposes of the census: https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=Unit&Id=100236

A dwelling may be classified as unoccupied or occupied by a person or a group of persons. Unoccupied dwellings must meet three criteria indicating they are suitable for year-round habitation in order to distinguish them from seasonal homes or cottages. They must have a source of heat or power (as evidenced by chimneys, power lines, oil or gas pipes or meters, generators woodpiles, electric lights, heat pumps or solar panels). They must have access to a source of drinking water throughout the year as evidenced by faucets, drain pipes, wells or water pumps. They must provide shelter from the elements as evidenced by complete and enclosed walls and roof and by doors and windows that provide protection from wind, rain and snow. Unoccupied dwellings that do not meet these criteria are deemed to be seasonal and are not included in the count of private dwellings.

I guess my ask is that council ask David (the lawyer) - how do we reconcile this proposed development as providing Accommodation Units as a dwelling unit that does not provide for year-round habitation, when the 4-season paradise condo development clearly does provide for year-round habitation? Should we not impose some form of limit to the year-round habitation in order to satisfy this definition - through the Site Plan Agreement or otherwise?

From:

Grbinicek, Lisa (NDMNRF)

To:

Tracey Atkinson Peters, Kim (NDMNRF)

Cc: Subject:

RE: Mulmur Official Plan Update Project

Date:

June 27, 2022 9:11:05 AM

Hi Tracey,

My only comment would be with respect to the statement "in the vicinity". To me that implies close to or surrounding, and not necessarily directly "in". If you look directly to the Purpose of the NEP it would read to provide for the maintenance of the Niagara Escarpment and land in its vicinity.

Thanks,

Lisa

Lisa Grbinicek, RPP, MCIP

Senior Strategic Advisor | Niagara Escarpment Commission 232 Guelph Street, Georgetown, Ontario, L7G 4B1 289 839-0304 | www.escarpment.org



Niagara Escarpment Commission An agency of the Government of Ontario

As part of providing <u>accessible customer service</u>, please let me know if you have any accommodation needs or require communication supports or alternate formats.

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: https://escarpment.org/covid-19-update/

From: Tracey Atkinson < tatkinson@mulmur.ca>

Sent: June 24, 2022 3:25 PM

To: Grbinicek, Lisa (NDMNRF) < lisa.grbinicek@ontario.ca>
Cc: Peters, Kim (NDMNRF) < Kim.Peters@ontario.ca>
Subject: RE: Mulmur Official Plan Update Project

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Again, greatly appreciated. I misunderstood completely! I have made two more changes as shown below:

The lands within the Niagara Escarpment Plan Area are protected through the Niagara

Escarpment Plan and the Greenbelt Plan. The Township will ensure that future development within and in the vicinity of the Niagara Escarpment Plan Area will be compatible with the natural Escarpment environment and protect this important World Biosphere.

Lands are within the Niagara Escarpment Plan Area are identified on Schedule A1 to the Official Plan. The NEC should be contacted to determine if a property is within the Niagara Escarpment Area of Development Control.

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.

ROUNDTABLE SUMMARY

The following is a summary of the subject matter, comments and questions received at the Official Plan Roundtable series. Round tables were hosted on the following topics:

- September 16 Home Business, EcDev & Removing Red Tape
- September 29 Second Dwellings & Cottages
- October 13 Recreation and Playing Around in Mulmur
- October 20 Protecting the Environment
- October 27 Rural Character & View Shed Protection
- November 8 Road Safety & Infrastructure
- November 10 Farm Protection & Opportunities
- November 17 Seniors & Aging in Place

The summary table includes excerpts from the meeting notes, reflecting questions that were asked and comments received on various Other comments received from the public will need to be further assessed, and in some cases will require Council direction, prior to topics. Some of the comments that were received will help inform other decision making by Council outside of the Official Plan project. drafting policies. The table is intended to summarize public input, streamline discussions and identify where direction is required.

