



**THE CORPORATION OF THE TOWNSHIP OF MULMUR**  
**NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT**  
**By-Law No. 2-2018**

ZBLA Z12-2017 (Mansfield Gas Station East)

Date of Notice: January 12, 2018

Date of Decision: January 10, 2018

Last Day for Appeal: February 2, 2018

**PLEASE BE ADVISED** that the Council of the Corporation of the Township of Mulmur passed Zoning By-law No. 2-2018 on the 10th day of January, 2018, pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P 13, as amended.

**AND TAKE NOTICE THAT** only individuals, corporations and public bodies may appeal to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the Clerk of the Township of Mulmur not later than the last day for appeal. The notice of appeal must set out reasons for the appeal and be accompanied with a cheque in the amount of \$300.00 made payable to the Minister of Finance.

**PURPOSE OF THE AMENDMENT**

The proposed Zoning By-law Amendment rezones the subject lands from the General Commercial (CG) Zone to a site specific General Commercial Exception Six (CG-6) zone.

**EFFECT OF THE AMENDMENT**

The subject lands are developed with a gas station and are proposed to be redeveloped with a new Gas Station and one storey building (convenience store/food). An application for site plan approval has also been submitted. The proposed development will not be able to meet the required front yard setback due to a proposed road widening. Relief is also provided for the north side yard, parking requirements and planting width to allow the placement of a building on the irregular shaped property. The By-law included a provision to require a 2.7m (9') fence along the rear lot line and a portion of the side lot lines.

**PUBLIC SUBMISSIONS**

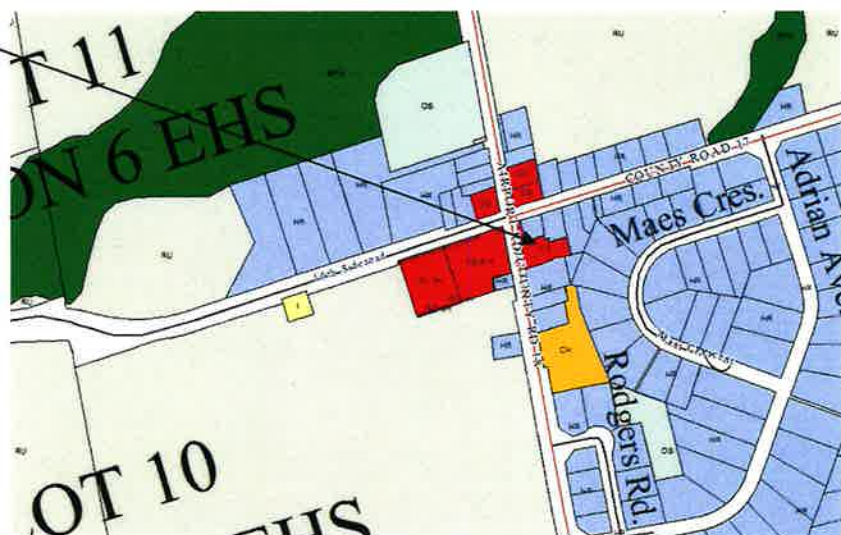
Comments made and/or submitted by the public are available at the Township Office. Public comments are received and used to inform the Council decision on the amendment, and resulted in the inclusion of a fencing requirement and site plan planting requirements.

**LANDS AFFECTED**

The Zoning By-law Amendment affects the lands described in the table below and identified in the blue outline on the key map below.

ROLL NUMBER	221600000112200
OWNER	PM PETRO INC
STREET ADDRESS	936593 AIRPORT RD
LEGAL DESCRIPTION	CON 7 E W PT LOT 10 PLAN 307 PT BLOCK N RP 7R3236 PART 1

**SUBJECT LANDS**



Terry Horner, CAO/Clerk, Township of Mulmur  
758070 2<sup>nd</sup> Line East, Mulmur, ON, L9V 0G8  
(705) 466-3341