



Powell Planning & Associates
Evolution through planning & development

PLANNING JUSTIFICATION BRIEF

MINOR ZONING BY-LAW AMENDMENT



506193 HIGHWAY 89

TOWNSHIP OF MULMUR

MARCH 2026

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1. INTRODUCTION

Powell Planning & Associates (PPA) has been retained by the landowner (Kris Rose) of 506193 Highway 89 (the subject lands) in the Township of Mulmur, Dufferin County. This Planning Justification Memo is submitted in support of the Minor Zoning By-law Amendment which seeks to permit a motor vehicle dealership on the subject lands. A comprehensive planning analysis was conducted, evaluating the zoning standards and the proposed use. The analysis confirms that the proposed development is contextually appropriate, aligns with applicable policy frameworks, and represents good planning.

2. SITE DESCRIPTION & SURROUNDING CONTEXT

The subject lands are municipally known 506193 Highway 89 and legally described as Part of Lot 1, Concession 2 West, in the Township of Mulmur, Dufferin County. Refer to **Figure 1: Context Map**. The subject lands are designated as 'Community Settlement Area' in Dufferin County Official Plan (2025), and 'Business Park Gateway' and located in the 'Primrose Settlement Area (Community Boundary)' in the Township of Mulmur Official Plan (2024). The subject lands are zoned 'Business Park Gateway Holding (BP-G-H)' in the Township of Mulmur Zoning By-law 28-18.

The subject lands are approximately 2.09 hectares in size with a lot frontage of approximately 170 metres on Highway 10 and a lot depth of approximately 151 metres. The site currently contains an existing mixed-use 1-2 storey structure with commercial and residential uses where 25 parking spaces and 2 loading spaces are provided. Refer to **Figure 2: Aerial Photo** for a detailed view of the subject lands.

Surrounding land uses are described below:

- **North:** Natural Area, Rural, Open Space and Business Park Core
- **East:** Business Park Gateway, Natural Area and Business Park Core
- **West:** Natural Area and Rural
- **South:** Rural

3. PROPOSAL

The proposal seeks to permit a motor vehicle dealership use on the subject lands. The motor vehicle dealership will occupy approximately 224.2 square metres within the existing structure, comprising of storage and office space to support the operation of the business. A motor vehicle dealership is not a permitted use in the BP-G Zone; therefore, a Minor Zoning By-law Amendment is required to permit the use. Refer to **Figure 3: Concept Plan** for a depiction of the site.

4. POLICY REVIEW

4.1 The *Planning Act*

A Zoning By-law Amendment is governed by Section 34 of the *Planning Act*, R.S.O. 1990. This section provides municipalities with the authority to enact and amend zoning by-laws to regulate land use, building heights, and other development standards. An application under Section 34 of the *Planning Act* is being submitted to permit the use of a motor vehicle dealership on the subject lands.

4.2 The Provincial Planning Statement

The proposal aligns with the 2024 Provincial Planning Statement (PPS). Policy 2.8.1 promotes economic development and competitiveness by encouraging a diverse range of employment and mixed uses, supporting opportunities for a diversified economic base, and ensuring the availability of suitable sites for business and investment. The policy also encourages the intensification of employment uses and compatible mixed-use development while addressing land use compatibility.

The proposed motor vehicle dealership supports these objectives by introducing an additional employment-generating commercial use within an existing building. The proposal contributes to economic diversification, makes efficient use of an established site, and maintains compatibility with surrounding uses, including motor vehicle dealerships on adjacent sites. As such, the development aligns with the PPS to support a modern and competitive economy and represents good planning.

4.3 Dufferin County Official Plan

The subject lands are designated in the 'Community Settlement Area' in the Dufferin County Official Plan (2025) as shown in **Figure 4: Dufferin County Land Use Designation Map**. In accordance with Policy 3.3.3 Community Settlement Areas are intended to accommodate limited growth through appropriate infill and development on vacant or underutilized lands, in accordance with County and local municipal policy. The proposed motor vehicle dealership, along with the residential use represents an appropriate mixed-use development within the Community Settlement Area. The proposal also aligns with Policy 3.6.1 b) which directs that industrial and employment-related development should be focused in settlement areas while permitting appropriate rural industrial and commercial growth in accordance with the Official Plan. By introducing an employment-generating commercial use while retaining the residential component, the proposal contributes to a compatible mix of uses and optimizes the site's functionality. The development therefore aligns with the County's policy direction to support modest growth, promote economic activity, and foster vibrant community development within designated settlement areas, representing good planning.

