



Committee of Adjustment Agenda August 5, 2026 – 9:00 AM

Meeting Details

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

1.0 Call to Order

2.0 Land Acknowledgement

3.0 Approval of the Agenda

Recommendation: That the agenda be approved.

4.0 Minutes of the Previous Meeting

Recommendation: That the minutes of May 6, 2026 are approved.

5.0 Disclosure Of Pecuniary Interests

6.0 Applications

6.1 B02-2026

Recommendation: That application B02-2026 be approved subject to receiving public and agency comments.

6.2 B03-2026

Recommendation: That application B03-2026 be approved subject to receiving public and agency comments.

7.0 Adjournment

Recommendation: That the Committee adjourns the meeting at _____ to meet again at the call of the Chair.



Committee of Adjustment Minutes May 5, 2026 – 9:00 AM

Present: Janet Horner, Chair
Patricia Clark
Andrew Cunningham
Kim Lyon
Tracey Atkinson – CAO/Planner
Roseann Knechtel – Clerk/Planning Coordinator

Absent: Earl Hawkins

1.0 Call To Order

The Chair called the meeting to order at 9:01 a.m.

2.0 Land Acknowledgement

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 Approval of the Agenda

Moved by Cunningham and Seconded by Lyon

That the agenda be approved.

Carried.

4.0 Minutes of the Previous Meeting

Moved by Clark and Seconded by Cunningham

That the minutes of December 3, 2025 are approved.

Carried.

5.0 Disclosure Of Pecuniary Interests - None

6.0 Applications

6.1 B01-2026

Planner Tracey Atkinson provided an overview of the application, describing the purpose of the easement and the draft conditions of consent.

Public Comments:

Steven Middleton inquired if weather changes were impacting the need for irrigation. The Applicant confirmed that economics/potential loss of profits is the driving factor behind the application, but confirmed that the weather has changed dramatically over his years of farming

The Applicant was in attendance to answer any questions and provided information on irrigation reporting and the historical agricultural practices on the farm to date.

Council sought clarification on amending the period for inspection to 12 months and confirmed the location of the easement.

Moved by Cunningham and Seconded by Lyon

That Application No. B01-2026 submitted by Tupling Farms Ltd. for an easement to provide access 2nd Line West between 598408 2nd Line West (R#6-19300) and 598409 2nd Line West (R#6-10900) be approved subject to the following:

- That the easement applies to an approximate area of 5 metres by 20 meters (0.02 acres) located across 2nd Line West, approximately 610 metres north of the intersection of County Road 21 and extending between 598408 2nd Line West (R#6-19300) and 598409 2nd Line West (R#6-10900).
- That the language of the new easement is to the Township solicitor's satisfaction at the cost of the applicant.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being May 6, 2028 less two weeks for processing for review and approval.
- That a simple schematic drawing/pre-construction drawing be provided to the Township prior to construction showing pipe depth, size, material and proposed location of isolation valves.
- That the Owner provide a security in the amount of \$5,000.00, to be returned following a 12-month inspection to the satisfaction of the Township.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places.
- Parkland: That parkland, or cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.

Carried.

7.0 Adjournment

Moved by Lyon and Seconded by Cunningham

That the Committee adjourns the meeting at 9:14 a.m. to meet again at the call of the Chair.

