

NOTICE OF VIRTUAL PUBLIC MEETING FOR A MINOR VARIANCE APPLICATION

Pursuant to Section 45 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Hearing** will be held [virtually via Zoom](#) on **Monday, February 26, 2024, at 6:00 p.m.** to consider a proposed Minor Variance application under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

Please be advised that the **Municipality of Mississippi Mills** has received the following Minor Variance application (details below) and an attached map identifies the location of the property and the area subject to this application.

File Number:	D13-LAW-24
Owner/Applicant:	William and Stella Lawrence
Municipal Address:	4 Union Street
Legal Address:	Plan 6262, Lot 39
Ward:	Almonte
Purpose of the Application:	<p>The subject property is currently zoned Residential Second Density (R2). The applicant is seeking relief to remove the existing legal non-conforming garage to construct a new garage, with a larger building footprint with the same non-conforming setbacks as follows:</p> <ul style="list-style-type: none"> • a reduced rear yard setback of 0.11 metres to match the existing legal non-conforming setback whereas 1.2 metres is required; • a reduced interior yard setback of 0.36 metres with a projection of eave at 0.21 metres to match the existing legal non-conforming setback whereas 1.2 metres is required; • a building height of 4.8 metres (which is less than the existing legal non-conforming building height of 5.26 metres) whereas 4.5 metres maximum building height is permitted; and • an increase to the existing lot coverage of 43.6% to 47.4% whereas 40% lot coverage is permitted.
Public Meeting Details:	<p><u>Monday, February 26, 2024, at 6:00 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u></p>

IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “**D13-LAW-24 Registered Speaker Request**”. The maximum allotted time per delegation will be 5 minutes.

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.

REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
Table 6.1A	Minimum Rear Yard Setback for an Accessory Structure	1.2 m	Setback of 0.11 m to match existing legally non-conforming setback
13.2	Minimum Interior Side Yard Setback	1.2 m	Setback of 0.36 m with projection of eave at 0.21 m to match existing legally non-conforming setback
Table 6.1A	Building Height, Maximum	4.5 m	Approximately 4.8 m
13.2	Lot Coverage, Maximum	40%	47.4%

IF YOU WISH TO BE NOTIFIED of the decision of the Committee of Adjustment on the proposed Minor Variance application, **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 Committee of Adjustment 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 Minor Variance application is considered, the person or public body is not entitled to appeal the decision.

AFTER A DECISION has been made by the Committee of Adjustment, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Secretary Treasurer of the Committee of Adjustment 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 on the Municipality's web page. 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

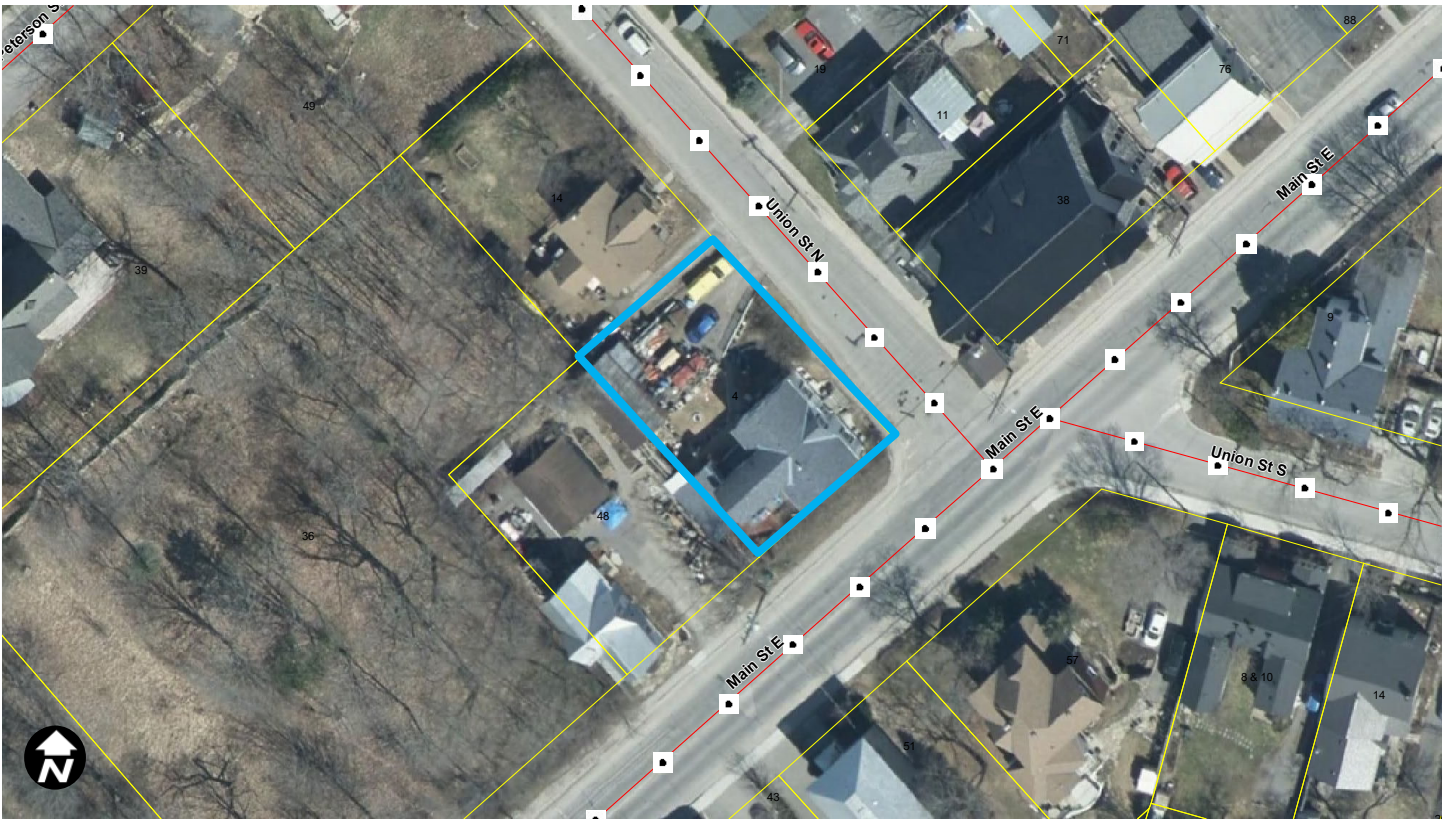


Scan here to see Active Planning Notices Applications and Applicant Submission Documents
mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated February 13, 2024

LOCATION MAP

Plan 6262, Lot 39
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 4 Union Street



 Subject Property