

The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 34 of the Planning Act (1990) to consider an amendment to the Zoning By-law. The public meeting will be held in person and electronically at Mulmur Township Offices, 758070 2nd Line East on **October 13, 2026 at 10:00 a.m.** Visit www.mulmur.ca to obtain meeting details.

Purpose of the Amendment: To provide relief from the setback requirement of 20 meters to permit a detached 3-car garage to be constructed 9 meters from the exterior side yard.

Lands Affected: The Zoning By-law Amendment affects the lands described in the table and identified in the blue outline on the key map below.

ROLL NUMBER	221600000412430
STREET ADDRESS	838304 4 th Line E, Unit 2
LEGAL DESCRIPTION	CON 5 E W PT LOT 25 RP 7R456 PART 1



A copy of the proposed amendment is available for review at the municipal office during regular office hours. Anyone wishing to address the Township with respect to the proposal may do so at the public meeting. Persons unable to attend the public meeting may provide written comments up until the time of the public meeting. If you wish to be notified of the decision on the proposed application, you must make an oral or written request to the Township of Mulmur. If a person or public body does not make oral submissions at the public meeting or make written submissions to Mulmur Township before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Township of Mulmur to the Ontario Land Tribunal (OLT). Furthermore, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

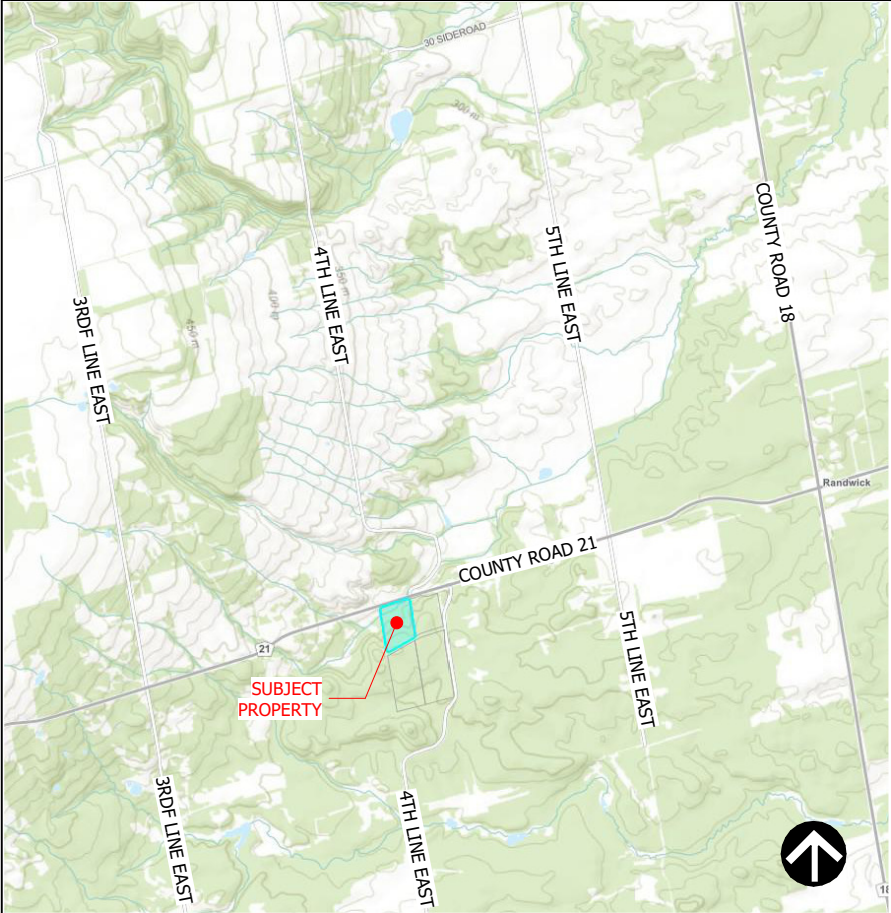
SITE PLAN

SCALE: 1 : 1500

ZONE INFORMATION AS PER ZONING BY LAW #28-18			
COUNTRYSIDE AREA (A)		STANDARDS	
	REQUIRED	PROVIDED	
FRONT YARD:	20 m	217.49 m	
WEST INTERIOR SIDE YARD:	6 m	68.97 m	
EAST INTERIOR SIDE YARD:	6 m	91.55 m	
EXTERIOR SIDE YARD:	20 m	10.01 m	
MAX. LOT COVERAGE:	10%	0.5%	
BUILDING HEIGHT (MAX.):	6 m	5.9 m	

