



## The Corporation of the Township of Mulmur

### By-law No. 29 – 2025

Being a By-law to amend By-law No. 28-18, as amended, the Zoning By-law for the Corporation of the Township of Mulmur, County of Dufferin.

**WHEREAS** the Council of the Corporation of the Township of Mulmur is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act*, R.S.O.1990 c.P. 13, as amended;

**AND WHEREAS** Council hosted a public meeting on November 5, 2025;

**AND WHEREAS** Council is satisfied that Notice of the Public Meeting has been given in accordance with the *Planning Act*, R.S.O.1990, c.P. 13, as amended, and that no further notice is required;

**AND WHEREAS** Council is satisfied that the proposed amendments are appropriate and in accordance with the Official Plan in effect at the time, as well as applicable Provincial policies and plans;

**NOW THEREFORE** the Council of the Corporation of the Township of Mulmur enacts as follows:

1. Section 2.7.2, Whitfield NAVCAN Navigation Beacon Overlay (8km Radius), is hereby deleted and the remainder of the section renumbered.
2. Section 3.3.2, Detached Additional Single Dwellings shall be amended by adding the following provisions:
  - iv) Notwithstanding the definition of Gross Floor Area, a basement in a Detached Additional Single Dwelling with windows shall be considered Gross Floor Area, regardless of the size of windows or portion of the wall that is above grade. A crawl space, having a maximum height of 5' shall be permitted and not included in the Gross Floor Area of a Detached Additional Single Dwelling.
  - v) An attached garage shall be permitted to have a maximum floor area of 20m<sup>2</sup>.
  - vi) The Detached Additional Single Dwelling shall be located within 30m of the principal dwelling.
3. Section 3.3.2, Detached Additional Single Dwellings is further amended by replacing subsections ii and iii with the following:

“ii) The gross floor area of the detached additional single dwelling shall be no more than 50% of the gross floor area of the principal single detached dwelling, and no more than 110 m<sup>2</sup>, and shall not exceed the lot coverage for all accessory structures in subsection 3.2.3.

“iii) A maximum of one detached additional single dwelling unit shall be permitted. Where permitted, a maximum of one Farm Worker Housing Unit may also be permitted in addition to the Detached Additional Single Dwelling Unit.

4. Section 3.6, Home Industry, is amended by adding the following
  - vi) Where permitted, a maximum of one home industry shall be permitted per parcel.
  - vi) A building used for a home industry shall be located in line or behind the front of the principal dwelling on the parcel.
  - vii) a landscaping strip shall be required.

5. Section 3.11.1 Permitted Uses of Uses Permitted in All Zones is amended by adding the following subsection:

viii) elementary school and secondary schools, including an ancillary child care facility.

6. Section 4.9.1, Permitted Uses in the Institutional (I) Zone is amended by adding “existing” before “cemetery” in subsection 4.9.1.

7. Section 5 is amended by adding the following definitions:

Face Area, Sign: means the area comprising the message portion of the sign, not including the support structure. A double-sided sign shall be considered to have one face area.

Farm Worker Housing: means an accessory detached dwelling located within 30 metres of the farm cluster to accommodate workers employed in the day-to-day operations of an active agricultural operation on the subject lands.

8. The following duplicated definitions shall be deleted from section 5, Definitions:

Yard, Exterior Side: A side yard immediately adjoining a public street.

Yard, Side: The least horizontal distance between the side lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot, or edge or rim or excavation on the lot.

This By-law shall come into force upon the date of passage hereof and take effect on the day after the last day for filing appeals. Where objections to the By-law are received in accordance with the provisions of the *Planning Act*, R.S.O.1990, c.P 13, as amended, the By-law shall come into effect upon the approval of the Local Planning Appeal Tribunal.

READ A FIRST, SECOND and THIRD TIME, and finally passed this 3rd day of  
December, 2025

J. Horner

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JANET HORNER, MAYOR

R. Knechtel

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ROSEANN KNETCHEL, CLERK