Home Business & Economic Development

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	l in the Official Plan?	Is Council
ROUND TABLE MEETING	ON	YES	direction
	Can it be addressed elsewhere within	Can it be addressed elsewhere within How can this be addressed in the Official	required?
	the Township's authority	Plan?	
TOURISM, ECONOMIC	Strategic Plan	 Permitted Uses 	
DEVELOPMENT – balancing local	Zoning Amendment required to		
needs with economic development and	implement OP		
recreation for visitors, should Mulmur			
increase sporting and tourism			

opportunities, encourage	Transportation Master Plan can include		
environmentally friendly tourism and	trail mapping.		
nature focused, EDC linked to	County Active transportation Plan		
recreation, trail networks			
TECH CENTRE - permit tech centres	EDC	 Employment permitted land uses 	
and youth opportunities, EDC	Strategic Plan	-	
HOME BUSINESSES – parking, noise Zoning Amendment required to	Zoning Amendment required to	 Home Business versus home industry policies 	
in subdivisions, signage, company implement OP and control parking	implement OP and control parking	 Noise study requirements 	
vehicle parking, hybrid office workers			
FOOD TRUCKS	Hawkers and Peddlers By-law and		
	application		
INTERNET is a restriction for	Strategic Plan	 Permitted uses could include hub 	
businesses, can Township office	Communication Engagement policy		
provide internet, internet hub, Dufferin (engagement of resident, promotion of	(engagement of resident, promotion of		
Biz relationship	towers, removing red-tape)		
	Federal Authority		
RESTAURANT – how to attract more	EDC	 Permit restaurants in various designations 	
	Zoning Amendment required to	>	
	implement OP		
	:		
MANSFIELD - what is the long term County MCR for settlement expansion	County MCR for settlement expansion	 Update Schedule A settlement boundary and 	
plan	Township Growth Conformity Exercise	land use designation	

Removing Red Tape

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	in the Official Plan?	ls Council
ROUND TABLE MEETING	NO	YES	direction
	Can it be addressed elsewhere within	Can it be addressed elsewhere within How can this be addressed in the Official	required?
	the Township's authority	Plan?	
NOMINCLATURE & TERMINOLOGY	Zoning Amendment required to	 Provincial terminology and definitions 	
	implement OP		

							-,	_		_		_
			•								Direction	required.
	 Mapping Updates 										 Official Plan can move to a Development 	Permit System if directed by Council
Planning Act Regulations complied with. PA does not require circulation on site plan applications.												
Consultation Process – can public be Planning Act Regulations complied with. PA does not require circulation on site plan applications.	MAPPING	 Interactive mapping Info package 	Publicize it	Natural Heritage Mapping – comes	from province, don't they tell you what	needs to be done? Yes. Do we	Suenduren It?	EDUCATION - communicate the	provisions and policies to the public	following process	DEVELOPMENT PERMIT SYSTEM	versus Site Plan Control

Second Dwellings & Cottages

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	in the Official Plan?	Is Council
ROUND TABLE MEETING	ON	YES	direction
	Can it be addressed elsewhere within	How can this be addressed in the Official	required?
	the Township's authority	Plan?	
SHORT TERM RENTALS – are they Short Term Rental By-law	Short Term Rental By-law	 Permitted uses 	Direction
permitted? Inspections, parking, noise,		 Housing policies 	required
servicing, tourism versus affordable Servicing issues	Servicing issues		
housing, onsite supervision, short term			
rental on residential properties, camping			
sites, multiple bunkies equivalent to			
campgrounds			
SECOND DWELLING – demolition and Zoning Amendment required to	Zoning Amendment required to	 Second Dwelling Policies 	Direction
replacement rules, site plan implement OP	implement OP	•	required

