



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

**FILE NO. B04-2025 Mujunen Severance RE: Consent Application**

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on December 3, 2025:

That Application No. B04-2025 submitted by Andrey Pinsky for a lot creation from 507487 Highway 89 / (R# 2-01600) be approved subject to the following:

- That the lot creation applies to the creation of a lot having a maximum area of 1.19 ha (2.9 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 December 3, 2027 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 Ministry of Transportation provides confirmation that the shared driveway is acceptable and that an entrance approval/upgrade permit will be available from the Ministry of Transportation to the satisfaction of the Ministry of Transportation and the Township of Mulmur.
- That a Road Widening be provided if requested by the Ministry of Transportation.
- 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.
- That the applicant obtain a demolition permit for the barn, from the County of Dufferin, and that the barn be demolished and the ground be left, free of debris, topsoiled and be

**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.

.....R.Knechtel.....  
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](http://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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seeded with grass; or that the retained lands (with the barn) be rezoned to restrict uses, and lot coverage of accessory structures, to the satisfaction of the Township.

- That the applicant prepares and registers on the property titles of all affected lands, an easement / right-of-way to the satisfaction of the Township.

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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