



## The Corporation of the Township of Mulmur

### By-law No. 13 - 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 the North West ¼ of Lot 4, Concession 7 EHS, Township of Mulmur, County of Dufferin (2460265 Ontario Inc).**

**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 No. 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** the Planner has deemed that the application is a complete application and the Clerk 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 rezoning lands, described as Part of the North West ¼ of Lot 4, Concession 7 EHS in the Township of Mulmur, from the Rural Commercial Exception Three (RC-3) zone to the Countryside (A) Zone and from the Countryside (A) Zone to the Rural Commercial Exception Three (RC-3) Zone for, as shown on Schedule "A" attached hereto and forming part of this By-law.
2. Section 4.3.3, Rural Commercial Exceptions of Zoning By-law No. 28-18, as amended, is hereby further amended by replacing section 4.3.3.3 Rural Commercial Exception Three (RC-3) Zone (Roll No. 1-13800) with the following:

Section 4.3.3.3 Rural Commercial Exception Three (RC-3) Zone (Roll No. 1-13800)

Notwithstanding the permitted uses of the Rural Commercial (RC) zone, which permits those uses listed in section 4.1.1 (Permitted Uses of the Countryside Area) and the provisions of section 3.8.3 On-Farm Diversified Uses, to the contrary, on lands zoned Rural Commercial Exception Three (RC-3) the following on-farm diversified, ag-related commercial and agri-tourism uses shall be permitted, including a garden market, grocery store, restaurant, farm education and similar uses, subject to the following provisions:

- maximum lot coverage permitted for on-farm diversified use shall be 9.5%.
- Agriculturally related tourism uses where the land continues to produce a viable crop or houses livestock, such as corn mazes, sunflower crops and livestock displays, shall be permitted outside of the lands zoned "Rural Commercial Exception Three (RC-3), but all public access areas shall maintain a minimum setback of 50m to any neighbouring dwelling.
- All development shall be subject to Site Plan Control.

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 15th day of April, 2026.

**Original Signed**

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TRACEY ATKINSON, PLANNER

**Original Signed**

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ROSEANN KNECHTEL, CLERK


## SCHEDULE A


TO BY-LAW NO. 13 - 2026

### Property Description

Part of the North West ¼ of Lot 4, Concession 7 E  
Township of Mulmur, in the County of Dufferin



 Lands to be zoned Rural Commercial Exception Three (RC-3)

 Lands to be zoned Countryside (A)