



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION & PUBLIC MEETING

Pursuant to Section 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Meeting** will be held **virtually via Zoom AND in person** on **Tuesday, January 17, 2023, at 6:00 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that the Municipality continues to take steps to limit the transmission of COVID-19 and to protect the health and safety of the public, Council and employees. Therefore, in accordance with Procedural By-law 20-127, the Public Meeting for this Zoning By-law Amendment application will be a hybrid meeting held virtually via the Zoom Platform and in person.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request (details below). An attached map identifies the location of the property and the area subject to this application.

File Number:	Z-13-22
Owner:	J. Coburn and B. Coburn
Applicant:	Novatech Engineering and Planning (Jordan Jackson)
Legal Address:	Part of Lot 150 and 151, Plan 6262
Municipal Address:	10 St. Andrews Street
Ward:	Almonte
Location and Description of Property:	The subject property is located at the northwest corner of Almonte Street and St. Andrews Street. The property has approximately 22.5 metres of frontage along Almonte Street and is an L-shaped lot with a lot area of 1962 m ² . The property is currently vacant and is surrounded by low rise residential land uses to the north, west and east. The property to the south is part of a larger municipally owned property with a recreation centre and outdoor fields. The subject property is currently zoned a site-specific Residential Type 4 zone (R4-13) which permits residential uses such as townhouse dwellings and apartment dwellings.
Purpose And Intent of The Zoning By-Law Amendment:	The purpose of the Zoning By-law Amendment is to permit the development of a four-unit townhouse fronting onto St. Andrews Street and

	<p>a semi-detached dwelling fronting onto Almonte St. by adding semi-detached dwellings as a permitted use and address some site-specific setbacks.</p>
<p>Public Meeting Details:</p>	<p><u>Tuesday, January 17, 2023, at 6:00 p.m.</u> <u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “Z-13-22 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: events.mississippimills.ca/council. When the meeting is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link.</p> <p>IF YOU WISH TO VIEW OR SPEAK AT THE MEETING IN-PERSON, you may attend the hybrid Council Meeting at the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. Please note that you will need to register to speak as an in-person attendee. If you wish to speak at the Public Meeting, please contact the assigned planner noted below.</p>

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed zoning by-law amendment, **you must make a written request to the Municipality of Mississippi Mills, 14 Bridge Street, Almonte, ON K0A 1A0 or by emailing a written request to the assigned planner noted below.**

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Ontario Land Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Mississippi Mills before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE RESIDENTS, it is requested that you post this notice in a location visible to all of the residents.

ADDITIONAL INFORMATION about this application is available at the Municipality's web page: mississippimills.ca/modules/news/en. For more information about this matter, including information about appeal rights, contact the assigned planner:

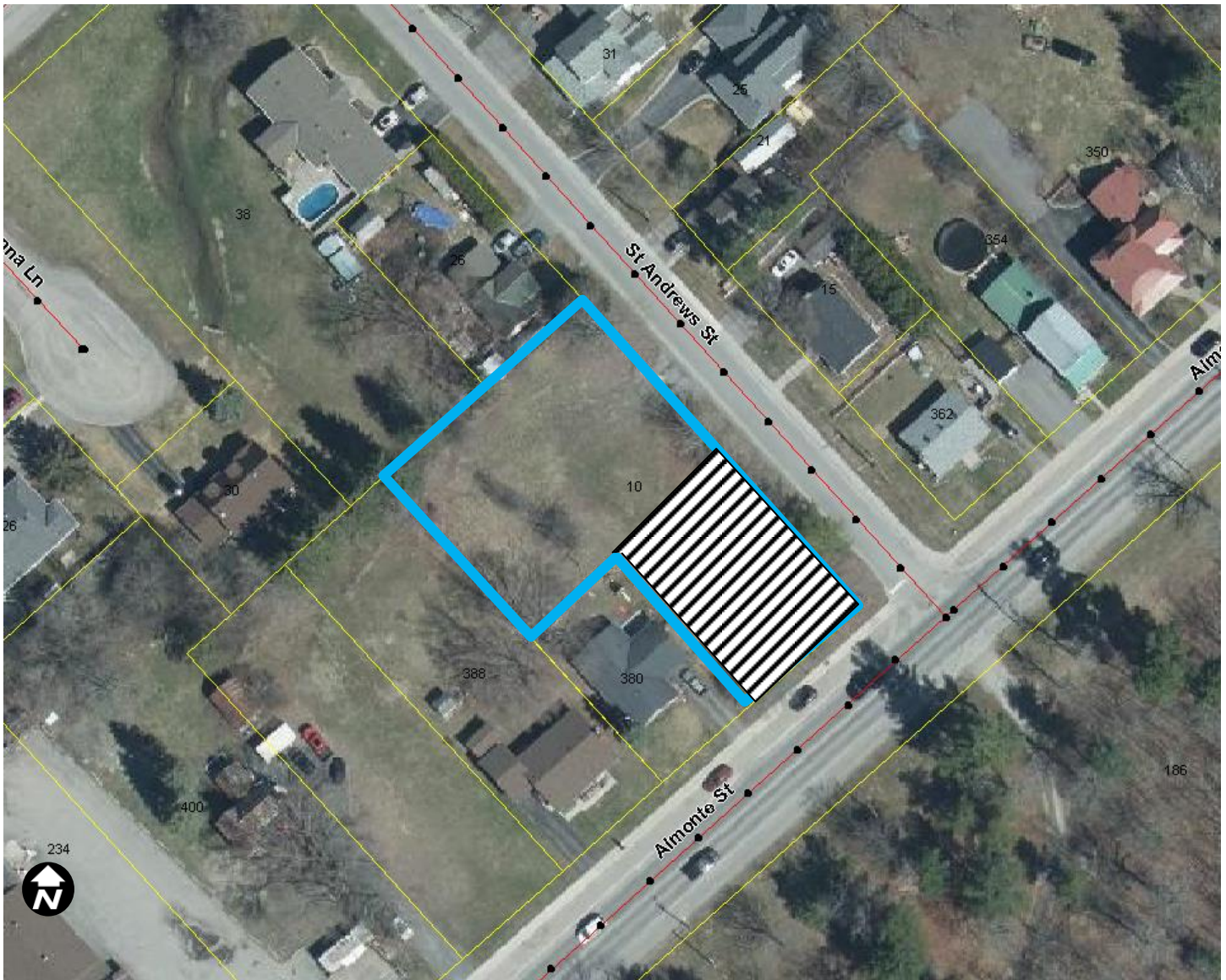
Melanie Knight, Senior Planner

Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064 ext. 501
mknight@mississippimills.ca

Dated December 9, 2022

LOCATION MAP

Part of Lot 150 and 151, Plan 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 10 St. Andrews Street



 Area to be rezoned from Residential Type 4 (R4-13) to Residential Type 2 (R2-xx)

 Area to be rezoned from Residential Type 4 (R4-13) to Residential Type 3 (R3)