



**CORPORATION OF THE TOWNSHIP OF MULMUR
PUBLIC MEETING FOR A PROPOSED PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
SUB02-2021 & Z11-2021 (ARMSTRONG)**

The Corporation of the Township of Mulmur will hold a Public Meeting pursuant to Sections 34 and 51 of the Planning Act (1990) to consider an amendment to the Zoning By-law and a Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of 1000062217 ONTARIO INC.

MEETING DETAILS

Date and Time: May 1, 2024 at 9:30 a.m.

In-Person Meeting Location: Mulmur Township Offices, located at 758070 2nd Line East

Phone Connection: 1 647 374 4685 Canada / 1 647 558 0588 Canada

Video Connection: <https://us02web.zoom.us/j/84829988171>

Meeting ID: 848 2998 8171

PURPOSE: The draft plan of subdivision proposes 43 lots for single detached dwellings, 4 blocks for approximately 28 semi-detached units and an environmentally protected area along the creek and forested areas. A park is proposed north of the residential area.

The proposed Zoning By-law Amendment is to implement the Subdivision, by establishing the areas to be developed for Hamlet Residential, Environmental Protection and Open Space. It would provide minimum lot sizes and maximum number of bedrooms to reflect engineering studies for sewage servicing. The site-specific zoning would also provide specific setbacks and lot provisions, such as parking requirements, lot coverage and frontage.

Background studies, drawings and the full applications are available at the municipal office during regular office hours and on the website at: <https://mulmur.ca/build/current-proposals/sub02-2021-armstrong-lands-mansfield>

LANDS AFFECTED: The applications affect 937045 Airport Road, being part of Lot 11, Concession 7 identified on the reverse. These lands have an area of approximately 21.5 ha and are located at the North-east corner of County Road 17 and County Road 18 (Airport Road).

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. 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.

A note about information you may submit to the Township: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township website, and/or made available to the public upon request.



**DRAFT PLAN OF SUBDIVISION
ARMSTRONG ESTATES
OF MANSFIELD**

Prepared by: **IPS**
 Planning & Surveying
 10000 North Loop West, Suite 1000
 Houston, Texas 77037
 Phone: 281.465.1100
 Fax: 281.465.1101