Recreation and Playing Around in Mulmur

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	in the Official Plan?	Is Council
ROUND TABLE MEETING	NO	YES	direction
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	required?
RECREATIONAL USES – permitting in smaller hamlets, disbursed	1	 Recreation policies 	
ENTERTAINMENT & ACTIVITIES – Programing dance, cards, theatre, storytelling Zoning Amendment required to groups	Programing Zoning Amendment required to implement OP	 Official Plan permitted uses 	
MANSFIELD OUTDOOR CENTRE	Some uses are "Grandfathered" Zoning Amendment required to implement OP	 Mansfield North Recreation Area permitted uses and development/expansion/residential policies 	Direction regarding residential development in Rec area
LARGE RECREATIONAL LAND USE		 Rural Character Definition (exclusions) 	

Protecting the Environment

COMMENTS RECEIVED FROM THE	Is this something that can be addressed	l in the Official Plan?	Is Council
ROUND TABLE MEETING	NO YES	YES	direction
	Can it be addressed elsewhere within	it be addressed elsewhere within How can this be addressed in the Official	_ required?
	the Township's authority	Plan?	
TREE RENTENTION & PLANTING -	Preservation By-law	 Climate Change policies 	How does
requiring tree lining, arches of trees, Zoni	ng By-law provisions	 Tree Retention Plan submission requirements 	Council want
	County Forest management and funding	l andscaning Plan submission requirements	to balance

mitigation for erosion and compaction on trails			preservation of farmland
 Offset trees that are taken down, replant equal number of trees to 			versus tree
maintain coverage			• •
• Preserve certain trees that are in			
:			
 Preserve trees through natural 			
heritage – along the same lines as			
● Regardless of if trees are in existent			
when development occurs, make it			
part of the Site Plan and development			
process			
BRANDING "Its in our nature"		 Formatting and Cover page Natural Heritage Policy update 	
AGGREGATE EXTRACTION -		Aggregate Mapping	
concerns		 Study requirements for new extraction 	
		 Policies related to extraction below water table 	
NATURAL HERITAGE PRIORITIES	Tree Cutting By-law	 Natural Heritage Policies 	
Wetlands. Add buffering zone to local	NVCA regulated	 Mapping 	
wellding as well			
Woodlands – Iree Bylaw, Significant			
significant) - Development would			
trigger it. Protect more than those that			
are significant, free swapping, cut			
Can we do beyond all minimums?			
Mother de principalitaire			
• Wedands prioritizing Farmers –			
Ol ake nu leas but lake			
teplant elsewhere. Council has taken			
uiose steps. 130 year old uees vs			

Tree Planting programs (NVCA)							:	Resident tips can be directed to MNR for	mapping inclusion and County Forester.
saplings. Don't have the same climate	mitigation affects	Pine River	• Ecosystems as a whole - not	individual features.	Encourage Tree Planting	 Expand protection, not maintain. 	 Buffering for Butternut Trees. 	Butternut mapping	Resident tipline

Rural Character & View Shed Protection

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	I in the Official Plan?	Is Council
ROUND TABLE MEETING	ON	YES	direction
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	required?
LIGHT POLLUTION		 Dark Sky Policy Development Permit System Direction for site plan control and subdivisions 	
		 Lighting Plan submission requirement 	
CLIMATE CHANGE – increased rainfall		 Climate Change policies 	
and runoff consideration in design		 Infrastructure policies (consideration in 	
 Regulating house design, smart 		engineering submissions)	
housing design		 Energy Conservation Plan submission 	
		requirement	
TOWERS: Can towers and	Communication is a Federal Authority	 Rural Character Definition 	
infrastructure be underground or blend			
in like trees			
HERITAGE: preserve infrastructure,		 Rural Character Definition 	
concrete versus steel bridges.	Procurement		
	Asset Management Plan		

	finition
	Rural Character Definition
Cultural Heritage and preservation of buildings. Reintroduced preservation and the cultural heritage committee.	RURAL CHARACTER Rural Character is Mulmur. Trees, hills Shopping and services developed in a meaningful way so that it fits into the landscape. fields, landscapes, barns etc. but it is also recreational areas, homes, etc Forested buffers to any development and aggregate resources and storage areas. Open views to streams Passive recreational uses and trails Open meadows Animals / Wildlife Slower pace of life Rural character is quiet Gravel roads Should emphasize forests and country landscapes Materials and masses of buildings to fit better into the landscape Include dark sky and restrict lighting Right now it talks about what it is not, not what it is Tree preservation Cell phone towers (that look like trees) Agricultural structures that don't look like intertal buildings

