



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

**FILE NO. B12-2021 Bruce Trail / Sales**

**RE: Boundary Adjustment**

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on July 21, 2021:

That Application No. B12-2021 submitted by Christopher, Martha and Sue Sales for a boundary adjustment from CON 2 WHS W PT LOT 21 (R# 6 16750) to CON 2 WHS E PT LOT 22 (R#6 08900) be approved subject to the following:

- That the boundary adjustment applies to an approximate 1.10 acres (+/- 10%) parcel of land rounded to two decimal places to be conveyed to CON 2 WHS E PT LOT 22 (R#6 08900) subsequent to the completion of File No. B11-2021 Bruce Trail / Cohen
- The applicant shall, at his/her own expense, convey to the Municipality sufficient lands being approximately 0.2 acres (+/- 10%) rounded to two decimal places, located west of "no mans land". 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 conveyance shall be provided to the Municipality for their records.
- That the Bruce Trail Conservancy, Christopher, Martha and Sue Sales and Paul Cohen (2798986 Ontario Inc.) provide conformation that they have no claim to "no mans lands" to the Township's solicitors satisfaction.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- The deed for the subject severance must be presented to the Secretary Treasurer prior to one year after the date of decision; a copy of the consent decision to be kept on file at the Township solicitor's office.
- Two paper copies of the registered plan of survey and one digital copy be provided, including documentation from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies. The digital copy shall be of a format to the Township's satisfaction. The paper copy shall be circulated to the Township for review prior to registration.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The severed parcel shall be subject to Section 50(3) of the Planning Act.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That all conditions of consent be fulfilled within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

REASON: 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, **Tracey Atkinson**, 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.

.....  
Tracey Atkinson, Clerk, Township of Mulmur

The last date that this decision may be appealed to the Ontario Land Tribunal is \_\_\_\_\_, 2021.

**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.