4.4 Township of Mulmur Official Plan

The subject lands are designated as 'Business Park Gateway' and located in the Primrose Settlement Area in the Township of Mulmur Official Plan (2024), as shown in as shown in **Figure 5: Township of Mulmur Land Use Designation Map**. In accordance with Policy 8.4.A.1, which encourages appropriate industrial, commercial, and institutional land uses to locate in the Primrose settlement through the development of a properly planned and functional business park, the proposed motor vehicle dealership represents an appropriate commercial use within the designated area. The proposal supports the intended function of the business park by contributing to local economic activity while utilizing existing built form in an efficient and orderly manner. This proposal is contextually appropriate and represents good planning in accordance with the Township's Official Plan.

4.5 Township of Mulmur Zoning By-law

The subject lands are zoned 'Business Park Gateway Holding (BP-G-H)' in the By-law 28-18, as shown in **Figure 6: Township of Mulmur Zoning By-law Map**. The Township of Mulmur Zoning By-law 28-18 (By-law) establishes regulations governing land use within the municipality. It sets standards respecting the size, height, location, and use of buildings and structures, and restricts certain land uses to ensure orderly development and compatibility with surrounding properties. The By-law provides the framework for evaluating development proposals and determining conformity with the Township's planning objectives.

The following standards are relevant to the proposal.

Section 4.10.1.1 sets out the permitted uses in the BP-G Zone. This includes:

- *one accessory dwelling unit/lot*
- *activity center*
- *business, professional and administrative office*
- *emergency services facility*
- *farmer's market*
- *gas station*
- *garden center*
- *hotel or motel*
- *Parking lot*
- *personal service shop*
- *post office*
- *practitioner's clinic*
- *retail store, including convenience store*
- *restaurant,*
- *sales, services and rental establishment*
- *repair shop (non-vehicle)*
- *tourist information centre*

- *veterinary clinic*
- *assembly hall*

The proposal seeks to permit a motor vehicle dealership on the subject lands, with a residential component in the form of an apartment proposed on the second floor of the existing structure on the site. A Minor Zoning By-law amendment is required to permit the proposed motor vehicle dealership use.

Section 3.14.2.6 *When a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.*

The proposal includes both a motor vehicle dealership and a residential component in the form of an apartment on the second floor of the existing structure. In accordance with Section 3.14.2.6 of the Zoning By-law, when a building accommodates more than one type of use, the total parking requirements for the building is calculated as the sum of the requirements for each separate use. Section 3.14.2.10 provides the specific parking standards for each land use.

Table 1: Zoning Matrix

Zoning By-law 28-18 – Parking and Loading Space Requirement			
Land Use	Required	Required per Gross Floor Area ($\pm 224.2 \text{ m}^2$)	Total Parking and Loading Spaces on Site
Residential Apartment	One parking space	1 parking space	1 parking space
Commercial/ Institutional	one parking space plus one per 30 m^2 of gross floor area	9 parking spaces	24 parking spaces

Commercial	Up to 300 sq m - 1 loading space	1 loading space	2 loading spaces
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According to Section 3.14.1.2 of the By-law, commercial uses up to 300 square metres require one loading space. As the proposed commercial floor area is 224.2 square metres, one loading space is required. Under Section 3.14.2.10 residential uses consisting of an attached apartment or additional single detached dwelling, one (1) parking space is required. For the commercial/institutional component, one (1) parking space plus one additional space for every 30 square metres of gross floor area is required. The proposed motor vehicle dealership occupies 224.2 square metres (2,413 sq. ft.), and is qualified as a commercial use. This results in a total of 9 parking spaces for the commercial component (one base space plus eight additional spaces). Combined with the single residential space, the total parking requirement for all uses on the site is 10 spaces.