Greenspaces around agricultural so houses are not backing onto farm land Tree screening			
Planned buffer areas			
RURAL CHARACTER - What is not		Rural Character Definition	T (2)
rural character?			
 ◆Wont be about looks, it will be about 			
what impacts and exists within our			
ecological systems			
 Natural gradation of trees, not rows (re-wilding book) 			
Retreat Centres and health centres			
Rural tourism – recreation and health	1000		
• windmills			
parking lots			
• Focus on impact of ecological			-1.55
systems and how it interacts with the			
environment that it is in, not what we			
see			
DESIGN GUIDELINES	Design Guidelines	Rural Character Policies	
Development to look like ski chalets,			
ski village look,			
Redo arena to look like ski chalet			
Avoid gas stations and mega stores			
 Allow building in hamlets to be close to 			
road to preserve character			
Site plan control on all commercial			
zones.			
VIEWSHEDS - preserve waterway		 Viewshed Policy and Definition 	What will the
viewsheds		 Viewshed Study requirements 	triggers be
			IOI SIDDIES

Road Safety & Infrastructure

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	in the Official Plan?	ls Council
ROUND TABLE MEETING	NO	YES	direction
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	reduired?
SEASONAL ROADS - Habitation on seasonal roads?	Liability	Road policies prohibit	
STORMWATER master plan, infiltration trenches, passive design	Master Stormwater Management Plan	 Infrastructure Policies (future Master SWM Plan) 	Can this be a addressed at
			the subdivision level
SIDEWALKS & TRAILS: Include	Transportation Master Plan	 Infrastructure Policies (future Transportation 	
walking and biking into infrastructure		Master Plan)	
Hamlets – sidewalks.			
Mansfield - to get to the baseball			
diamond crossing Airport Road.			
Medians instead of sidewalks.			
Sidewalk or Trail from Primrose School			
MIC MIC			
Public Transportation - Trail from			
Shelburne to Champ Burger.			
Walking trails around Swim Portus Walking on gravel roads is not safe for			
seniors. Seniors should have walking	Programing, park development		
groups in Mansfield or in parks. Walking	-		
loops need benches, walking is good for	Implementation of Recreational Master		
mental wellbeing, TiaChi, outdoor	Plan		
equipment for seniors			
OFF-ROAD VEHICLES - Motercycle	unty Authority	 Official Plan Transportation Policy 	Does Twp
alla Alivissues Willinga Holse, Toutes,	Halispoltation Master Fian		ווככח מ

designated routes for off-road vehicles		Master
and horses/pedestrians. See Simcoe		Road/Trail
County forest approach		plan?
SUBDIVISION DESIGN	 Infrastructure Policy 	
Use trees to narrow vistas and control		
peeds		
Boulevards, sidewalks and centre		
medians		
Limit concrete		

Farm Protection & Opportunities

COMMENTS RECEIVED FROM THE	Is this something that can be addressed in the Official Plan?	in the Official Plan?	ls Council
ROUND TABLE MEETING	ON	YES	direction
	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	required?
PRESERVE AGRICULTURE – impacts	Tax incentive program	 Rural Lot Creation policies provision for lot 	Should
of non-ag use of prime ag lands, and		area versus Conservation Land Tax Incentive	second
long term impacts of fallow and reforestation		qualifications	dwelling
House placement location?	Zoning Amendment required to	Second dwelling bouse location	further
			restricted?
	Development Permit system		
SURPLUS DWELLING SEVERANCES		 Agricultural Severance Policies. (See PPS) 	
- is this a problem?			
ON-FARM DIVERSIFIED USES -	Zoning Amendment required to	Aq-Diversification Policy	
reduce the number of uses permitted, imp	lement OP		
reduce the size of building			
CANNABIS FACILITIES - concerns of Zoning Amendment required to	ing Amendment required to	 Employment, Agricultural and Rural Land Use 	
odour, water use, industrial use imp	lement OP	Policies	
opposed to agricultural crop, industrial		 Odour study submission requirements 	
processing			

