



The Corporation of the Township of Mulmur

By-Law No. XX - 2026

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 Part of East Half of Lot 1 and Lot 2, Concession 2 WHS, Township of Mulmur, County of Dufferin (Primrose Business Park).

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 an application to re-zone the subject lands has been received, to change the zoning of the lands to reflect professional reports and studies for a draft plan of subdivision;

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 held on _____ 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, Part of the East Half of Lot 1 and 2, Concession 2 WHS in the Township of Mulmur from Environmental Protection (EP), Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) to the Environmental Protection (EP), Business Park Core Exception One (Holding) (BP-C-1)(H), Business Park Gateway Exception Holding (BP-G-2)(H), and Business Park Transition Exception Holding (BP-T-1)(H) zones, as shown on Schedule "A" attached hereto and forming part of this By-law.
2. That Section 4.10.4 Exceptions of Zoning By-law No. 28-18, as amended, is hereby further amended by adding the following:

4.10.4.1 Business Park Gateway Exception Two (BP-G-2) Zone (Roll No. 2-10510, 2-09300, 2-09210)

Notwithstanding the provisions of 4.10.1.1 permitted uses for the Business Park Gateway (BP-G) Zone, to the contrary, only the following uses shall be permitted:

- i) *activity center*
- ii) *business, professional and administrative office*
- iii) *emergency services facility*
- iv) *commercial and industrial schools*
- v) *farmer's market*
- vi) *gas station*
- vii) *garden center*
- viii) *motor vehicle dealership*
- ix) *personal service shop*
- x) *post office*
- xi) *practitioner's clinic*
- xii) *research and development establishment*
- xiii) *retail store, including convenience store but excluding cannabis substances.*
- xiv) *restaurant,*
- xv) *sales, services and rental establishment*
- xvi) *repair shop (non-vehicle)*
- xvii) *service shop (non-vehicle)*
- xviii) *tourist information centre*
- xix) *veterinary clinic*
- xx) *Workshop*
- xxi) *assembly hall*

The following regulations shall apply to the Business Park Gateway Exception Two (BP-G-2) Zone

- i) Minimum Lot Area 2.7 ha but no less than 1150L/ha (1.15L/m²) based on water usage limit
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Yard Requirements
 - 1. Front Yard 7.5 m
 - 2. Interior Side Yard 3 m
 - 3. Exterior Side Yard 7.5 m
 - 4. Rear Yard 7.5m
- iv) Maximum Lot Coverage Nitrate loading limit for the parcel, but no greater than 40 %
- v) Minimum landscaped open space 30 %
- vi) Minimum width of landscaped open space strip abutting a front yard lot line, exterior side yard lot line and parking lot: 3m
- vii) Maximum Height 10.5 m
- viii) There shall be no buildings or structures permitted within 70 m of the lot line abutting the lot line for the residential lot known as Part of the East Part of Lot 1, Concession 2 WHS (Roll 209710).

3. Section 4.10.2, Business Park Core (BP-C) Zone is deleted and replaced by the following:

4.10.2 BUSINESS PARK CORE (BP-C) ZONE

4.10.2.1 Business Park Core (BP-C) Zone Permitted Uses

- i) *building supply and lumber outlet*
- ii) *business, professional and administrative office*
- iii) ~~*bulk fuel depot*~~

- iv) *contractor's yard*
- v) *emergency services facility*
- vi) *farmers market*
- vii) *gas station*
- viii) *garden centre*
- ix) *parking lot*
- x) *light manufacturing, processing or assembly*
- xi) *motor vehicle dealership*
- xii) *outdoor storage, ancillary to a permitted use, within a fully enclosed, screened and gated area*
- xiii) *practitioner's clinic*
- xiv) *research and development establishment*
- xv) *repair shop(non-vehicle)*
- xvi) *retail sales , excluding cannabis substances.*
- xvii) *sales, service and rental establishment*
- xviii) *self-storage facility*
- xix) *service shop (non-vehicle)*
- xx) *telecommunications tower, transmission towers and hydro-electric substations*
- xxi) *warehouse*
- xxii) *workshop*
- xxiii) *veterinary clinic*
- xxiv) *assembly hall*

4.10.2.2 Business Park Core (BP-C) Zone Regulations

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|------|---|---|
| i) | Minimum Lot Area | 2.7 ha but no less than 1150L/ha (1.15L/m ²) based on water usage limit |
| ii) | Minimum Lot Frontage | 60 m |
| iii) | Minimum Yard Requirements | |
| a) | Front Yard | 7.5 m |
| b) | Interior Side Yard | 3 m |
| c) | Exterior Side Yard | 7.5 m |
| d) | Rear Yard | 7.5 m |
| iv) | Maximum Lot Coverage | Nitrate loading limit for the parcel, but no greater than 40 % |
| v) | Minimum landscaped open space | 30 % |
| vi) | Minimum width of landscaped open space strip abutting a front yard lot line, exterior side yard lot line and parking lot: | 3m |
| vii) | Maximum Height | 15 m |

4. Section 4.10.3, Business Park Transition (BP-T) Zone is deleted and replaced by the following:

4.10.3 BUSINESS PARK TRANSITION (BP-T) ZONE

4.10.3.1 Business Park Transition (BP-T) Zone Permitted Uses:

- i) *business, professional or administrative office*
- ii) *commercial and industrial schools*
- iii) *farmer's market;*
- iv) *personal services shop*