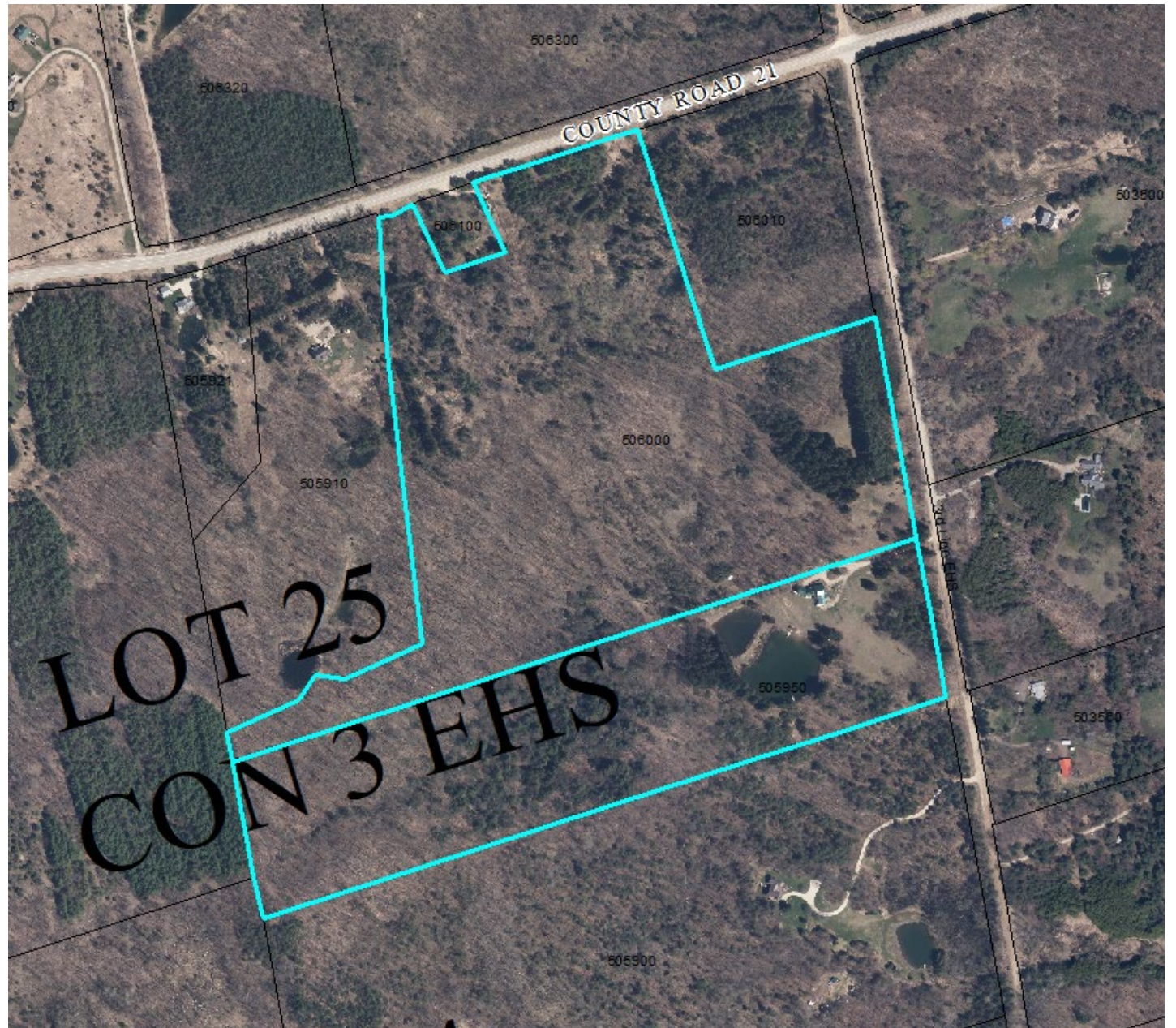
Carried.

