



Committee of Adjustment Agenda June 4, 2025 – 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 April 2, 2025 are approved.

5.0 Disclosure Of Pecuniary Interests

6.0 Applications

6.1 **B02-2025 FLEIMAN**

Recommendation: That application B02-2025 be approved subject to receiving public and agency comments.

8.0 Adjournment

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



AERIAL IMAGERY



PROPOSED BOUNDARY ADJUSTMENT



OFFICIAL PLAN DESIGNATION: Rural / Natural Area

Section 6.2 – Rural Areas

In rural areas located in the Township, permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure;

Other technical or boundary correction severances are generally permitted, provided that they do not result in the creation of a new lot or the re-division of parcels that have merged, unless, in the latter instance, the severance is otherwise permitted by this Plan and both the severed and retained lots conform to the requirements of the Zoning By-law. Lot enlargements and boundary line adjustments are generally permitted, provided the purposes and overall intent of this Plan are maintained.
















OFFICIAL PLAN DESIGNATION: Rural / Natural Area

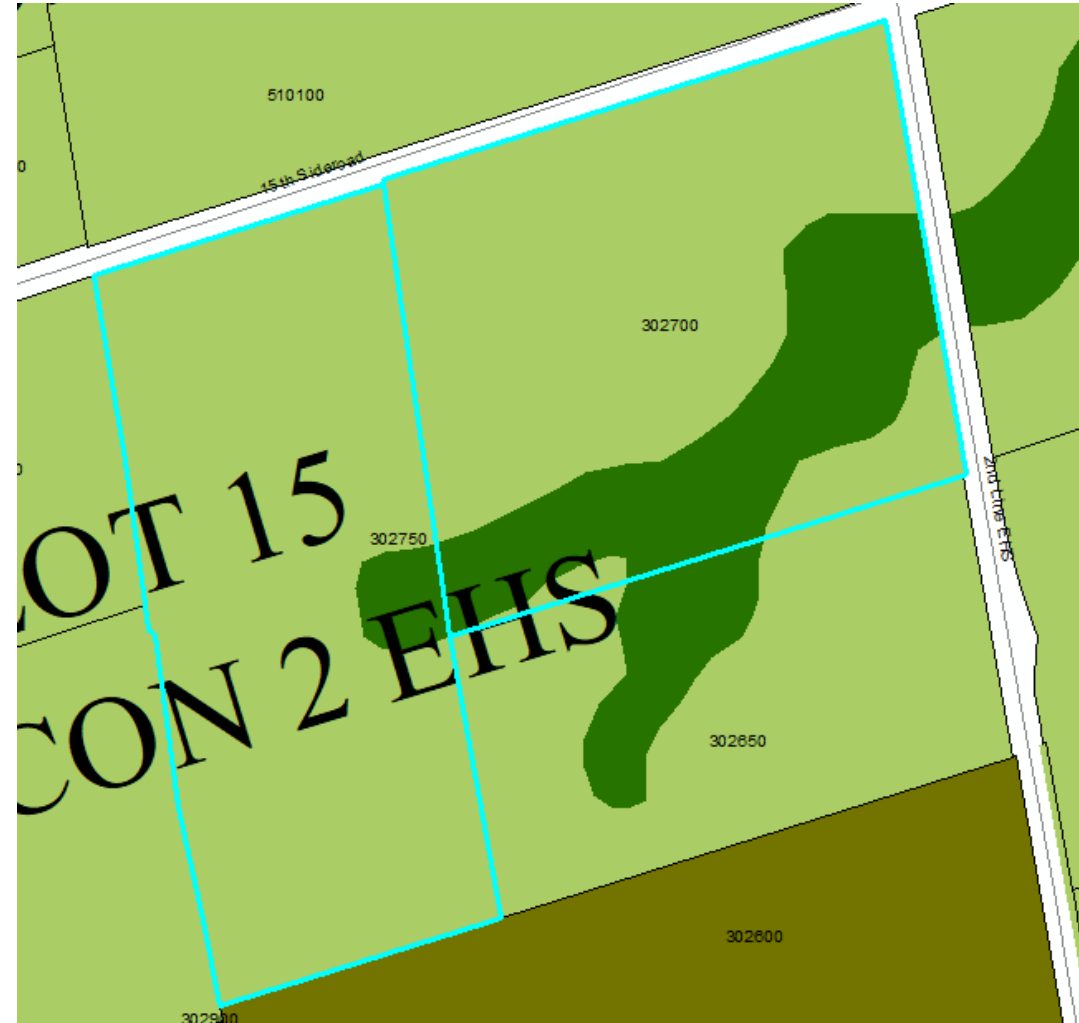
Section 6.3 – Natural Areas

Except as otherwise provided herein, lands designated Natural Area shall generally be maintained in an undisturbed and natural state. To protect the species, the habitat of endangered species and threatened species may not be shown on the Schedules to this Plan, but it is nevertheless intended that such areas will be subject to the Natural Area policies. When and where such areas are identified in studies carried out in support of development proposals, they shall be designated Natural Area. Consideration shall only be given to the establishment of new uses and the construction of new buildings and structures on existing lots of record within Natural Areas where:

- no reasonable alternative exists elsewhere on the lot;
- the need for the proposed new structure or use is clearly demonstrated and the size and scale are kept to a minimum;
- the proposal is consistent with the Provincial Policy Statement;
- the requirements of this Plan have been satisfied;
- the requirements of the Nottawasaga Valley Conservation Authority have been met and a permit has been obtained, and;
- an amendment to the Township's Zoning By-law permitting the proposed development or use has been obtained.