EVENT BARNS - are they on-farm Zoning Amendment required to	Zoning Amendment required to	Agricultural, Rural and On-farm diversified use	Does Council
diversified use or agricultural and what implement OP is the public process	implement OP	policy	want event
			big should
			on-farm
			diversified
			uses be?
SEVERANCE POLICIES	12	 Severance Policies 	
 Keep settlement boundaries the same 		 Urban Expansion (motion Feb 2/2022) 	
Second dwellings are becoming family			
compounds. More multi-generation in			
our households			
Maximum setbacks instead of			
minimum setbacks			

Seniors, Aging in Place & Housing

COMMENTS RECEIVED FROM THE Is thi	Is this something that can be addressed in the Official Plan?	in the Official Plan?	Is Council
ROUND TABLE MEETING	NO	YES	direction
	Can it be addressed elsewhere within	How can this be addressed in the Official	_ required?
	the Township's authority	Plan?	
BUSINESSES GEARED TO	Zoning Amendment required to	 Official Plan permitted uses 	
SENIORS: All medical, aliement	implement OP	 Home Based Business Policies 	
specialist, are outside of the			
municipality, Check permitted uses in			
Primrose business park, Home based			
businesses			
RANGE OF HOUSING	Building code	 Housing Policies 	
Group homes		•	
Senior clusters			
Senior compounds			
Number of kitchens in shared			
communities			

	What is the minimum acceptable size?		Direction required
	 Affordable Housing Policies 	 Growth Management Policies 	 Permitted Uses
	Zoning Amendment required to implement OP Tax implications	Growth Plan County MCR	idment required to
Sidewalks Maintenance Armstrong subdivision Townhouses – stairs Bungalow, bungalofts – large accessible doors, single floor design Semi detached shared garage walls and driveways Material is not important. Functionality is important	MINIMUM HOUSING SIZE Too sq ft Maybe we don't need a minimum as people will choose a minimum Cost implications of building and lots Quality of the space versus size Bachelor size, open concept Tental and aging in place type structure, "lock-outs" Tax implications of house floor area versus affordability Climate change implications	GROWTH PROJECTIONS – source of data	GROUP HOMES, LONG TERM CARE

Public Engagement Outside of Official Plan Framework

=	Idressed in the Official Plan?	YES
	Is this something that can be ad	NO
י מפווכ בוופתפכוווכוור סתכותר סו	COMMENTS RECEIVED FROM THE	ROUND TABLE MEETING

	Can it be addressed elsewhere within the Township's authority	How can this be addressed in the Official Plan?	Is Council direction
SPEED: Can speed limits be reduced to	Public Works Department		reduired
address rural character; Can the Public have input on road	Provincial requirements		
Can Public have input in infrastructure replacement vs rehabilitation and looks?	Provincial requirement Engineering recommendations		
Climate change benefits of reduced	Strategic Plan		
speeds. Speed limits and speed bumps	Procurement		
Do not upload roads to County.	Council/County Council		
Protect unmaintained road allowances			
COUNTY FOREST USE -	County of Dufferin authority within		
horsebacking riding, hunting, walking,	Dufferin Forests		
mushroom picking, equine, ATV,			
HIMTING	County authority in County Forests		
Mointoining are all and all all and all all and all all and all all and all and all and all and all and all all and all all all and all all and all all and all all and all all all and all all all all all all all all all al	Diship Works Described and States		
g grass on snoulders	Public Works Department - operational		
PARKING - Bruce Trail Parking	Public Works operations		
Impacung larin equipment	Signage and Enforcement		
FENCING – impact of snowsteam from	Public Works operations		
plows on wire fences			
NDCC FACILITY - use, programming,	NDCC Board		
accessibility, outdoor rink, community space, ball diamond	Recreational Master Plan		
SERVICES FOR SENIORS	Strategic Plan		
• Fall prevention course (November	,		
ו מוו מובאבוומסון וווסיונוו)			