Chair

Secretary



2023 AERIAL IMAGEREY

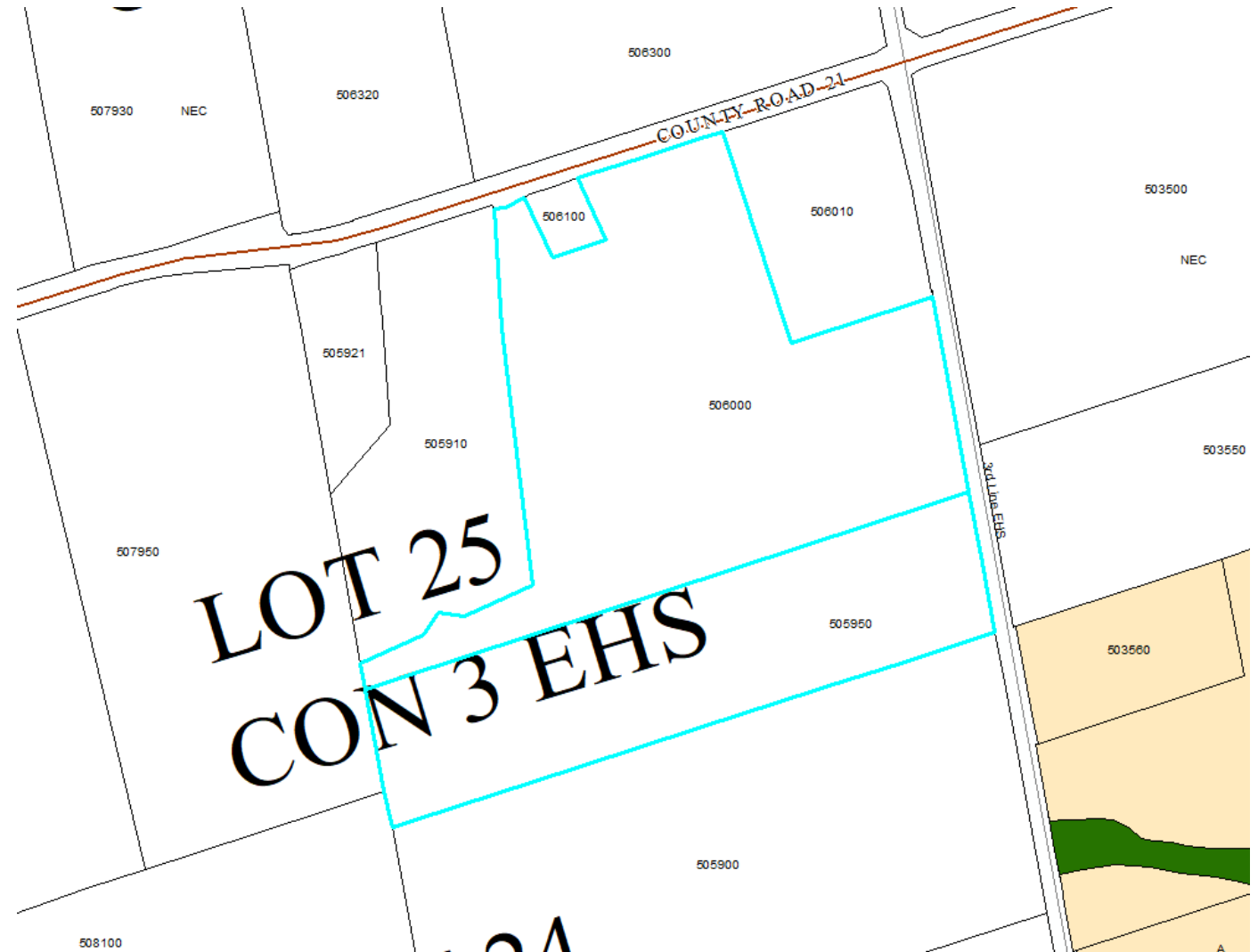


PROPOSED BOUNDARY ADJUSTMENT



Niagara Escarpment – Protected Area

This property is located in the Niagara Escarpment and therefore falls outside of municipal zoning.



AGENCY COMMENTS

Written comments received from:

- Dufferin County
- NVCA

Verbal comments received from NEC

PUBLIC COMMENTS

- No written comments were received from members of the public at the time of creating this presentation.



DECISION OF COUNCIL WITH REASONS
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

FILE NO. B02-2026 Boundary Adjustment RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on August 5, 2026:

That Application No. B02-2026 submitted by Christopher Sexton for a boundary adjustment between 798248 3rd Line (R# 5-05950) and CON 3E PT LOT 25 PLAN 87 LTS 7,8 PT LOTS 4,5,6 STREET BLK B & RES DESC INC RP7R4988 PARTS 1,4,6,10,19,21,23 (R#5-06000) be approved subject to the following:

- That the consent applies to a boundary adjustment of approximately 4.73 ha (11.7 acres) when rounded to two decimal places from CON 3E PT LOT 25 PLAN 87 LTS 7,8 PT LOTS 4,5,6 STREET BLK B & RES DESC INC RP7R4988 PARTS 1,4,6,10,19,21,23 (R# 5-06000) to CON 3 E E PT LOT 25 RP 7R1433 PART 1 798248 3RD LINE MULMUR (798248 3rd Line E / R# 5-05950).
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being August 5, 2028 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- The severed parcel shall be subject to Section 50(3) of the Planning Act, as applicable.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places.
- The solicitor for the owner shall provide an Acknowledgement and Direction, with the draft transfer in preparation attached, for signature by the signing officers for the municipality, including authorization to permit electronic registration of the transfer. The solicitor shall prepare an undertaking to transfer said road widening to the Township within 30 days of the completion
- Road Widening: The applicant shall, at his/her own expense, convey to the Municipality a road widening being 3.05 m, along the frontage of 3rd Line EHS, fronting the properties of Roll# 5-06000 and Roll# 5-05950, to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Municipality, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate

CERTIFICATION
(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))

I, **Roseann Knechtel**, Clerk of the Township of Mulmur, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Mulmur with respect to the application recorded herein.

.....
Roseann Knechtel, Clerk, Township of Mulmur

NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)

The applicant, the Minister, or any other person who has an interest in this matter may, within twenty (20) days of the date of this notice, appeal to the Ontario Land Tribunal against the decision of the Committee by serving personally or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal along with Appellant Form (A1) available from the Township office or from the OLT website at www.olto.gov.on.ca setting out the objection to the decision and the reasons for the objection and accompanied by the fee of \$300.00 payable by certified cheque or money order to the MINISTER OF FINANCE as prescribed by the Ontario Land Tribunal as payable on an appeal from a Committee of Adjustment to the Board.



DECISION OF COUNCIL WITH REASONS

(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Infrastructure.

- Conveyance of any road widening required by the County of Dufferin
- The registered owner shall obtain, from the Municipality or County of Dufferin, any required entrance approvals.
- An emergency number shall be installed at each entrance of a retained lot as per County Regulations, to the satisfaction of the County of Dufferin.
- That a permit shall be acquired from the Niagara Escarpment Commission if required.
- Parkland: Cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.
- Taxes: Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.

Reason: Any public comments, if applicable were addressed, as indicated in the minutes. The approval of the application conforms to the Township's Official Plan with the proposed conditions.

CERTIFICATION

(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))

I, **Roseann Knechtel**, Clerk of the Township of Mulmur, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Mulmur with respect to the application recorded herein.

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Notice of Complete Application and Public Meeting
File #: B02-2026

Township of Mulmur Committee of Adjustment will hold a public meeting under section 53 (5) of the *Planning Act, R.S.O.1990 c.P.13*, as amended. The meeting may be attended in person or electronically.

Meeting Details

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

Meeting Date and Time: August 5, 2026 at 9:00 AM

Application Number: B02-2026

Applicant: Chris Sexton

Locations: 798248 3rd Line East (R#5-05950) / CON 3E PT LOT 25 PLAN 87 LTS 7,8 PT LOTS 4,5,6 STREET BLK B & RES DESC INC RP7R4988 PARTS 1,4,6,10,19,21,23 (R#5-06000)

Purpose: Boundary adjustment of approximately 4.729 ha being taken from R#5-056000 and added to R#5-05950.

