



**DECISION OF COUNCIL WITH REASONS**  
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

**FILE NO. B01-2026 Tupling Farms Easement RE: Consent Application**

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on May 6, 2026:

That Application No. B01-2026 submitted by Tupling Farms Ltd. for an easement to provide access 2<sup>nd</sup> Line West between 598408 2<sup>nd</sup> Line West (R#6-19300) and 598409 2<sup>nd</sup> Line West (R#6-10900) be approved subject to the following:

- That the easement applies to an approximate area of 5 metres by 20 meters (0.02 acres) located across 2<sup>nd</sup> Line West, approximately 610 metres north of the intersection of County Road 21 and extending between 598408 2<sup>nd</sup> Line West (R#6-19300) and 598409 2<sup>nd</sup> Line West (R#6-10900).
- That the language of the new easement is to the Township solicitor's satisfaction at the cost of the applicant.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being May 6, 2028 less two weeks for processing for review and approval.
- That a simple schematic drawing/pre-construction drawing be provided to the Township prior to construction showing pipe depth, size, material and proposed location of isolation valves.
- That the Owner provide a security in the amount of \$5,000.00, to be returned following a 12-month inspection to the satisfaction of the Township.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places.
- Parkland: That parkland, or cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.

**Reason:** Any public comments, if applicable were addressed, as indicated in the minutes. The approval of the application conforms to the Township's Official Plan with the proposed conditions.

**CERTIFICATION**

**(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))**

I, **Roseann Knechtel**, Clerk of the Township of Mulmur, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Mulmur with respect to the application recorded herein.

  
Roseann Knechtel, Clerk, Township of Mulmur

**NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)**

The applicant, the Minister, or any other person who has an interest in this matter may, within twenty (20) days of the date of this notice, appeal to the Ontario Land Tribunal against the decision of the Committee by serving personally or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal along with Appellant Form (A1) available from the Township office or from the OLT website at [www.elt.o.gov.on.ca](http://www.elt.o.gov.on.ca) setting out the objection to the decision and the reasons for the objection and accompanied by the fee of \$300.00 payable by certified cheque or money order to the MINISTER OF FINANCE as prescribed by the Ontario Land Tribunal as payable on an appeal from a Committee of Adjustment to the Board.