- v) *Practitioner's clinic*
- vi) *Repair shop (non-vehicle)*
- vii) *Retail sales, excluding cannabis substances*
- viii) *Open space or park, park and trail access facility.*
- ix) *research and development establishment*
- x) *sales, service and rental establishment*
- xi) *self-storage facility*
- xii) *service shop (Non-vehicle)*
- xiii) *tourist information centre, interpretive centre or recreational trailhead facility*
- xiv) *assembly hall*
- xv) *workshop*

4.10.3.2 Business Park Transition (BP-T) Zone Regulations

- i) Minimum Lot Area 2.7 ha but no less than 1150L/ha (1.15L/m²) based on water usage limit
- ii) Minimum Lot Frontage 40 m
- iii) Minimum Yard Requirements
 - a. Front Yard 7.5 m
 - b. Interior Side Yard 3 m
 - c. Exterior Side Yard 7.5 m
 - iv) Rear Yard 7.5 m
- v) Maximum Lot Coverage Nitrate loading limit for the parcel, but no greater than 40 %
- vi) Minimum landscaped open space 30 %
- vii) Minimum width of landscaped open space strip abutting a front yard lot line, exterior side yard lot line and parking lot: 3m
- viii) Maximum Height 10.5 m
- ix) There shall be no building or structures shall be permitted within 70 m of the lot line abutting the lot line of a school, as it existed on June 30, 2021 and described as Parts 1 & 2 RP 7R3484, being part of the East Part of Lot 2, Concession 2 WHS and abutting the lot line for the residential lot known as Part of the East Part of Lot 1, Concession 2 WHS (Roll 209710).
- ix) Landscape strip having a minimum width of 6m shall be required along the drainage easement abutting the north lot line and any lot line abutting a residential use or zone.

4.10.4 EXCEPTIONS

5. Section 3.11, Uses Permitted In All Zones, amended by adding the following in section 3.11.1, Permitted Uses:
 - x) Stormwater infrastructure and facilities
6. Section 5, Definitions, is amended by adding and replacing the following definitions:

Service Shop (Non-Vehicle) shall mean a building devoted primarily to the repair or servicing of goods, commodities, articles or materials, but not the manufacturing of same.”

Commercial and Industrial School shall mean a school conducted for the purpose of teaching industrial related skills, business or trade school or any other specialized school for industrial or commercial sectors or industries

Research and Development Establishment shall mean a building or group of buildings

in which are located facilities for natural, physical or scientific research, investigation, testing, or experimentation, provided the uses do not generate harmful emissions or cause significant disturbance or other impacts which could detrimentally affect the adjacent educational and residential uses. but not No facilities shall be for the manufacture or sale of products, except as incidental to the main purpose of the laboratory

Nitrate Loading Limit – Any Permitted Use shall not exceed 1,150 liters, as calculated in the Ontario Building Code, per hectare of land that makes of the site containing the Permitted Use. For greater certainty, a lot size of one hectare shall not be eligible for a Building Permit or Permitted Use that is calculated to generate more than 1,150 litres of wastewater per day.

Water Usage Limit – is the calculation of the water limit capacity reflected as a maximum number of litres per lot area of the Parcel developed based on the Hydrogeology Report prepared by WSP as determine by the Ontario Building Code not to exceed 1,150L/ha.

7. Section 2.6.1 Business Park Holding Symbol is deleted and replaced with the following

2.6.1 Business Park Holding Symbol

No person shall, within any Business Park Gateway Exception Two (BP-G-2), Business Park Core (BP-C) or Business Park Transition (BP-T) Zone with a Holding Symbol, until the Holding Symbol (“H”) has been removed. The “Holding (H)” symbol may be removed when the following applicable requirements and conditions have been fulfilled;

- Final Plan of Subdivision or consent approval has been given or a part lot control by-law has been passed for the parcel upon which a use is proposed and the conditions of approval have been met;
- All required site services are available and have been approved and installed, or arrangements satisfactory for their installation have been made;
- The proposed end-use has been identified and an updated assessment provided to address **Provincial D-Series Guidelines** for Land Use Compatibility, including submitted studies related to noise, air, dust or odour as may be necessary, and the Township is satisfied that it is in conformity with the Official Plan and this By-law;
- An updated hydrogeological report, with the terms of reference to be approved by the Township in advance and addressing at a minimum, water taking volume calculation, water monitoring and nitrate loading has been provided to the satisfaction of the Township
- Updated Traffic Impact Study to confirm the recommendations and implementation of the TIS report for the subdivision, to the satisfaction of the Township and Ministry of Transportation;
- The studies, reports, plans and other supporting information required, as outlined in the Township’s Official Plan, have been submitted in a form acceptable to the Township;
- A building and Land Use permit has been obtained from the Ministry of Transportation, if applicable;
- Entrance approval for the proposed use has been obtained from the appropriate road authority;
- A site plan and a site plan agreement for the entire block or part of the block, has been executed by the owner and approved by the Township, including the granting of any required reserve blocks being registered for lots fronting on Highway 89.

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 ____ day of _____, 2026.

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JANET HORNER, MAYOR

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ROSEANN KNECHTEL, CLERK

SCHEDULE A

TO BY-LAW XX - 2026

Property Description

CON 2 W W PT LOT 1 RP 7R2940 PART 1 PART 2 RP 7R2651 PART 1
Township of Mulmur, in the County of Dufferin