NOTE: If a person or public body that files an appeal of a decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent does not make written submissions to the Township of Mulmur Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent, you must make a written request to the Township of Mulmur Committee of Adjustment.

See map on reverse for illustration purposes only. This is not a plan of survey. A digital version is available by email.



Additional information is available for public inspection by request.
Tracey Atkinson, Planner: 705-466-3341x222 | planning@mulmur.ca
Dated: February 26, 2025



Date: July 27, 2026

To: Township of Mulmur

Re: Consent Application – B02-2026 – 798248 3rd Line East

Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2026-07-07. The request for comments was circulated to the following department(s):

1. [Building Services](#)
2. [Planning and Development](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, consisting of the letters 'A' and 'S' in a cursive style.

Aneil Sihota, RPP Candidate Member
Junior Planner
Phone 519-941-2816 Ext. 2517
asihota@dufferincounty.ca



Date: July 24, 2026

From: Building Services

Building Services has reviewed this application and has no concerns or comments.

Regards,

A handwritten signature in black ink, appearing to read 'Km', is positioned above the typed name.

Kristina Millar, Plans Examiner, CBCO,
Development and Tourism, County of Dufferin

Phone: 519.941.2816 x 2710
kmillar@dufferincounty.ca

Date: July 16, 2026

From: Planning Division

The planning division has reviewed the consent application and has the following comments:

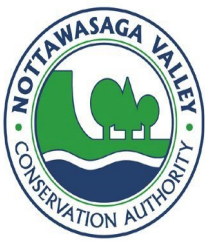
- The subject lands are located in the Niagara Escarpment Plan Area and, as such, the County Official Plan does not designate the subject lands. Instead, the lands are identified as being under the Niagara Escarpment Plan planning division and, therefore, the planning division will defer to that agency for comments on land use.
- The subject lands do entail several natural heritage features – *woodlands* and *watercourses*. Given that there is no development or site alteration occurring as part of this application, the planning division has no concerns as it pertains to impacts on those critical natural heritage features.
- The planning division will request that the map of the proposed boundary adjustment be circulated to the County. This was not included as part of the Notice circulated to the County of Dufferin.

Given the above, the planning division has no concerns with the proposed consent application as it is currently presented.

Best regards,



Liam Morgan, MCIP, RPP
Manager of Planning
Phone: 519-941-2816 Ext. 2511
lmorgan@dufferincounty.ca



Nottawasaga Valley
Conservation Authority

July 29th , 2026

SENT BY EMAIL
planning@mulmur.ca

**ATTN: Committee of Adjustment,
Tracey Atkinson, Planner**

Township of Mulmur
758070 2nd Line East,
Mulmur, Ontario

Dear Tracey,

**RE: Application for Consent
798248 3rd Line East, Mulmur
Town File No. B02-2026
NVCA ID#60510**

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the consent application that proposes a Boundary adjustment of approximately 4.729 ha being taken from R#5-056000 and added to R#5-05950.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Notice of Complete Application
- Applicant's Boundary Adjustment Sketch

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding Natural Hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Mulmur.

Ontario Regulation 41/24

The subject property is located within an area governed by Ontario Regulation 41/24 for the following features:

- Erosion/meander and flooding associated with a watercourse, and the associated allowance.

Permits are required from the NVCA prior to construction or grading on regulated portions of this property. Please see attached NVCA Mapping for reference.

Natural Hazards – Statutory and Regulatory Comments

1. NVCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.1 and 5.2 of the Provincial Policy Statement (PPS). Policies contained within the PPS state that development shall be directed away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.
2. A lot boundary adjustment is not defined as development within the PPS so long as no change of use and no development within a natural hazard are being proposed.

Accordingly, NVCA is of the opinion that the proposal, as submitted, is consistent with Section 5.2 of the PPS.

3. NVCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands.

In Conclusion

Based on our review of the submitted information in support of this application, the proposal is consistent with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this Consent application, with the condition the NVCA Consent letter of approval fee of **\$110** be paid in full, please see NVCA fee schedule for reference: <https://www.nvca.on.ca/planning-permits/permit-fees/>.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you require any further information, please feel free to contact the undersigned at pgill@nvca.on.ca



Pearl Neelam Gill
Planner I



NVCA Maps_ 798248 3rd Line East, Mulmur[29-JUL-2026]



29-Jul-2026



Legend

- Jurisdiction Boundary
- Lots and Concessions
- Street Number Labels
- Parcel Boundaries
- Flood Hazard
- Slope Erosion Hazard
- Meander Erosion Hazard
- Regulated Extent
- Major Roads
 - Major Highway
 - Highway
 - Major Road
- Local Roads
 - Streets and Small Roads
 - Unclassified
- River / Stream

Nottawasaga Valley Conservation Authority

8195 8th Line
Utopia, ON L0M 1T0
www.nvca.on.ca

0 75 150 300 m

1 : 7500

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of the information displayed in this map product are strongly cautioned to verify all information before making any decisions. © 2024~ Reproduction of this map is prohibited without written permission from the Nottawasaga Valley Conservation Authority.



