



## 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, September 25, 2023, 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.

<b>File Number:</b>	D13-MAI-23
<b>Owner/Applicant:</b>	Phil Maier
<b>Municipal Address:</b>	98 Marshall Street
<b>Legal Address:</b>	Lot 10, Plan 6262
<b>Ward:</b>	Almonte
<b>Purpose of the Application:</b>	The subject property is zoned Residential Second Density (R2). The applicant is seeking relief for a proposed detached garage with a Secondary Dwelling Unit (SDU) on the second storey on a lot that is legally non-complying with respect to lot frontage. The existing lot frontage is 16.75 metres whereas the minimum lot frontage is 18 metres. The applicant is also requesting relief for an SDU with an increased gross floor area that represents 48.6% of the gross floor area of the principal dwelling unit.
<b>Public Meeting Details:</b>	<p><b><u>Monday, September 25, 2023, at 6:00 p.m.</u></b>  <u><a href="#">Virtually via Zoom (Please contact the assigned planner noted below to participate)</a></u></p> <p><b>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING</b>, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “<b>D13-MAI-23 - 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</p>

	<p>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>
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**REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:**

Section	Zoning Provision	By-law Requirement	Requested
8.16 (2)	Minimum Lot Frontage for Secondary Dwelling Unit	18 metres	16.75 metres
8.16 (1) e)	Gross Floor Area, Maximum (%)	40%	48.6%

**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:

<p><b>Melanie Knight, Senior Planner</b> Municipality of Mississippi Mills 14 Bridge Street, P.O. Box 400 Almonte, ON K0A 1A0 613-256-2064 ext. 501 mknight@mississippimills.ca</p>		<p><b>Scan here to see Active Planning Notices Applications and Applicant Submission Documents</b> <a href="https://mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx">mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx</a></p>
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**Dated September 8, 2023**

# LOCATION MAP

Lot 10, Plan 6262  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 98 Marshall Street



 Subject Property