



# NOTICE OF STATUTORY PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT AND NON-STATUTORY MEETING FOR DRAFT PLAN OF SUBDIVISION APPLICATION

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

**TAKE NOTICE** that a **Public Meeting** will be held **in hybrid format via Zoom** on **Tuesday, March 4, 2025, 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 a non-statutory public meeting for the proposed Draft Plan of Subdivision.

**AND TAKE NOTICE** that the Public Meeting for these applications is being held in hybrid format; in person in Council Chambers at 3131 Old Perth Road, and virtually via the Zoom Platform.

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

<b>File Number:</b>	Z-15-22; 09-T-22006
<b>Owner:</b>	Southwell Homes Ltd.
<b>Applicant:</b>	Tracy Zander, ZanderPlan
<b>Legal Address:</b>	Part of Lot 4, Concession 10 and Lot 7, Registered Plan 288
<b>Municipal Address:</b>	122 Old Mill Lane, Appleton
<b>Ward:</b>	Ramsay
<b>Location and Description of Property:</b>	The property is located on the west side of the Village of Appleton surrounded by residential uses, wetlands, Mississippi River and vacant lands. The property is approximately 18.5 ha in size.
<b>Purpose And Intent of The Zoning By-Law Amendment and proposed subdivision:</b>	The Zoning By-law Amendment is proposing to rezone the subject lands from Development (D) to a Residential First Density (R1) zone and Open Space (OS) to permit residential development with parkland and an additional open space with wetlands, in accordance with the proposed Plan of Subdivision application (09-T-22006). The remainder of the lands will continue to be zoned Environmental Hazard (EH) and Environmental

	<p>Protection (EP).</p> <p>The Plan of Subdivision proposes 14 residential lots on a public street connecting to Apple Street along with blocks for lot additions to adjacent lands and a parkland block.</p>
<b>Application Details:</b>	<p>To review all of the plans and studies submitted with the application, please visit the Municipality’s website under Active Planning Notices here:  <a href="https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx">https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx</a></p>
<b>Associated Application:</b>	Lanark County Plan of Subdivision Application 09-T-22006
<b>Public Meeting Details:</b>	<p><b><u>Tuesday, March 4, 2025, at 6:00 p.m.</u></b>  <b><u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u></b></p> <p><b>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING</b> before Council, please send an email to the assigned planner noted below with the subject line “<b>Z-15-22 Registered Speaker Request</b>”. The maximum allotted time per delegation will be 5 minutes.</p> <p><b>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY</b>, please follow this link to the Municipality’s web page:  <a href="https://events.mississippimills.ca/council">events.mississippimills.ca/council</a>. 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><b>IF YOU WISH TO VIEW THE MEETING IN-PERSON</b>, you may attend the hybrid Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. Please note that there will be no opportunity to speak as an in-person attendee. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate virtually via the Zoom Platform.</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](http://mississippimills.ca/modules/news/en).

For more information about this matter, including information about appeal rights, contact the assigned planner:

**Melanie Knight**  
**Director of Development Services and Engineering**  
Municipality of Mississippi Mills  
14 Bridge Street, P.O. Box 400  
Almonte, ON K0A 1A0  
613-256-2064 ext. 501  
mknight@mississippimills.ca

**Dated February 12, 2025**



## LOCATION MAP

RAMSAY CON 10 PT LOT 4 PLAN; 288 LOT 7  
RP 27R-9884 PARTS 1; TO 4 RP 26R-2678 PARTS 4, 9, 17;18 AND 28

Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 122 Old Mill Lane, Appleton



 Approximate area to be rezoned from Development (D) to Residential First Density (R1) and Open Space zone (OS)