Application Number: B02-2026

Property Address: 798248 3rd Line East

Meeting Date: August 5, 2026

The Infrastructure Department has reviewed the application for a boundary adjustment affecting the subject property located at 798248 3rd Line East

- Road access and Traffic

The property has frontage onto County Road 21, with upper tier municipality responsibility and 3rd Line under Township responsibility. No changes are expected with road access for the retained lands. Should the lands to the south being added require road access to 3rd Line East, a driveway entrance will be applied for in the future. The property line on 3rd Line East should be cleared of any dead trees that have the potential to fall on the roadway or public road allowance.

- Municipal Servicing

The enlarged northern lot will be serviced by a private well and septic system should there be a rural residence. The applicant is expected to engage the County of Dufferin Building Services division at the appropriate time. The southern lot is developed with a house.

- Stormwater Management

Existing drainage patterns and municipal drainage works shall be maintained unless otherwise approved by the Municipality. A Stormwater Management Report may be required as part of any future Site Plan Approval or development application process.

- Further comments

Given that there is no additional municipal infrastructure in the vicinity of the subject lands there are no additional issues to be raised at this time.

Recommended Conditions of Approval:

- Road Widening. The owner at his/her own expense convey to the Municipality a road widening being 3.05 m to along the frontage of the property to meet the requirements of the Township for road widening as well as any land between the traveled road and the municipal road allowance. Surveys are to be submitted to the Municipality for review prior to registration. Deeds are to be submitted to the



Municipality for review an approval, accompanied by a solicitors certificate indicating that the title is free and clear of encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing the survey to determine the amount of road widening required.

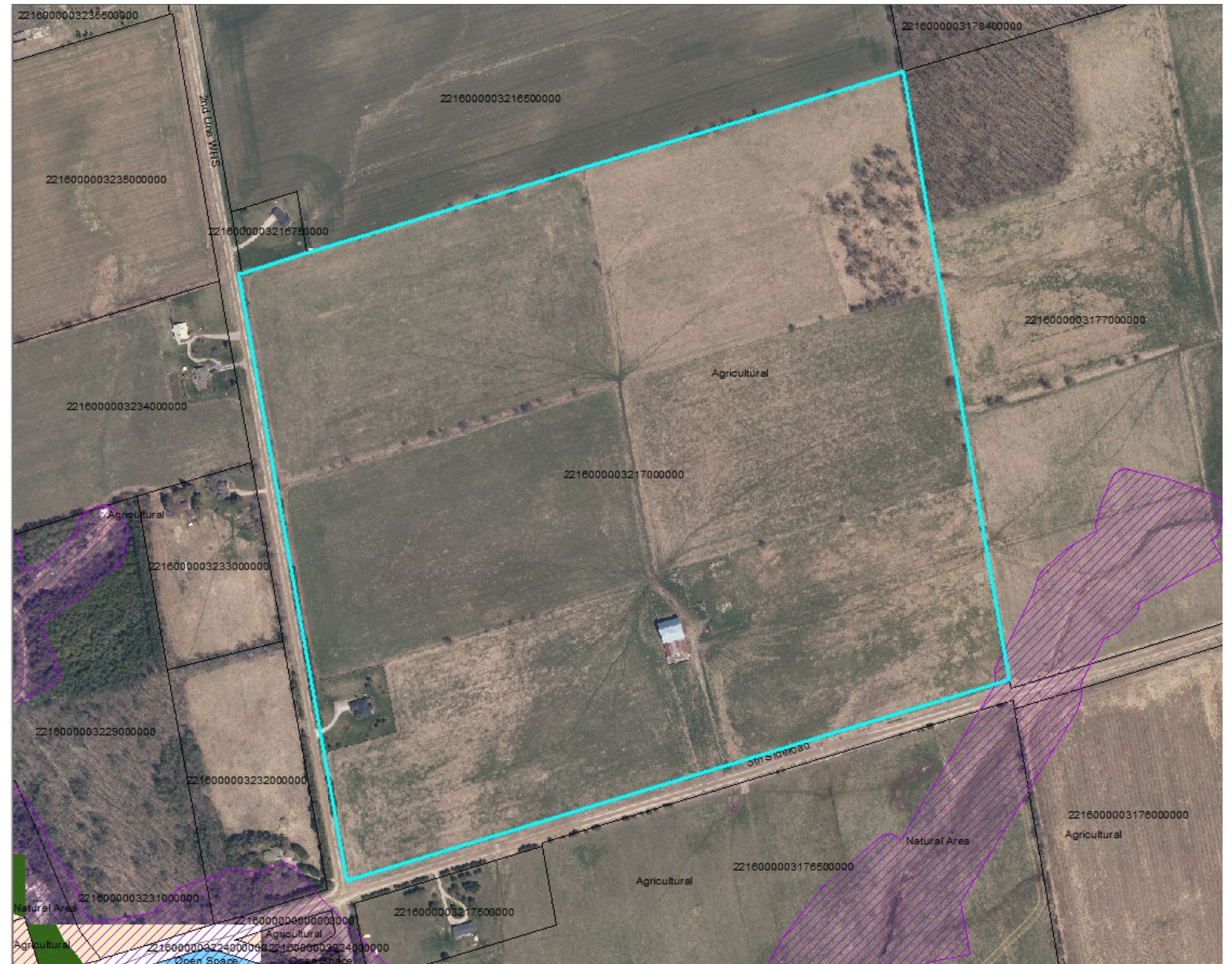
- Dead tree removal, All diseased and dead trees shall be relocated to the satisfaction of the Director of Infrastructure.

