

**THE CORPORATION OF THE TOWNSHIP OF MULMUR
BY-LAW NUMBER 2025-___**

“A By-law of the Corporation of the Township of Mulmur to amend Comprehensive Zoning By-law No. 28-18 by rezoning lands described as Part of Lot 11, Concession 7 from Countryside Area (A) and Environmental Protection (EP) to Environmental Protection (EP), Hamlet Residential with Exceptions 1-6 (HR-SP-1, HR-SP2, HR-SP-3, HR-SP4, HR-SP-5, HR-SP-6) and Open Space with Exceptions (OS-SP-7)“

WHEREAS the Council of The Corporation of the Township of Mulmur has received an application to rezone Part of Lot 11, Concession 7; and,

WHEREAS the Council of the Corporation of the Township of Mulmur have reviewed a recommendation to amend the Comprehensive Zoning By-law and has approved the recommendation; and,

WHEREAS authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Township of Mulmur the following:

1. Comprehensive Zoning By-law No. 28-18, is hereby further amended by rezoning those lands described as Part of Lot 11, Concession 7 from Countryside Area (A) and Environmental Protection (EP) to Environmental Protection (EP), Hamlet Residential with Exceptions 1-6 (HR-SP-1, HR-SP2, HR-SP-3, HR-SP4, HR-SP-5, HR-SP-6) and Open Space with Exceptions (OS-SP-7), as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of this By-law.
2. That notwithstanding the provisions of Section 4.5.2, on lands zoned HR-SP-1 the minimum lot area shall be 2,000 square metres.
3. That notwithstanding the provisions of Section 4.5.2, on lands zoned HR-SP-2 the minimum lot area shall be 2,000 square metres and the minimum lot frontage shall be 30m.
4. That in addition to the permitted uses of Section 4.5.1, on lands zoned HR-SP-3 (Block 45), a maximum of 8 semi-detached dwellings shall be permitted and notwithstanding the provisions of Section 4.5.2, the following provisions shall apply:
 - a. A maximum lot coverage of 25% shall be permitted
 - b. A maximum of 2 bedrooms per semi detached dwelling unit is permitted; and
 - c. A minimum of 2 parking spaces per unit shall be required (for the purposes of this bylaw, a garage shall be considered as a parking space).

5. That in addition to the permitted uses of Section 4.5.1, on lands zoned HR-SP-4 (Block 46), a maximum of 8 semi-detached dwellings shall be permitted and notwithstanding the provisions of Section 4.5.2, the following provisions shall apply:
 - a. a minimum rear yard setback of 5.9m shall be permitted
 - b. A maximum of 2 bedrooms per semi detached dwelling unit is permitted; and
 - c. A minimum of 2 parking spaces per unit shall be required (for the purposes of this bylaw, a garage shall be considered as a parking space).

6. That in addition to the permitted uses of Section 4.5.1, on lands zoned HR-SP-5 (Block 47), a maximum of 4 semi-detached dwellings shall be permitted and notwithstanding the provisions of Section 4.5.2, the following provisions shall apply:
 - a. A maximum lot coverage of 25% shall be permitted
 - b. a minimum lot area of 2,500 square metres shall be required
 - c. a minimum exterior side yard setback of 4m shall be permitted
 - d. a minimum exterior side yard setback of 4m to a sight triangle shall be permitted.
 - e. A maximum of 2 bedrooms per semi detached dwelling unit is permitted; and
 - f. A minimum of 2 parking spaces per unit shall be required (for the purposes of this bylaw, a garage shall be considered as a parking space).

7. That in addition to the permitted uses of Section 4.5.1, on lands zoned HR-SP-6 (Block 48), a maximum of 8 semi-detached dwellings shall be permitted and notwithstanding the provisions of Section 4.5.2, the following provisions shall apply:
 - a. A maximum lot coverage of 22% shall be permitted
 - b. A maximum of 2 bedrooms per semi detached dwelling unit is permitted; and
 - c. A minimum of 2 parking spaces per unit shall be required (for the purposes of this bylaw, a garage shall be considered as a parking space).

8. That notwithstanding the provisions of Section 4.13.2, on lands zoned OS-SP-7 (Blocks 49, 50, 51 & 52), the minimum lot frontage shall be 17 metres and the minimum lot area shall be 400 square metres.

9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this _____ day of _____ 2025.

THE CORPORATION OF THE TOWNSHIP OF MULMUR

MAYOR

CLERK