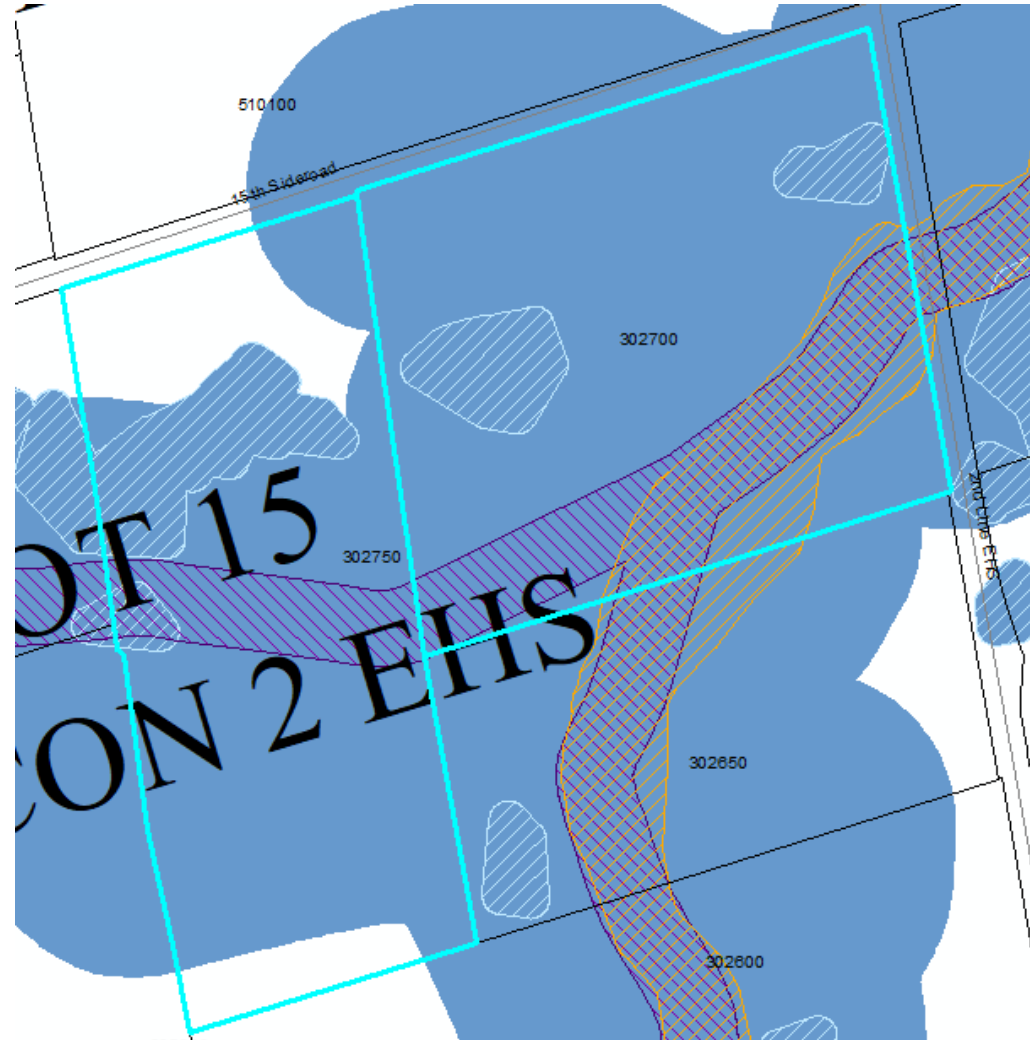
OFFICIAL PLAN DESIGNATION

-  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



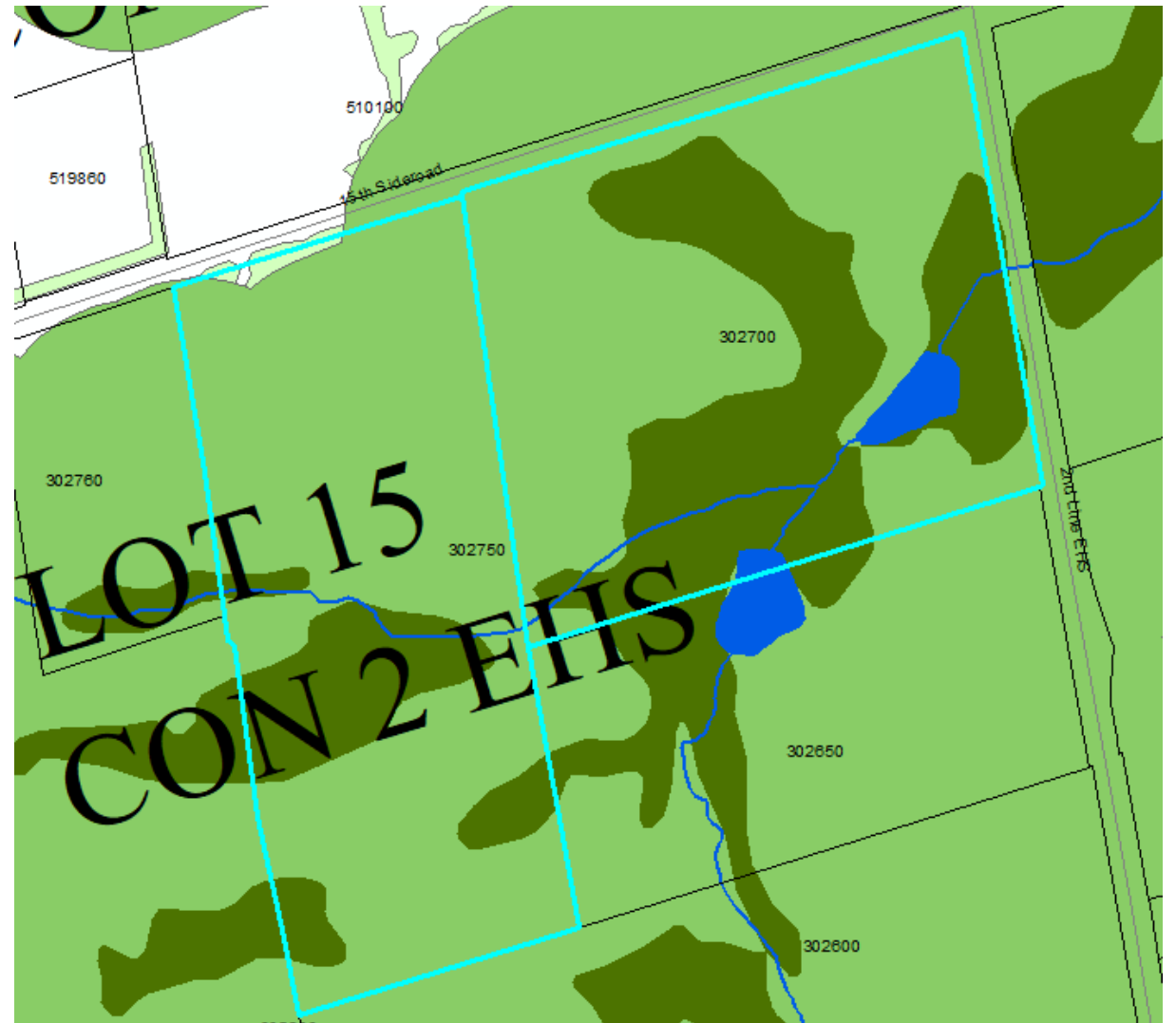
OFFICIAL PLAN Appendix 2

- ☒ Flood Hazard
- ☒ Meander Belts
- ☒ Slope Hazard
- ☒ NVCA Regulated Areas



OFFICIAL PLAN Schedule B

- ☒ Watercourses
—
- ☒ Waterbody
■
- ☒ Category One Features
■ Wetland
- ☒ Category Two Features
■ Woodlands, Unevaluated Wetland
- ☒ Category Three Features
■



ZONING: Countryside

Permitted Uses	Size of Parcel	
	8.00 ha and over	2.00 ha to 7.99 ha
Single Detached Dwelling	X	X
Accessory dwelling unit in a detached structure (1) in accordance with section 3.3	X	X
One Accessory Attached dwelling unit (1)	X	X
Agricultural Use	X	X
Agriculture-Related Use	X	X
Bed and Breakfast	X	X
Crisis Centre	X	X
Garden Center	X	X
Group Home	X	X
On-Farm Diversified Use	X	X
Home Industry	X	X
Home Occupation	X	X
Kennel (see Canine By-law)	X	
Cannabis Facility	X	