No objection to the proposed boundary adjustment provided the issues noted above are addressed.

Respectfully submitted
Chris Wolnik
Director of Infrastructure
July 9, 2026



2023 AERIAL IMAGEREY



PROPOSED SEVERANCE



OFFICIAL PLAN DESIGNATION: Agricultural

-  Agricultural
-  Business Park Core
-  Open Space Recreation
-  Open Space
-  Hamlet
-  Business Park Gateway
-  Business Park Transition
-  Agricultural Special Policy Area One
-  Rural
-  Rural Special Policy Area One
-  Natural Area
-  Community
-  Hamlet Residential
-  Estate Residential
-  Estate Residential Special Policy Area One



ZONING: Countryside

4.1 COUNTRYSIDE AREA (A) ZONE

No person shall within a Countryside Area (A) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.1.1 Permitted Uses

For each particular lot size range in the table below, permitted uses include those uses beside which an “x” occurs in the Column

Permitted Uses	Size of Parcel	
	8.00 ha and over	2.00 ha to 7.99 ha
<i>Single Detached Dwelling</i>	X	X
<i>Accessory dwelling unit in a detached structure (1) in accordance with section 3.3</i>	X	X
<i>One Accessory Attached dwelling unit (1)</i>	X	X
<i>Agricultural Use</i>	X	X
<i>Agriculture-Related Use</i>	X	x
<i>Bed and Breakfast</i>	X	X
<i>Crisis Centre</i>	X	X
<i>Garden Center</i>	x	x
<i>Group Home</i>	X	X
<i>On-Farm Diversified Use</i>	x	x
<i>Home Industry</i>	X	X
<i>Home Occupation</i>	X	X
<i>Kennel (see Canine By-law)</i>	X	
<i>Cannabis Facility</i>	x	
<i>Portable Sawmill</i>	X	
<i>Public Open Space or Park</i>	X	X
<i>Resource Management</i>	X	X
<i>Veterinary Clinic</i>	X	X
<i>Wayside Pit or Wayside Quarry</i>	X	x

ZONING: Countryside

4.1.2 Regulations for Permitted Uses

For each particular size of parcel zoned Countryside Area (A) within the lot size ranges on the table below, regulations for permitted uses are those that occur in each column.

Minimum Lot Area (ha)	8.00 ha and over	2.00 ha to 7.99 ha
Minimum Lot Frontage (m)	100	100
Minimum Yards – Front (m)	30	20
Interior Side	20	10
Exterior Side	30	20
Rear	20	10
Maximum Lot Coverage (%)	5	10
Maximum Height	10.5	10.5

AGENCY COMMENTS

- Written comments were received from Dufferin County

PUBLIC COMMENTS

- No written comments have been received by the public at the time of making the presentation.



DECISION OF COUNCIL WITH REASONS
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

FILE NO. B03-2026 Severance RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on August 5, 2026:

That Application No. B03-2026 submitted by Tupling Farms Inc. for a lot creation from 596317 2nd Line West / (R# 3-21700) be approved subject to the following:

- That the lot creation applies to the creation of a lot having a maximum area of 0.50 ha (1.24 acres) when rounded to two decimal places. That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000.
- The deed for the subject severance must be presented to the Secretary-Treasurer prior to two years after the date of decision; being August 5, 2028 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the applicant apply and gain approval for a Township Zoning By-law Amendment, to re-zone the severed lands to the Rural Residential (RR) zone and restrict residential uses on the remnant (retained) agricultural lands by re-zoning the retained lands to Agricultural Exception One (A-1).
- Road Widening: The applicant shall, at their own expense, convey to the Municipality a road widening being 3.05 m, along the frontage of 2nd Line West and 5 Sideroad, on both the severed and retained lands, to meet the requirements of the Township for road widening. Surveys are to be submitted to the Municipality for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records.

CERTIFICATION
(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))

I, **Roseann Knechtel**, Clerk of the Township of Mulmur, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Mulmur with respect to the application recorded herein.

.....
Roseann Knechtel, Clerk

The last date that this decision may be appealed to the Ontario Land Tribunal is December 29, 2025.

NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)

The applicant, the Minister, or any other person who has an interest in this matter may, within twenty (20) days of the date of this notice, appeal to the Ontario Land Tribunal against the decision of the Committee by serving personally or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal along with Appellant Form (A1) available from the Township office or from the OLT website at www.olto.gov.on.ca setting out the objection to the decision and the reasons for the objection and accompanied by the fee of \$300.00 payable by certified cheque or money order to the MINISTER OF FINANCE as prescribed by the Ontario Land Tribunal as payable on an appeal from a Committee of Adjustment to the Board.



DECISION OF COUNCIL WITH REASONS
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required.

- All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Infrastructure.
- The solicitor for the owner shall provide an Acknowledgement and Direction, with the draft transfer in preparation attached, for signature by the signing officers for the municipality, including authorization to permit electronic registration of the transfer. The solicitor shall prepare an undertaking to transfer said road widening to the Township within 30 days of the completion.
- PARKLAND: Cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.
- TAXES: Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.

