



**MUNICIPALITY OF MISSISSIPPI MILLS  
NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION  
AND PUBLIC MEETING PURSUANT TO  
SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, CHAPTER P.13.**

**TAKE NOTICE** that a **Public Meeting** will be held **virtually** on **Tuesday, August 9, 2022, at 6:00 p.m., virtually via Zoom** in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, Ontario, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

Please be advised that the **Corporation of the Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request for the property legally described as Concession 4 Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 121 Montgomery Park Road (details below).

**AND TAKE NOTICE** that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

**AND THAT** members of the public are currently not permitted to attend the public meeting in person; however, the Municipality encourages members of the public to attend the virtual meeting to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

An attached map identifies the location of the property and the area subject to this application.

<b>File Number:</b>	Z-10-22
<b>Owner:</b>	Richard Sulpher & Heather Sulpher
<b>Applicant:</b>	Tracy Zander, ZanderPlan Inc.
<b>Legal Address:</b>	Concession 4 Part Lot 1
<b>Municipal Address:</b>	121 Montgomery Park Road
<b>Ward:</b>	Almonte
<b>Location and Description of Property:</b>	The subject property is located along the southwest side of the intersection of Montgomery Park Road and Ramsay Concession 5A. The subject property has an approximate area of 466.1 m <sup>2</sup> , approximately 19.3 m of frontage along Montgomery Park Road and backs onto Mississippi Lake. The subject property is currently zoned <i>Environmental Hazard Special Exception 'a'</i> (EH-a) and is located within a floodplain. The subject property

	is currently occupied by a single storey detached dwelling. Surrounding land uses include Mississippi Lake to the south and residential land uses to the north, west and east on lands zoned <i>Environmental Hazard Special Exception 'a'</i> (EH-a).
<b>Purpose And Intent of The Zoning By-Law Amendment:</b>	The purpose and effect of the Zoning By-law Amendment is to rezone the subject properties from <i>Environmental Hazard Special Exception 'a' Zone</i> (EH-a) to <i>Environmental Hazard Special Exception Zone</i> (EH-XX) to permit the removal of the existing dwelling and the rebuilding of a detached dwelling. A number of reliefs for zone performance standards are also being sought; the rebuilt dwelling is proposed to have a rear yard setback of 6.94 m, a front yard setback of 5.20 m, a side yard setback of 1.07 m, and a 3.03 m front yard deck projection. The EH-a Zone requires a minimum front yard setback of 6 m, a minimum rear yard setback of 7.5 m, a minimum side yard setback of 1.2 m and a maximum front yard deck projection of 2 m.

**IF YOU WISH TO MAKE AN ORAL SUBMISSION** before Council, please send an email to [jren@mississippimills.ca](mailto:jren@mississippimills.ca) with the subject line “**Z-10-22 Registered Speaker Request**”. The Municipality will make arrangements for you to actively participate in the meeting. The maximum allotted time per delegation will be 5 minutes.

**IF YOU WISH TO VIEW THE ONLINE MEETING**, please follow this link to the Municipality’s web page: <https://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.

**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 14 Bridge Street, P.O. Box 400, Almonte, Ontario, K0A 1A0 or by email to [jren@mississippimills.ca](mailto:jren@mississippimills.ca).**

**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 provide written submissions or participate in the hearing, the Council may proceed in your absence, and you will not be entitled to any further notice of the proceedings. It is the practice of the Council, after hearing all evidence, to make a decision in public to approve, deny or defer a provisional consent. Persons taking part in the virtual public meeting and wishing a copy of the decision must make a written request to the undersigned.

**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 a Notice of Appeal accompanied with the Board’s fee to the Ontario Land Tribunal setting out the objection and the reasons in support of the objection.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment or information for registering and submitting comments are available by contacting:

**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 15<sup>TH</sup> DAY OF JULY 2022**

**Jeffrey Ren, Planner**

Municipality of Mississippi Mills

14 Bridge Street, P.O. Box 400

Almonte, ON K0A 1A0


613-256-2064 ext. 502

[jren@mississippimills.ca](mailto:jren@mississippimills.ca)

## **LOCATION MAP**

Concession 4 Part Lot 1  
Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 121 Montgomery Park Road



 Area to be rezoned from *Environmental Hazard Special Exception 'a'* (EH-a) to *Environmental Hazard Special Exception XX* (EH-XX)