 Senior geared courses Accessible transportation (pick-up bus for usage? Private? Clearview survey formalized route or special 	County is taking lead on transportation and transit options	
pick-up, Uber, taxi, seniors driving seniors, seniors network,		
consideration for other age groups) New Tec – community transportation		
program for medical, groceries, etc		
gealed to serilors (see website) ● Township of Prince – bus facility		-
 Services to support the people – 		
healthcare, transportation		
(paramedics at home, home delivery		
of groceries) these services need to be promoted.		
ACCESSIBILITY FOR SERVICES	Communication Plan	
 Front counter height and chair 		
 Newsletters – more details about 		
what is happening		
 Coffee time in basement to start 		
communication and relationship		
building		
 Hubs of connection 	- 100	
 Think of small events and neighbour 		
activities, street party with BBQ -		
send to event committee		
 Need pavilion in a central area (city 		
square)		
 Townhall weekend meeting 		
 Mayor highlight video recordings 		
 Recording of council meetings 		

 "you are invited" Community townhall meeting updates more than 2 per year, hamlet tables 		
DEVELOPMENT CHARGES	Development Charge By-law	
PRIMROSE BUSINES PARK – Application has met requirements of timelines for construction, business current OP and will be processed in attraction, encouraging ED? Is there accordance with PA. Timelines and E anything outside of Primrose for unknown.	PRIMROSE BUSINES PARK – Application has met requirements of imelines for construction, business attraction, encouraging ED? Is there accordance with PA. Timelines and EDC anything outside of Primrose for unknown.	

From: Lingard, Norman < norman.lingard@bell.ca>

Sent: September 19, 2022 2:07 PM

To: Roseann Knechtel < rknechtel@mulmur.ca>

Subject: Proposed Official Plan & Zoning By-law Amendment

Good afternoon,

Thank you for circulating Bell Canada on the proposed Official Plan and Zoning By-law Amendment for the Township of Mulmur. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to <u>circulations@wsp.com</u> and should you have any questions, please contact the undersigned.

Have a great week.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | 2 365.440.7617



Sept 27, 2022 TOWNSHIP OF ULMUR

Official Plan Questionnaire

What is your vision for Mulmur?
The council must inform residents
The council must inform residents By Mail, if agressive businesses are planning to move close to
are planning to move close to
their weighourhoods.
What do you currently like about the Township's Official Plan?
I really like the Garden Township Man
because I will feel that I can
frust the Township 5 decisions
over every little detail. I want
the Council to work for the residents! (Not the businesses)
(not the businesses)
What do you think should be changed?
No more bars or places that Promote
the sale of Alcohol! or vapens.
Maghe, bike laves on river road to
Councillors should not have a feeling of being the Would you like to be added to the Circulation List? 9x YES X NO
Would you like to be added to the Circulation List? YES X NO
1 a relaxed feeling o.
Name: Row Parsons Contentment along with their Residents
Email:
667170 zoth sideroad
Mailing address: Malmur, Out. L9VOVS
25 - Hay about an Tudana Roll New Terra Nova - "THO. 4



County of Dufferin

W. & M. Edelbrock Centre, 30 Centre Street, Orangeville, ON L9W 2X1 519.941.2816

Date: October 5, 2022

To: Tracey Atkinson| CAO | Clerk | Planner

From: Planning Department-Development and Tourism

Re: Official Plan Amendment and Zoning Bylaw, Mulmur, ON

Application Summary:

The Township of Mulmur is proposing a number of revisions to the Official Plan which are intended to assist the Township in its ability to process planning applications in a timely manner to enable the Township to provide decisions within the statutory timelines of the Planning Act as amended by the More Homes for Everyone Act, 2022.

