



**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**

**Meeting Date:** Wednesday, November 18<sup>th</sup>, 2020 at 5:30 p.m.  
**File Number:** A-14-20  
**Owner(s)/Applicant:** Paul Cadieux & Catherine Wright-Cadieux  
**Legal Description:** Plan 6262, McIntosh Section, Lots E & F  
**Municipal Address:** 77 Little Bridge Street  
**Ward:** Almonte  
**Zoning:** Downtown Commercial (C2)

**PURPOSE OF THE APPLICATION:**

The owner/applicant is requesting relief from the maximum density provision of Section 7.3.2 to permit the conversion of a commercial unit to a residential unit on the ground floor of a non-residential building in the Downtown Commercial (C2) Zone. The maximum density permitted based on the total lot size of 385.5m<sup>2</sup> (4,150ft<sup>2</sup>) is 2.81, whereas a maximum density of 3 units is being requested. The Minor Variance request is outlined below:

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

Section	Zoning Provision	By-law Requirement	Requested
7.3.2(e)	Accessory Dwelling Unit Contained Within a Non-Residential Building	The maximum density for residential dwellings in a non-residential building shall be one dwelling unit per 137 m <sup>2</sup> (1475 ft <sup>2</sup> ) when on full municipal services and 200 m <sup>2</sup> (2153 ft <sup>2</sup> ) when on partial or private services.	Permit a maximum net density of 3 units where 2.81 is permitted based on a total lot size of 385.5m <sup>2</sup> (4,150ft <sup>2</sup> ).

**ANY PERSON** may participate in 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 options for participation in the virtual public meeting](#) are available by contacting the Municipality's Planning Department at (613) 256-2064 ext. 206 or by e-mail at [myet@mississippimills.ca](mailto:myet@mississippimills.ca).

**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS, 4<sup>TH</sup> DAY OF NOVEMBER, 2020.**

# LOCATION MAP



Minor Variance Application A-14-20  
Plan 6262, McIntosh Section, Lots E & F  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 77 Little Bridge Street

