



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

PURSUANT TO SECTION 45 OF THE *PLANNING ACT*, R.S.O. 1990, c. P.13
MINOR VARIANCE APPLICATION

TAKE NOTICE that a **Public Meeting** will be held on **Wednesday, October 7th, 2020 at 5:30 p.m.**, in the Municipality of Mississippi Mills to consider a proposed Minor Variance under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13. The Minor Variance application concerns the property, which is known as Part Lot 15, Anderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 83-85 Elgin Street.

Meeting Date: **Wednesday, October 7th, 2020 at 5:30 p.m.**
File Number: **A-07-20 and A-08-20**
Owner(s): 2666260 Ontario Inc.
Applicant: Paddy Vargas
Legal Description: Part Lot 15, Anderson Section, Plan 6262
Municipal Address: 83-85 Elgin Street
Ward: Almonte
Zoning: Residential Second Density (R2)

PURPOSE OF THE APPLICATION

The applicant is requesting relief from the lot area, front yard, exterior side yard and rear yard setback provisions of the Residential Second Density (R2) Zone for a **non-complying semi-detached dwelling (A-07-20)** and from the lot area, lot coverage and front and rear yard setbacks for a **proposed detached dwelling** and minimum side yard setback for a carport (**A-08-20**). The Minor Variance requests are outlined below.

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

Application A-07-20:

Section	Zoning Provision	By-law Requirement	Requested
Table 14.2	Lot Area, Minimum (m ²)	320 (per dwelling unit)	430 (total lot area)
Table 14.2	Front Yard, Minimum (m)	6	2.44
Table 14.2	Exterior Side Yard, Minimum (m)	6	2.15
Table 14.2	Rear Yard, Minimum (m)	7.5	5.4

Application A-08-20:

Section	Zoning Provision	By-law Requirement	Requested
Table 13.2	Lot Area, Minimum (m ²)	450	333.6
Table 13.2	Front Yard, Minimum	6	2.1
Table 13.2	Rear Yard, Minimum	7.5	3.63
Table 13.2	Maximum Lot Coverage	40	41.5
Table 6.1	Side Yard Setback for a Carport	Same as required for the principal dwelling (1.2)	0.98

ANY PERSON may attend the public hearing and/or make written or verbal representation either in support or in opposition of the proposed development. If any person receiving this notice does not attend the meeting, the Committee of Adjustment may proceed in his/her absence and he/she may not be entitled to any further notice of the Committee’s proceedings.

ADDITIONAL INFORMATION relating to the proposal or **for registering and submitting comments** are available by contacting the Municipality’s Planning Department by telephone at (613) 256-2064 ext. 206, or by e-mail at myet@mississippimills.ca.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS, 22nd DAY OF SEPTEMBER, 2020.

LOCATION MAP



**Minor Variance Application A-07-20 & A-08-20
Part Lot 15, Anderson Section, Plan 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 83-85 Elgin Street**

