



Committee of Adjustment Agenda May 6, 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 December 3, 2025 are approved.

5.0 Disclosure Of Pecuniary Interests

6.0 Applications

6.1 B01-2026

Recommendation: That application B01-2026 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 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



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

FILE NO. B01-2026 Tupling Farms Easement RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on May 6, 2026:

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 6-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.

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.

.....
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.elto.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.

TOWNSHIP OF MULMUR



ROAD EASEMENT

An easement across
2nd Line West.
Approx 5m x 20m



PUBLIC COMMENTS

- None received at time of agenda preparation.

RECOMMENDATION

- Application to be approved pending Council and public comments.

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

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Meeting ID: 848 2998 8171

Meeting Date and Time: May 6, 2026 at 9:00 AM

Application Number: B01-2026

Owner / Applicant: Tupling Farms Ltd.

Location: CON 3 W E PT LOT 27 (598408 2nd Line W / R#6-19300) & CON 2 W W PT LOT 27 (598409 2nd Line W / R#6-10900)

Purpose: To create an easement across 2nd Line West to allow for the installation of an agricultural irrigation system.

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.