The proposal exceeds the applicable parking requirements, providing a total of one (1) residential parking space, 24 commercial parking spaces, and two (2) loading spaces, totalling 25 parking spaces and 2 loading spaces, thereby ensuring adequate on-site parking and loading for all proposed uses.

The proposed motor vehicle dealership represents a minor addition to the permitted uses of the subject lands, as all other applicable By-law requirements, including parking, loading, and the residential component, comply with the standards. The existing building and site can support the additional use without impacting the functionality, and overall character and compatibility of the property, demonstrating that the proposed amendment is limited in scope and minor in nature. Commercial uses are expected in the BP-G Zone. The motor vehicle dealership is contextually appropriate given the site's location within a designated business park area, where commercial and employment-generating uses are anticipated and encouraged. In my professional planning opinion, the proposal aligns with the zoning standards and represents good planning.

5. CONCLUSION

A comprehensive analysis concludes that the proposal to permit a motor vehicle dealership on the subject lands is minor in nature and can be accommodated within the existing site and building without impacting the residential component or other zoning provisions. The proposal represents a compatible commercial use that is in high demand can be supported on the subject lands and does not generate any adverse impacts on the surrounding area. Therefore, in my professional planning opinion, the application is consistent with the Provincial Planning Statement (2024), conforms to the Dufferin County Official Plan (2025), the Township of Mulmur Official Plan (2024), and the Township's Zoning By-law 28-18. The proposed development is appropriate for the subject lands and surrounding area and represents good planning.

Respectfully submitted,

Powell Planning & Associates

Prepared By:



Bilan Mohamud, B.URPI

Planner

Powell Planning & Associates

Reviewed By:



Aimee Powell, B.URPI, MPA, MCIP, RPP

Chief Planning Officer

Powell Planning & Associates

FIGURES

FIGURE 1: CONTEXT MAP



 Subject Lands

FIGURE 2: AERIAL PHOTO



 Subject Lands

FIGURE 3: CONCEPT PLAN

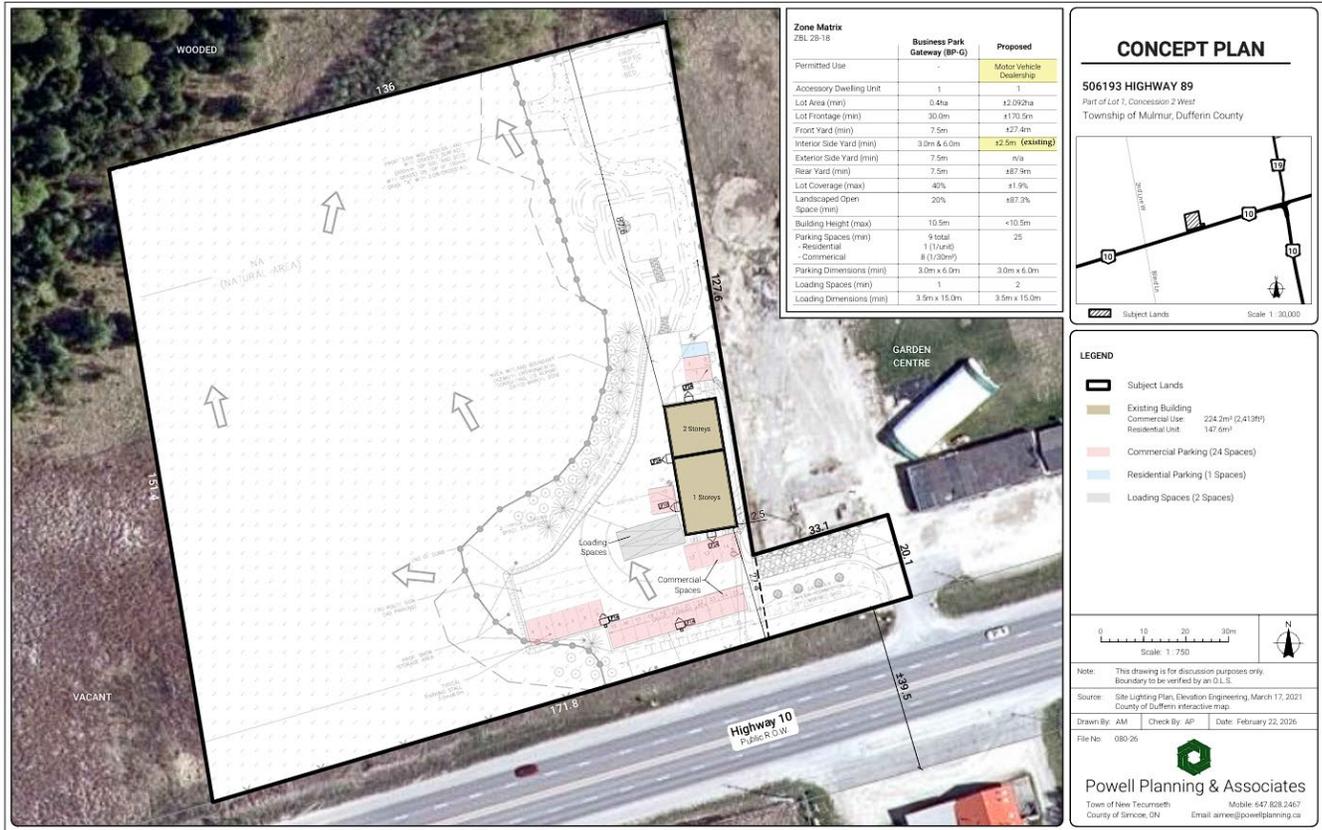
