



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 Comprehensive Zoning By-Law for the Corporation of the Township of Mulmur with respect to Con 2 WHS PT LOT 1 RP 7R731 PT Part 4, Township of Mulmur, County of Dufferin (506195 Highway 89)

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 506195 Highway 89, Con 2 WHS PT LOT 1 RP 7R731 PT Part 4, in the Township of Mulmur, from the Business Park Gateway to the Business Park Gateway Exception Two (BP-G-2) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.
2. Section 4.10.4, Exceptions of Zoning By-law No. 28-18, as amended, is hereby further amended by adding the following:

4.10.4.2 Business Park Gateway Exception Two (BP-G-2) Zone (Roll No. 2-10520)

Notwithstanding the provisions of 4.10.1.1 permitted uses for the Business Park

Gateway (BP-G) Zone, to the contrary, the following additional uses shall be permitted:

- a) Child Care Facility
- b) Fitness Studio
- c) Tavern
- d) Grocery Store
- e) Automotive Detailing

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 29th day of July, 2026.

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Tracey Atkinson, Planner

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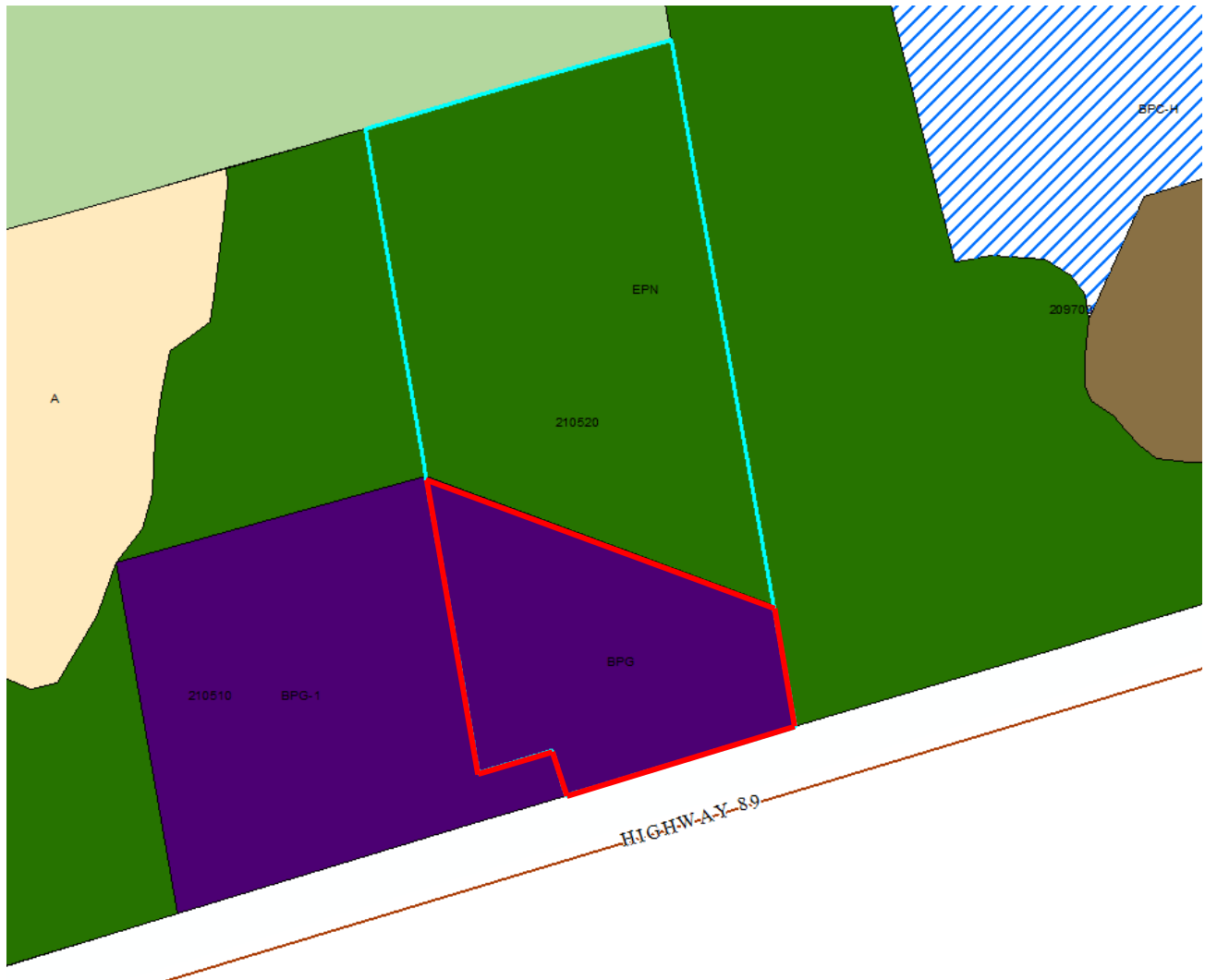
Roseann Knechtel, Clerk

SCHEDULE A

TO BY-LAW XX - 2026

Property Description

506195 Highway 89, Con 2 WHS PT LOT 1 RP 7R731 PT Part 4
Township of Mulmur, in the County of Dufferin



Lands to be zoned Business Park Gateway Two (BP-G-2)