Portable Sawmill	X	
Public Open Space or Park	X	X
Resource Management	X	X
Veterinary Clinic	X	X
Wayside Pit or Wayside Quarry	X	X
Regulations for Permitted Uses	Size of Parcel	
	8.00 ha and over	2.00 ha to 7.99 ha
Minimum Lot Area (ha)	100	100
Minimum Lot Frontage (m)	30	20
Minimum Yards – Front (m)	20	10
Interior Side	30	20
Exterior Side	20	10
Rear	20	10
Maximum Lot Coverage (%)	5	10
Maximum Height	10.5	10.5

AGENCY COMMENTS

- NVCA – no concerns.
- Dufferin County Building Department – no comments.
- Dufferin County Planning and Development – no comments.

PUBLIC COMMENTS

- None received at time of agenda preparation.

RECOMMENDATION



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

FILE NO. B02-2025 Fleiman Boundary Adjustment RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on June 4, 2025:

That Application No. B02-2025 submitted by Hanan Fleiman for a boundary adjustment between 757270 2nd Line E (R# 3-02700) and 627214 15 Sideroad (R#3-02750) be approved subject to the following:

- That the consent applies to a boundary adjustment of approximately 5.5 ha (13.6 acres) when rounded to two decimal places from CON 2 E E PT LOT 15 RP 7R3878 PART 4 (757270 2nd Line E / R# 3-02700) to CON 2 E E PT LOT 15 RP 7R3878 PART 3 (627214 15 Sideroad / R#3-02750).
- 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 June 4, 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.
- 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 and Site Triangle: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being a sight triangle measuring 12m south on 2nd Line East and 12m west along 15 Sideroad, as well as a road widening being 3.05m, along the frontage on 15 Sideroad and 2nd Line East, fronting the applicant's property 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 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

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.)