- SUBJECT LANDS - 21 EFTVA
- 63% SETBACK FROM TOP-OF-SWAK
- LAND USE CORRELATES

| LOT NO. | AREA (SQ. FT.) | AREA (AC.) | AREA (%) |
|---------|----------------|------------|----------|
| LOT 1 | 1,412 | 0.032 | 0.07 |
| LOT 2 | 1,412 | 0.032 | 0.07 |
| LOT 3 | 1,412 | 0.032 | 0.07 |
| LOT 4 | 1,412 | 0.032 | 0.07 |
| LOT 5 | 1,412 | 0.032 | 0.07 |
| LOT 6 | 1,412 | 0.032 | 0.07 |
| LOT 7 | 1,412 | 0.032 | 0.07 |
| LOT 8 | 1,412 | 0.032 | 0.07 |
| LOT 9 | 1,412 | 0.032 | 0.07 |
| LOT 10 | 1,412 | 0.032 | 0.07 |
| LOT 11 | 1,412 | 0.032 | 0.07 |
| LOT 12 | 1,412 | 0.032 | 0.07 |
| LOT 13 | 1,412 | 0.032 | 0.07 |
| LOT 14 | 1,412 | 0.032 | 0.07 |
| LOT 15 | 1,412 | 0.032 | 0.07 |
| LOT 16 | 1,412 | 0.032 | 0.07 |
| LOT 17 | 1,412 | 0.032 | 0.07 |
| LOT 18 | 1,412 | 0.032 | 0.07 |
| LOT 19 | 1,412 | 0.032 | 0.07 |
| LOT 20 | 1,412 | 0.032 | 0.07 |
| LOT 21 | 1,412 | 0.032 | 0.07 |
| LOT 22 | 1,412 | 0.032 | 0.07 |
| LOT 23 | 1,412 | 0.032 | 0.07 |
| LOT 24 | 1,412 | 0.032 | 0.07 |
| LOT 25 | 1,412 | 0.032 | 0.07 |
| LOT 26 | 1,412 | 0.032 | 0.07 |
| LOT 27 | 1,412 | 0.032 | 0.07 |
| LOT 28 | 1,412 | 0.032 | 0.07 |
| LOT 29 | 1,412 | 0.032 | 0.07 |
| LOT 30 | 1,412 | 0.032 | 0.07 |
| LOT 31 | 1,412 | 0.032 | 0.07 |
| LOT 32 | 1,412 | 0.032 | 0.07 |
| LOT 33 | 1,412 | 0.032 | 0.07 |
| LOT 34 | 1,412 | 0.032 | 0.07 |
| LOT 35 | 1,412 | 0.032 | 0.07 |
| LOT 36 | 1,412 | 0.032 | 0.07 |
| LOT 37 | 1,412 | 0.032 | 0.07 |
| LOT 38 | 1,412 | 0.032 | 0.07 |
| LOT 39 | 1,412 | 0.032 | 0.07 |
| LOT 40 | 1,412 | 0.032 | 0.07 |
| LOT 41 | 1,412 | 0.032 | 0.07 |
| LOT 42 | 1,412 | 0.032 | 0.07 |
| LOT 43 | 1,412 | 0.032 | 0.07 |
| LOT 44 | 1,412 | 0.032 | 0.07 |
| LOT 45 | 1,412 | 0.032 | 0.07 |
| LOT 46 | 1,412 | 0.032 | 0.07 |
| LOT 47 | 1,412 | 0.032 | 0.07 |
| LOT 48 | 1,412 | 0.032 | 0.07 |
| LOT 49 | 1,412 | 0.032 | 0.07 |
| LOT 50 | 1,412 | 0.032 | 0.07 |
| LOT 51 | 1,412 | 0.032 | 0.07 |
| LOT 52 | 1,412 | 0.032 | 0.07 |
| LOT 53 | 1,412 | 0.032 | 0.07 |
| LOT 54 | 1,412 | 0.032 | 0.07 |
| LOT 55 | 1,412 | 0.032 | 0.07 |
| LOT 56 | 1,412 | 0.032 | 0.07 |
| LOT 57 | 1,412 | 0.032 | 0.07 |
| LOT 58 | 1,412 | 0.032 | 0.07 |
| LOT 59 | 1,412 | 0.032 | 0.07 |
| LOT 60 | 1,412 | 0.032 | 0.07 |
| LOT 61 | 1,412 | 0.032 | 0.07 |
| LOT 62 | 1,412 | 0.032 | 0.07 |
| LOT 63 | 1,412 | 0.032 | 0.07 |
| LOT 64 | 1,412 | 0.032 | 0.07 |
| LOT 65 | 1,412 | 0.032 | 0.07 |
| LOT 66 | 1,412 | 0.032 | 0.07 |
| LOT 67 | 1,412 | 0.032 | 0.07 |
| LOT 68 | 1,412 | 0.032 | 0.07 |
| LOT 69 | 1,412 | 0.032 | 0.07 |
| LOT 70 | 1,412 | 0.032 | 0.07 |
| LOT 71 | 1,412 | 0.032 | 0.07 |
| LOT 72 | 1,412 | 0.032 | 0.07 |
| LOT 73 | 1,412 | 0.032 | 0.07 |
| LOT 74 | 1,412 | 0.032 | 0.07 |
| LOT 75 | 1,412 | 0.032 | 0.07 |
| LOT 76 | 1,412 | 0.032 | 0.07 |
| LOT 77 | 1,412 | 0.032 | 0.07 |
| LOT 78 | 1,412 | 0.032 | 0.07 |
| LOT 79 | 1,412 | 0.032 | 0.07 |
| LOT 80 | 1,412 | 0.032 | 0.07 |
| LOT 81 | 1,412 | 0.032 | 0.07 |
| LOT 82 | 1,412 | 0.032 | 0.07 |
| LOT 83 | 1,412 | 0.032 | 0.07 |
| LOT 84 | 1,412 | 0.032 | 0.07 |
| LOT 85 | 1,412 | 0.032 | 0.07 |
| LOT 86 | 1,412 | 0.032 | 0.07 |
| LOT 87 | 1,412 | 0.032 | 0.07 |
| LOT 88 | 1,412 | 0.032 | 0.07 |
| LOT 89 | 1,412 | 0.032 | 0.07 |
| LOT 90 | 1,412 | 0.032 | 0.07 |
| LOT 91 | 1,412 | 0.032 | 0.07 |
| LOT 92 | 1,412 | 0.032 | 0.07 |
| LOT 93 | 1,412 | 0.032 | 0.07 |
| LOT 94 | 1,412 | 0.032 | 0.07 |
| LOT 95 | 1,412 | 0.032 | 0.07 |
| LOT 96 | 1,412 | 0.032 | 0.07 |
| LOT 97 | 1,412 | 0.032 | 0.07 |
| LOT 98 | 1,412 | 0.032 | 0.07 |
| LOT 99 | 1,412 | 0.032 | 0.07 |
| LOT 100 | 1,412 | 0.032 | 0.07 |

GENERAL NOTES:
 1. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.
 2. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE STATE OF TEXAS.
 3. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.
 4. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.
 5. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE STATE OF TEXAS.
 6. THE PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.

LEGEND:
 1. SUBJECT LANDS - 21 EFTVA
 2. 63% SETBACK FROM TOP-OF-SWAK
 3. LAND USE CORRELATES

DATE: August 13, 2021
BY: [Signature]
FOR: [Signature]

PROJECT: ARMSTRONG ESTATES OF MANSFIELD
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

SCALE: 1" = 40' (AS SHOWN)
DATE: August 13, 2021
BY: [Signature]
FOR: [Signature]

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