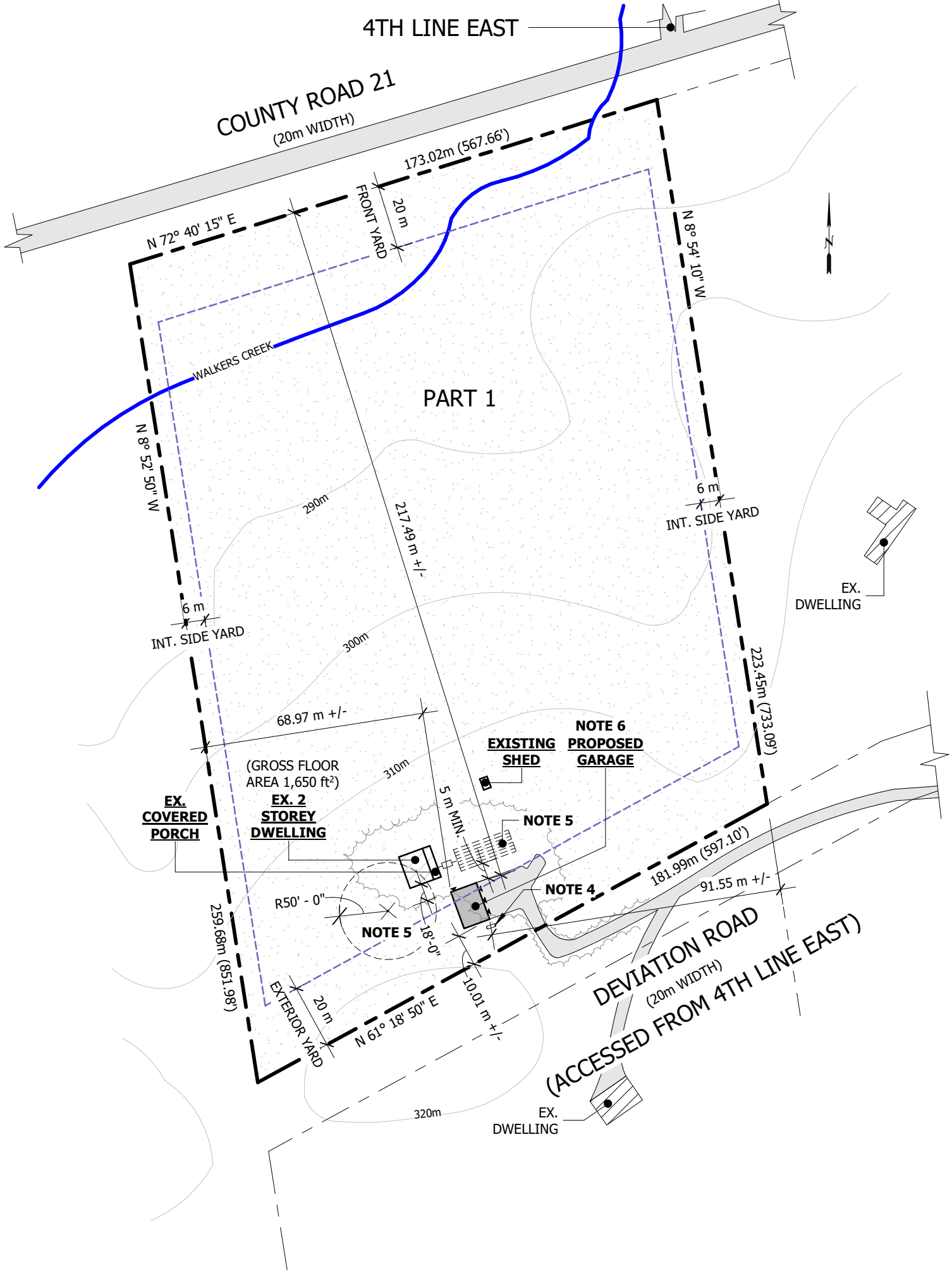
SITE INFORMATION		
BUILDING AREA		
EX. 2 STOREY DWELLING	82.1 m ²	0.2%
EX. COVERED PORCH	25.3 m ²	0.1%
EXISTING SHED	8.9 m ²	0.0%
PROPOSED GARAGE	104.1 m ²	0.3%
	220.3 m ²	0.5%
LANDSCAPING		
DRIVEWAY	257.7 m ²	0.6%
GRASS/ TREED AREA	40876.6 m ²	98.8%
	41134.3 m ²	99.5%
SURVEY SITE AREA:	41354.7 m ²	100.0%

- SITE PLAN NOTES:**
- 1) ENTIRE PROPERTY IS REGULATED BY THE NOTTAWASAGA VALLEY CONSERVATION AUTHORITY
 - 2) DOWNSPOUTS SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION
 - 3) THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES
 - 4) APPROX. LOCATION OF EX. PROPANE TANK TO REMAIN. PROPANE LINES TO BE REROUTED
 - 5) APPROX. LOCATION OF EX. SEPTIC SYSTEM & DRILLED WELL. PROPOSED GARAGE TO BE MIN. 5M FROM EX. SEPTIC BED
 - 6) REAR GARAGE FOUNDATION WALL TO RETAIN EXISTING GRADE AS IT RISES ABOVE THE PROPOSED FLOOR SLAB HEIGHT. SWALE TO BE PROVIDED DIRECTING WATER AROUND PROPOSED GARAGE. 3 TREES TO BE REMOVED & GENERATOR TO BE RELOCATED



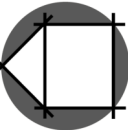
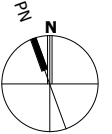
KEY MAP

nts



SITE PLAN

#	DATE(M/D/Y)	DESCRIPTION
2	05/04/26	ISSUED FOR ZBL AMENDMENT



BIG LEAGUE BLUEPRINTS
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Wesaga Beach, Ont. L9Z1V1
P: 705-306-8728
E: klayton_weston@hotmail.com
DRAWN BY:
KLW

CAROLYN LANE &
CHRISTOPHE DODD
838304 4TH LINE EAST
MULMUR, ONTARIO

CLIENT:

2026-05-04
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