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.

- The registered owner shall obtain, from the Municipality, any required entrance approvals.
- An emergency number be installed at each entrance of a retained lot as per County Regulations.
- 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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Roseann Knechtel, Clerk, Township of Mulmur

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Notice of Complete Application and Public Meeting
B02-2025 FLEIMAN
Meeting Date: June 4, 2025

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 / 1 647 558 0588

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

Meeting ID: 848 2998 8171

Meeting Date and Time: June 4, 2025 at 9:00 AM

Application Number: B02-2025

Owner / Applicant: Hanan Fleiman

Location: CON 2 E E PT LOT 15 RP 7R3878 PART 4 / 757270 2nd Line E (R#3-02700)

Purpose: A boundary adjustment of approximately 5.5 ha (13.6 acres) from a 15.5 ha (38.45 acre) parcel, with the lands being added to the property to the west (627214 15 Sideroad / R#3-02750).

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 or oral 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.



Additional information is available for public inspection by request.
Tracey Atkinson, Planner: 705-466-3341x222 | planning@mulmur.ca
Dated: May 1, 2025



Date: May 8, 2025

To: Township of Mulmur

Re: B02-2025 – 757270 2nd Line E, Mulmur

Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2025-05-07. 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, appearing to be 'LM'.

Liam Morgan, MCIP, RPP
Development Planner
Phone: 519-941-2816 Ext. 2511
lmorgan@dufferincounty.ca



Date: May 8, 2025

From: Building Services

Building services has no comments pertaining to this application.

Regards,

A handwritten signature in black ink, appearing to read 'Km', likely representing Kristina Millar.

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

Phone: 519.941.2816 x 2710
kmillar@dufferincounty.ca



Date: May 8, 2025

From: Planning and Development

The County Planning division has reviewed the application for consent and has no comments or concerns.

Kind regards,

A handwritten signature in black ink, consisting of the letters 'LM' in a stylized, cursive script.

Liam Morgan, MCIP, RPP
Development Planner
Phone: 519-941-2816 Ext. 2511
lmorgan@dufferincounty.ca



Nottawasaga Valley
Conservation Authority

May 29, 2025

SENT BY EMAIL

Township of Mulmur
758070 2nd Line East
Mulmur, ON
L9V 0G8

Attn: Roseann Knechtel
Clerk/Planning Coordinator

**RE: NVCA Comments for a Consent Application
757270 2nd Line East, Township of Mulmur
Township File No. B02-2025
NVCA ID #56388**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a Consent application to convey approximately 5.5 hectares of land from 757270 2nd Line East, Township of Melancthon, to 627214 15 Sideroad, Township of Melancthon.

Staff has 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 the *Conservation Authorities Act*. 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 our Municipal Partners and with regulatory comments related to policy applicability.

Provincial Planning Statement (PPS 2024)

1. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
2. This application does not constitute as development as it does not create a new lot, nor is there is proposed change in land use.

Ontario Regulation 41/24

3. The NVCA mapping for the subject lands illustrates flooding and erosion hazards, and wetland interference hazard. Due to the presence of these hazards, the subject lands are regulated pursuant to Ontario Regulation 41/24 Prohibited Activities, Exemptions and Permits. Future development of the retained and conveyed lands will require review and possible permits from the NVCA.

Natural Hazards - Regulatory Comments

4. There are no current plans to develop on the retained lands or conveyed lands, NVCA has no concerns with regards to Natural Hazards.

5. Any development on either the retained or conveyed lands will require review from the NVCA and possibly need a permit.

Conclusion

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the consent application and based upon our mandate and policies under the *Conservation Authorities Act* staff have no concerns with the proposed consent. Any future development on either parcel of land will require review by NVCA staff. Please feel free to contact the undersigned at 705-424-1479 extension 245 or tmulhall@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Mulhall". The signature is written in a cursive, flowing style.

Tyler Mulhall, C. Tech
Provincial Offences Officer
Planner