



## NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT

By-Law No. 27-2023

Z04-2023

Date of Notice: July 31, 2023

Date of Decision: July 28, 2023

Last Day for Appeal: August 21, 2023

**PLEASE BE ADVISED** that the Corporation of the Township of Mulmur passed By-law 27-2023 on the 26th day of July, 2023, pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P 13, as amended.

**AND TAKE NOTICE THAT** only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal (OLT) by filing with the clerk of the municipality. A notice of appeal may not be filed by an unincorporated association or group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the Clerk of the Township of Mulmur not later than the last day for appeal. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by a cheque in the amount of \$300.00 made payable to the Minister of Finance.

**PURPOSE AND EFFECT OF THE AMENDMENT:** The amendment provides relief to the second dwelling size restrictions of 80 m<sup>2</sup> and 50% of the size of the main dwelling to permit a detached second dwelling approximately 124 m<sup>2</sup> in size.

**PUBLIC SUBMISSIONS:** Public comments were taken into consideration.

### LANDS AFFECTED:

ROLL NUMBER	2216000005193000000
OWNER	WHITE ERIC ANTHONY RICHARD / WHITE HEATHER MARGARET
STREET ADDRESS	667206 20 SIDEROAD
LEGAL DESCRIPTION	CON 2 E W PT LOT 20





## THE CORPORATION OF THE TOWNSHIP OF MULMUR

### BY-LAW NO. 27 - 2023

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 WITH RESPECT TO CON 2 E W PT LOT 20, TOWNSHIP OF MULMUR, COUNTY OF DUFFERIN (WHITE).

**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 passed By-law # 57-2022, being the Delegation of Powers and Duties By-law, delegating authority to pass by-laws under section 34 that are minor in nature to the Planner of the Corporation Township of Mulmur;

**AND WHEREAS** an application to re-zone CON 2 E W PT LOT 20 has been received, to change the zoning of the lands to permit a second dwelling unit larger than 80 m<sup>2</sup>;

**AND WHEREAS** the Planner has deemed that the application is a complete application and is satisfied that Notice of both the Receipt of a Complete Application and of the Public Meeting have been given in accordance with the *Planning Act*, R.S.O.1990, c.P. 13, as amended, and that no further notice is required as the intent of the application was captured by the original notice;

**AND WHEREAS** the Planner is satisfied that the proposal to re-zone the lands accordingly is appropriate and in accordance with the Official Plan in effect at the time the application was made, as well as applicable Provincial policies and plans;

### NOW THEREFORE THE TOWNSHIP OF MULMUR ENACTS AS FOLLOWS:

1. Schedule "A" to Zoning By-law No. 28-18, as amended, is hereby further amended by re-zoning CON 2 E W PT LOT 20, in the Township of Mulmur from the Countryside (A) zone to the Countryside Exception Sixteen (A-16) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.
2. Section 4.1.3, Countryside Exceptions of Zoning By-law No. 28-18, as amended, is hereby further amended by adding the following:

Section 4.1.3.16 Countryside - Agricultural Exception Sixteen (A-16) Zone (Roll No. 5 19300)

Notwithstanding the provisions of section 3.3.2 Detached Additional Single Dwellings, to the contrary, on lands zoned Countryside Exception Sixteen (A-16) the gross floor area of the additional detached single dwelling shall be no more than 124 m<sup>2</sup> in size. In all other respects the provisions of this By-law shall apply.

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 Ontario Land Tribunal.

PASSED on this 28th day of JULY, 2023.

**Original signed**

**Original Signed**

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TRACEY ATKINSON, PLANNER

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ROSEANN KNECHTEL, DEPUTY CLERK

## SCHEDULE A

TO BY-LAW 27 - 2023

### Property Description

CON 2 E W PT LOT 20  
Township of Mulmur, in the County of Dufferin



Lands to be rezoned from the Countryside (A) Zone to a Countryside Exception Sixteen (A-16) Zone