



TOWNSHIP OF MULMUR COMPREHENSIVE ZONING BY-LAW NO. 28-18

OFFICE CONSOLIDATION DATE: May 3 2024

*USERS SHOULD CHECK WITH STAFF FOR ANY AMENDMENTS TO
THIS BY-LAW THAT HAVE BEEN PASSED SINCE THE ABOVE NOTED CONSOLIDATION DATE*

*THIS BY-LAW DOES NOT APPLY TO LANDS WITHIN THE NIAGARA ESCARPMENT PLAN. THIS DOCUMENT MAY BE
USED AS A GUIDE TO PROVIDE COMMENTS ON NEC APPLICATIONS.*

Provisions applying to Signs	Zone											
	Countryside Area (A)	Rural Residential	Hamlet Residential	Estate Residential	Rural Commercial	General Commercial	Business Park Gateway Core, Transition	Highway Commercial	Industrial	Recreational	Institutional	Open Space
Maximum total number of signs	2	2	1	1	1	1	1	1	1	2	1	1
Maximum face areas of a sign accessory to and providing advertising or identification in relation to the property or a land uses in Mulmur, unless otherwise specified. (m ²)	3	3	1	1	3	3	3	3	3	3	3	3
Sign shall maintain a minimum setback of 4 m to all lot lines and shall be permitted in the front yard.												
No sign shall be illuminated.												

3.2.4 Temporary accessory uses and structures during Construction

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Township on the lot so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 30 consecutive days and/or the failure to maintain a current building permit.

Note: By-law 09-2022, as amended or replaced, regulates sign on the Municipal Right-of-way. County Roads are regulated by the County of Dufferin. MTO setbacks apply to Highway 89.

3.2.6 Swimming Pools and Fences

Regulations pertaining to pools and pool fences are contained in the Township's fence by-law, as amended. No swimming pool, water circulating, or pumping equipment shall be located within 1.5 metres to any lot line.

3.3 ADDITIONAL DWELLING UNITS

Except as permitted in this By-law, no more than one dwelling unit shall be permitted on any lot. Where permitted in this By-law, the following shall apply:

3.3.1 Water and Sewage Services Required

No person shall erect or use a building or structure for a residential use on any lands unless approved sewage disposal and water supply services are available to the lot.

3.3.2 Detached Additional Single Dwellings

Where an additional detached single dwelling is permitted, such dwelling shall comply with the following provisions:

- i) Minimum lot size shall be 2.0 ha.

- ii) The gross floor area of the additional single dwelling shall be no more than 50% of the gross floor area of the principal single detached dwelling, and no more than 80 m², and shall not exceed the lot coverage for all accessory structures in subsection 3.2.3.
- iii) A maximum of one detached additional single dwelling unit shall be permitted

3.3.3 Attached Additional Dwelling Unit

Where an attached additional dwelling unit is permitted, the following provisions shall apply;

- i) Minimum lot size shall be in accordance with section 3.10.2.3, Existing Undersized Lots of Record.
- ii) Water and septic services shall be adequately sized to allow for the accessory dwelling unit
- iii) Accessory dwelling unit and main dwelling shall be attached either through a common ceiling/floor or wall having a minimum face area of 12 m². A common breezeway or any other form of roof connection or hallway shall not be considered attached.
- iv) A maximum of one attached additional single dwelling unit shall be permitted..

3.3.4 Temporary Dwelling Unit

A *Garden suite* or *mobile home* may be permitted as a temporary use in all zones that permit a *single detached dwelling* provided that:

- ;
- i) the lot has sufficient sewage and water services to accommodate the unit;
- ii) the unit has a maximum gross floor area of 80 sq m;
- iii) there is an agreement between the owner and Township that provides for the removal of the building in accordance with the provision of the agreement and when it is no longer required for the purpose for which it was permitted; and
- iv) there is not already a detached additional dwelling unit on the lot.

3.3.7 Habitation in Camping Trailers and Recreational Vehicles

Except as may be permitted by this by-law, the use of a *recreational vehicle*, travel trailer, motor home, *mobile home*, truck camper, camper trailer or similar transportable unit such as a converted school or transit bus, for any residential purpose, whether permanently or on a temporary, intermittent or occasional basis, is prohibited.

3.3.8 Temporary Trailer Habitation during Dwelling Construction

The placement of one motor home, travel trailer or camper for the purpose of providing temporary accommodation for an owner and the immediate family of an owner of a lot upon which a principal dwelling unit is being constructed may be permitted while the dwelling is being constructed, subject to:

- i) water and sewage services being provided in accordance with the requirements of the Dufferin County Building Department;
- ii) the unit being approved, and suitable for human habitation, and equipped with smoke detector(s);
- iii) the unit being removed on or before nine months following the date of issuance of the building permit for the principal dwelling by the Dufferin County Building Department.

3.3.9 Dwelling Units in Non-Residential Buildings

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith, and without limiting the generality of the foregoing, a

dwelling unit shall not be permitted within a building used for a motor vehicle service station, a *motor vehicle repair garage*, a *motor vehicle body shop* or a marine service shop. Where an accessory attached dwelling unit is permitted to be located within non-residential building, such dwelling unit shall be located behind or above the non-residential use.

3.3.10 Minimum Gross Floor Area of Dwelling Units

Unless otherwise specifically permitted by this by-law, a dwelling unit shall have a minimum gross floor area of 110 sq m, and a minimum combined gross floor area, if more than one storey, of 140 sq m. Basement floor space shall not be permitted to form part of this minimum gross floor area requirement unless the ground level on the exterior of the dwelling is at or below the grade of the basement floor and there is a walk-out or entrance from the exterior to that level of the structure, in which case the area that is considered habitable floor space may be included, but not more than 50 percent of the gross floor area on that level.

Where permitted, a detached unit accessory to a principal non-residential permitted use shall have a minimum building floor area of 110 sq m and an apartment unit accessory to a principal non-residential permitted use shall have a minimum building floor area of 90 sq m.

3.4 ENCROACHMENTS AND HEIGHT EXCEPTIONS

The following buildings, structures and fixtures shall be permitted to encroach into the required minimum yard requirement in accordance with the following:

Building, Structures & Fixtures	Permitted Encroachment
drop awnings, clothes poles, garden trellises, retaining walls less than 1.0 m above the average finished grade, fences, signs or similar uses which comply with the By-laws of the Township	In any required interior, side or rear yard
satellite antennas less than 1.0m in diameter	Zero setback
unenclosed fire escapes	1.5m into a rear yard
decks, steps, balconies and patios with a floor height less than 1.0m above finished grade	a maximum distance of 2.0m but shall not be closer than 1.5m to any lot line
sills, chimneys, cornices, eaves, gutters, parapets, pilasters, windows or other ornamental structures	may project into any required yard a maximum distance of 0.6 m
silo, church spire, belfry, flag pole, clock tower, chimney, water tank, <i>non-commercial wind turbine</i> , windmill, radio or television tower or antenna, air conditioner duct, grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment	No maximum height
<i>Non-commercial Wind Turbine</i>	Maximum height shall be 50% of the distance achieved between the base of the turbine and the closest lot line, and in no instance shall the hub height be greater than 36m
<i>Non-commercial Solar Panel</i>	Permitted in all yards except the front and exterior side yards but must maintain a minimum side yard and rear yard setback of 1.5m