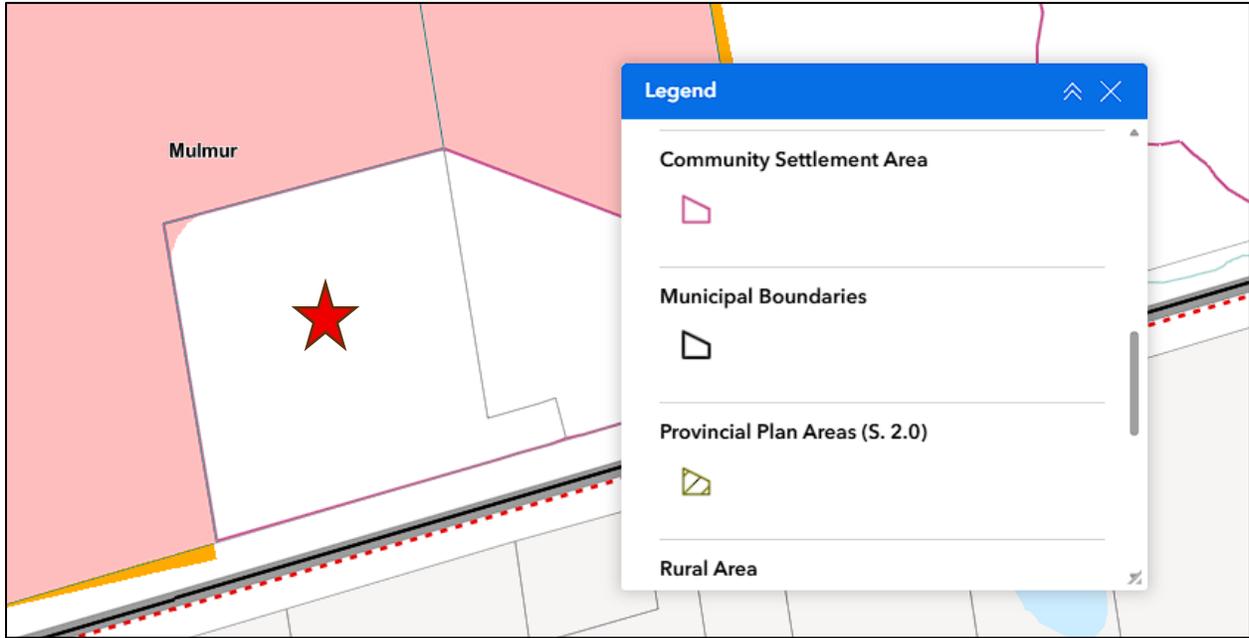
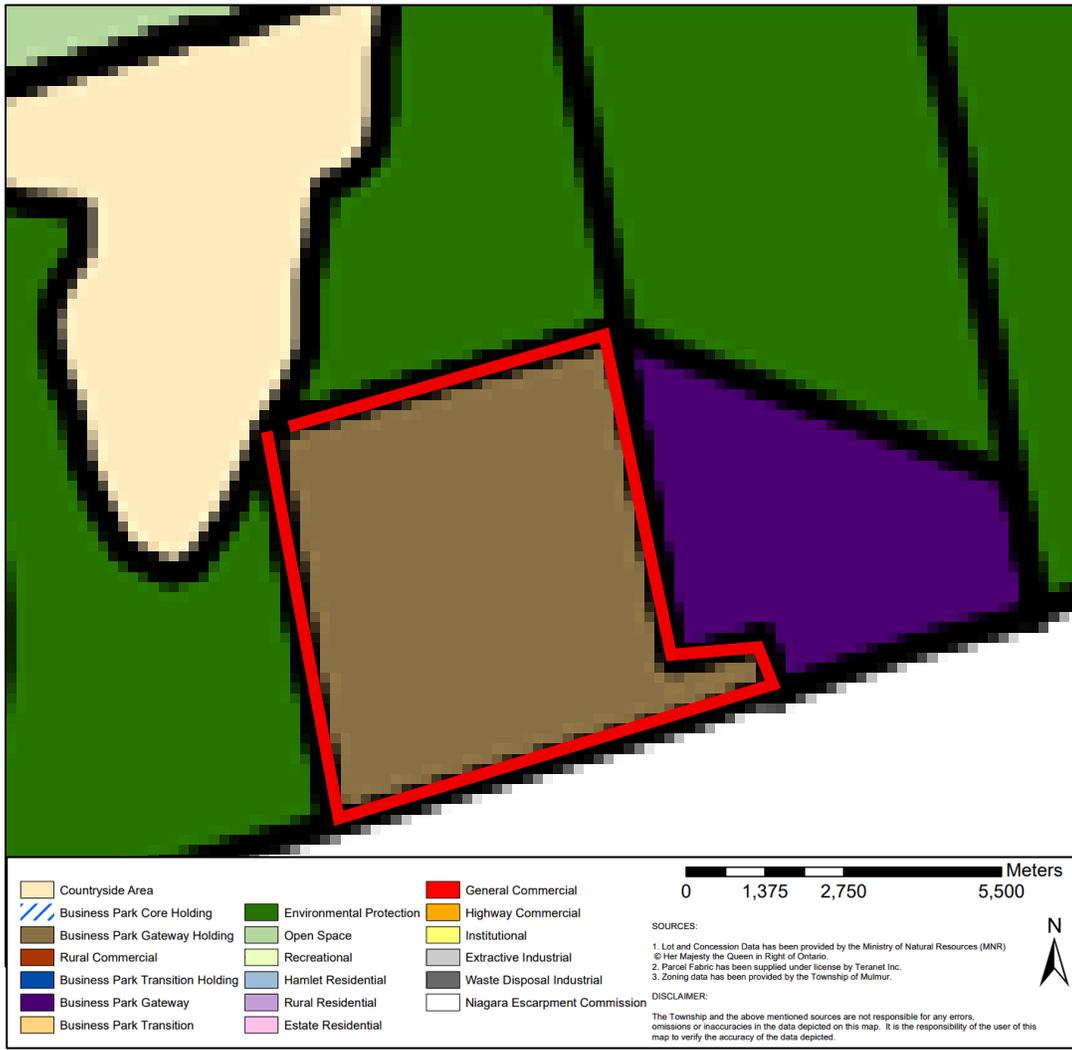


FIGURE 4: DUFFERIN COUNTY LAND USE DESIGNATION MAP



 Subject Lands

FIGURE 5: TOWNSHIP OF MULMUR LAND USE DESIGNATION MAP



Subject Lands



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