REASON: Any public comments, if applicable were addressed, as indicated in the minutes, and the approval of the application conforms to the Township's Official Plan with the proposed conditions.

CERTIFICATION
(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))

I, **Roseann Knechtel**, Clerk of the Township of Mulmur, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Mulmur with respect to the application recorded herein.

.....
Roseann Knechtel, Clerk

The last date that this decision may be appealed to the Ontario Land Tribunal is December 29, 2025.

NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)

The applicant, the Minister, or any other person who has an interest in this matter may, within twenty (20) days of the date of this notice, appeal to the Ontario Land Tribunal against the decision of the Committee by serving personally or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal along with Appellant Form (A1) available from the Township office or from the OLT website at www.olto.gov.on.ca setting out the objection to the decision and the reasons for the objection and accompanied by the fee of \$300.00 payable by certified cheque or money order to the MINISTER OF FINANCE as prescribed by the Ontario Land Tribunal as payable on an appeal from a Committee of Adjustment to the Board.

Roseann Knechtel, Clerk
Telephone: (705) 466-3341 Ext 223
rknechtel@mulmur.ca

Date of Mailing: December 8, 2025
Last day to appeal to OLT: December 29 , 2025



Notice of Consent Application and Public Meeting
File #: B03-2026

Township of Mulmur Committee of Adjustment will hold a public meeting under section 53 (5) of the *Planning Act, R.S.O.1990 c.P.13*, as amended. The meeting may be attended in person or electronically.

Meeting Details

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

Meeting Date and Time: August 5, 2026 at 9:00 AM

Application Number: B03-2026

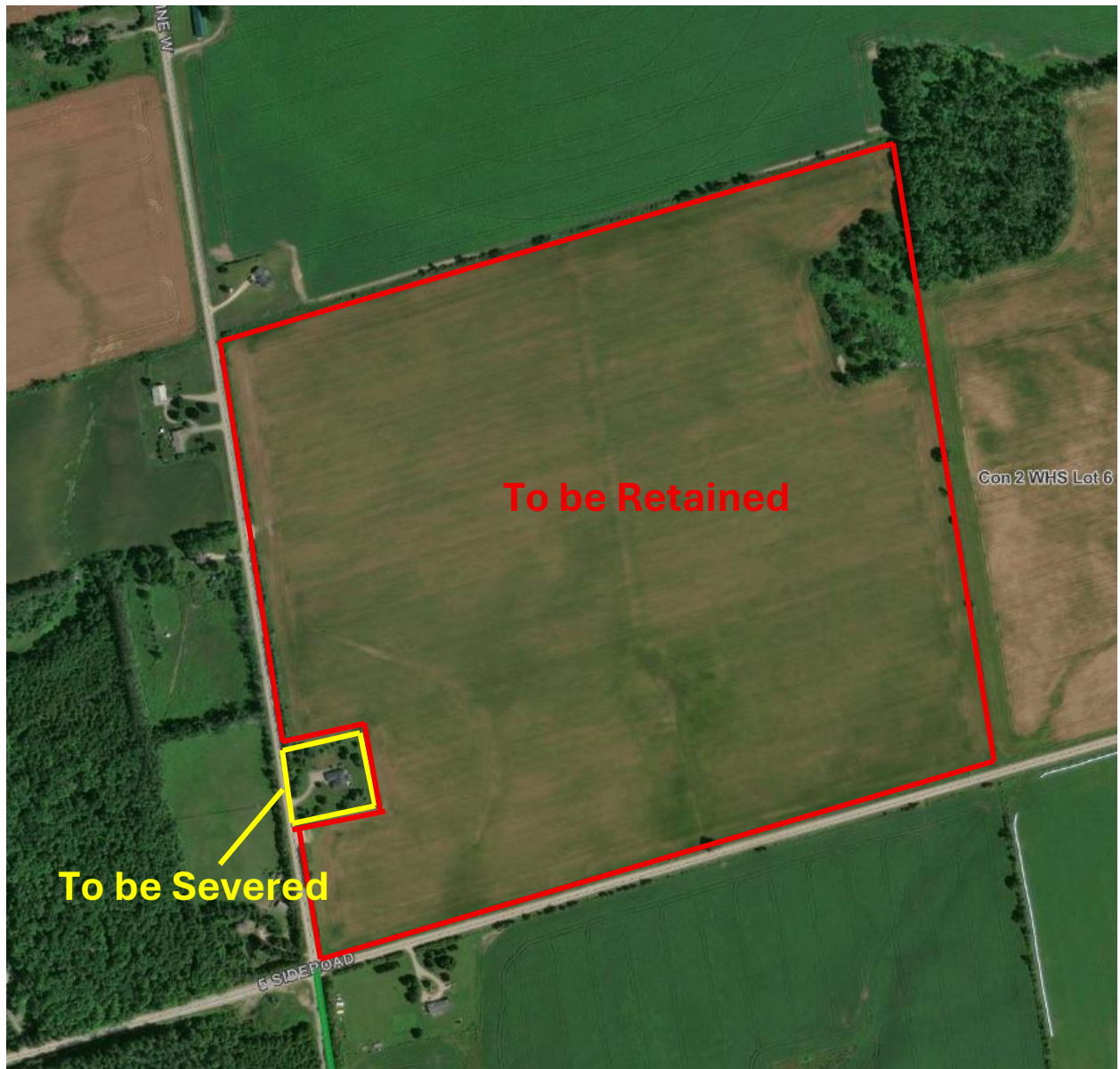
Applicant: Tupling Farms Ltd.