Documents received by the County:

Notice of Public Meeting.

Proposed changes will affect lands throughout the entire Township and include:

- i. Update the complete application requirements
- ii. Allow delegation of authority to staff on minor zoning application
- iii. Update the Rural Character Policy, Scenic Resources, Viewsheds and Dark Sky
- iv. Include an On-Farm Diversified Use policy consistent with the Provincial guidelines
- v. Replace the specific Niagara Escarpment Plan (NEP) policies with a high-level policy
- vi. Update the Implementation and Interpretation sections

The Planning Act (2017) Conformity

Bill 13, the proposed "Supporting People and Businesses Act, 2021 Act, 2021", was introduced on October 7, 2021. Schedule 19 of the Bill proposes to make changes to the Planning Act, Municipal Act, 2001 and City of Toronto Act, 2006. The proposed amendments would make changes to the Planning Act to expand the matters that the Council of a local municipality may delegate to help streamline planning decisions.

The Planning Act currently allows Council to delegate certain decisions to a Committee of Council, to staff, or the Committee of Adjustment, where applicable. Consents, Site Plan Control and Plans of Subdivision are examples of approvals that Council can delegate to Staff.

Dufferin County Official Plan (2017) Conformity

The County Official Plan provides general County-level policy direction for land use planning and a framework to guide the physical, social, economic, and environmental management of the County and address matters of County significance. The policies of the Plan are further implemented through more detailed land use and development policies in the local municipal official plans. All local municipal official plans and zoning by-laws are required to conform to the County Official Plan.

Section 8.7 of the County Official Plan requires that Local municipalities may establish more specific requirements for pre-consultation and complete application requirements in their local municipal official plans, consistent with the policies of this Plan and the *Planning Act*.

Section 8.7.2 of the County Official Plan requires that notification of a complete application will be given to the applicant and all other parties by the approval authority in accordance with the *Planning Act*.

Section 8.7.3.1 of the County Official Plan states the county policy on supporting studies, information and materials required throughout the development approval process.

Section 4.2.1 f) of the County Official Plan states the county policy objective to Preserve and promote the agricultural and rural character of the County.

Section 4.2.2 I) of the County Official Plan states that the local municipal official plans and zoning by-laws are encouraged to establish policies and provisions relating to built form, lot design, parking, screening/buffering, outside storage, and landscaping for any agriculture-related use and on-farm diversified use within the Agricultural Area.

Bill 13 amends the Planning Act to add a new authority to delegate planning decisions dealing with minor amendments to zoning by-laws, such as temporary use by-laws, lifting of a holding provision or other minor zoning by-law amendments. This new authority requires a municipality to establish official plan policies specifying the criteria to be used to define by-laws that may be delegated.

Recommendation

This memorandum is provided in response to the draft update amendment to the Township of Mulmur Official Plan. We provide the following comments and recommendations for consideration by the Township prior to the adoption of their Official Plan update.

 The Township should ensure that all policies meet the requirements of the Planning Act, are consistent with the Provincial Policy Statement, 2020 and conform to the Dufferin County Official Plan.

- As the approval authority for the proposed Official Plan Amendment, County Council has the authority to approve, approve with modifications, or refuse to approve all or parts of the Official Plan.
- Following the proposed Official Plan Amendment complete adaptation by the Township of Mulmur, a complete package to be submitted to the County of Dufferin for approval.

Please be advised that the Planning Department has no other comments at this point.

Should have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Regards,

Silva Yousif Senior Planner

Phone: 519-941-2816 Ext. 2509 syousif@dufferincounty.ca

Diksha Marwaha Planning Coordinator

Phone: 519-939-3453 Ext. 2516 dmarwaha@dufferincounty.ca



