



Committee of Adjustment Minutes December 3, 2025 – 9:00 AM

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

1.0 Call To Order

The Chair called the meeting to order at 9:00 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 Lyon and Seconded by Cunningham

That the agenda be approved.

Carried.

4.0 Minutes of the Previous Meeting

Moved by Clark and Seconded by Cunningham

That the minutes of September 3, 2025 are approved.

Carried.

5.0 Disclosure Of Pecuniary Interests - None

6.0 Applications

6.1 B04-2025 MUJUNEN

Planner Tracey Atkinson presented the severance application proposed for 507487 Highway 89, noting the estate residential zoning and official plan designation, Ministry of Transportation (MTO) access, and outlined the draft conditions for approval.

The applicants and their Solicitor, Andrey Pinsky, were in attendance and stated they had no concerns with the draft conditions.

One written public comment was received expressing concern with fill importation and grading. The Planner noted the provisions of the Township's Fill By-law and the Building Code to regulate grading and the importation of fill.

The Committee of Adjustment expressed their desire to see the agricultural structures maintained and sought clarification on the shared entrance and MTO road widening.

Moved by Lyon and Seconded by Clark

That Application No. B04-2025 submitted by Andrey Pinsky for a lot creation from 507487 Highway 89/ (R# 2-01600) be approved subject to the following:

- That the lot creation applies to the creation of a lot having a maximum area of 1.19 ha (2.9 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 December 3, 2027 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 Ministry of Transportation provides confirmation that the shared driveway is acceptable and that an entrance approval/upgrade permit will be available from the Ministry of Transportation, to the satisfaction of the Ministry of Transportation and the Township of Mulmur.
- That a Road Widening be provided if requested by the Ministry of Transportation.
- 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.
- That the applicant obtain a demolition permit for the barn, from the County of Dufferin, and that the barn be demolished and the ground be left, free of debris, topsoiled and be seeded with grass or that the retained lands (with the barn) be

rezone the retained lands to restrict uses, and lot coverage of accessory structures, to the satisfaction of the Township.

- That the applicant prepares and registers on the property titles of all affected lands, an easement/rights-of-way to the satisfaction of the Township.

Carried.

7.0 Adjournment

Moved by Cunningham and Seconded by Lyon

That the Committee adjourns the meeting at 9:40 a.m. to meet again at the call of the Chair.

Carried.

Chair

Secretary