Locations: 596317 2nd Line West (R#3-21700) / CON 2 W W PT LOT 6

Purpose: Severance of a surplus farm dwelling approximately 0.5 ha in size.

NOTE: If a person or public body that files an appeal of a decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent does not make written submissions to the Township of Mulmur Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent, you must make a written request to the Township of Mulmur Committee of Adjustment.

See map on reverse for illustration purposes only. This is not a plan of survey. A digital version is available by email.



Additional information is available for public inspection by request.
Tracey Atkinson, Planner: 705-466-3341x222 | planning@mulmur.ca
Dated: July 7, 2026



Date: July 20, 2026

To: Township of Mulmur

Re: Consent Application – B03-2026 – 596317 2nd Line West

Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2026-07-07. The request for comments was circulated to the following department(s):

1. [Building Services](#)
2. [Planning Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, consisting of the letters 'A' and 'S' in a cursive, stylized font.

Aneil Sihota, RPP Candidate Member
Junior Planner
Phone 519-941-2816 Ext. 2517
asihota@dufferincounty.ca



Date: July 20, 2026

From: Building Services

Building Services has no comments or concerns pertaining to this application. A building permit application is required for Construction or Demolition as defined in the 2024 Ontario Building Code and Building Code Act.

Regards,

A handwritten signature in black ink, appearing to read 'Km', is positioned above the typed name.

Kristina Millar, Plans Examiner, CBCO,
Development and Tourism, County of Dufferin

Phone: 519.941.2816 x 2710
kmillar@dufferincounty.ca

Date: July 16, 2026

From: Planning Division

The planning division has reviewed the consent application and has the following comments:

- The subject lands are designated as *prime agricultural* in the County Official Plan.
 - Lot creation on *prime agricultural* lands is generally discouraged; however, may be permitted in the following circumstances.
 - Agricultural uses;
 - Agriculture-related uses;
 - Lot adjustments for legal or technical reasons;
 - New infrastructure; and,
 - Residence deemed surplus to a farming operation.
 - The current application is being proposed as a residence deemed surplus to a farming operation, which is a permitted form of lot creation in *prime agricultural* areas. What must be noted, however, is that the following conditions must be met by the application:
 - i. The retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
 - ii. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - iii. The surplus dwelling parcel will be subject to a *Minimum Distance Separation /* setback provisions and be zoned to recognize the non-farm residential use, as required.
 - Though the planning division has no concerns with condition ii) being met, the planning division would request that confirmation from Township planning staff be provided on conditions i) and iii).

Based on the above, the planning division generally has **no concerns** with the application, subject to confirmation on conditions i) and iii) being provided by Township planning staff. The planning division will also request a review fee of **\$500.00** be paid by the applicant. Payment can be made online through the following [link](#) or through a cheque made payable to the Corporation of the County of Dufferin (Planning Division). Should the applicant proceed with a cheque, this can be delivered and/or mailed to the Dufferin County Administrative Office at 55 Zina Street, Orangeville.

Best regards,



LM

Liam Morgan, MCIP, RPP
Manager of Planning
Phone: 519-941-2816 Ext. 2511
lmorgan@dufferincounty.ca



Application Number: B03-2026

Property Address: 596317 2nd Line W

Meeting Date: August 5, 2026

The Infrastructure Department has reviewed the application for a severance affecting the subject property located at 596317 2nd Line West.

- **Road access and Traffic**

The property has frontage onto a 2nd Line West, a roadway which is the responsibility of the Township. No changes are expected with road access for the retained lands. Should the lands on the retained land require additional road access to 2rd Line West East, a driveway entrance will be applied for in the future.

- **Municipal Servicing**

The land is developed with an existing well. The land to be severed is expected to be serviced by a private well and septic system should there be an expansion to the rural residence. The applicant is expected to engage the County of Dufferin Building Services division at the appropriate time.

- **Stormwater Management**

Existing drainage patterns and municipal drainage works shall be maintained unless otherwise approved by the Municipality.

- **Further comments**

Given that there is no additional municipal infrastructure in the vicinity of the subject lands there are no additional issues to be raised at this time.

Recommended Condition of Approval:

- **Road Widening.** The owner at his/her own expense convey to the Municipality a road widening being 3.05 m to along the frontage of the property to meet the requirements of the Township for road widening as well as any land between the traveled road and the municipal road allowance. Surveys are to be submitted to the Municipality for review prior to registration. Deeds are to be submitted to the Municipality for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall



be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing the survey to determine the amount of road widening required.

- Dead tree removal. All diseased and dead trees shall be relocated to the satisfaction of the Director of Infrastructure

No objection to the severance provided the issues noted above are addressed.

Respectfully submitted

Chris Wolnik

Director of Infrastructure

July 14, 2026