



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

FILE NO. B03-2026 Severance RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on August 5, 2026:

That Application No. B03-2026 submitted by Tupling Farms Inc. for a lot creation from 596317 2nd Line West / (R# 3-21700) be approved subject to the following:

- That the lot creation applies to the creation of a lot having a maximum area of 0.50 ha (1.24 acres) when rounded to two decimal places. 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.
- 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 August 5, 2028 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- 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 applicant undertake a Township Zoning By-law Amendment, to re-zone the severed lands to the Rural Residential (RR) zone and restrict residential uses on the remnant (retained) agricultural lands by re-zoning the retained lands to Agricultural Exception One (A-1).
- Road Widening: The applicant shall, at their own expense, convey to the Municipality a road widening being 3.05 m, along the frontage of 2nd Line West and 5 Sideroad, on both the severed and retained lands, to meet the requirements of the Township for road widening. Surveys are to be submitted to the Municipality for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records.

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

The last date that this decision may be appealed to the Ontario Land Tribunal is December 29, 2025.

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.olto.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.



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The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required.

- All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Infrastructure.
- The solicitor for the owner shall provide an Acknowledgement and Direction, with the draft transfer in preparation attached, for signature by the signing officers for the municipality, including authorization to permit electronic registration of the transfer. The solicitor shall prepare an undertaking to transfer said road widening to the Township within 30 days of the completion.
- PARKLAND: Cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.
- TAXES: Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.

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

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