

## NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION & PUBLIC MEETING

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

**TAKE NOTICE** that a **Public Meeting** will be held [virtually via Zoom](#) on **Tuesday, March 7, 2023, 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 TAKE NOTICE** that the Municipality continues to take steps to limit the transmission of COVID-19 and to protect the health and safety of the public, Council and employees. Therefore, in accordance with Procedural By-law 20-127, the Public Meeting for this Zoning By-law Amendment application will be held virtually via the Zoom Platform.

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

<b>File Number:</b>	Z-02-23
<b>Owner:</b>	John Grainger and Katherine Armstrong
<b>Applicant:</b>	Tracy Zander, Zanderplan Inc.
<b>Legal Address:</b>	Concession 12, Part Lot 6
<b>Municipal Address:</b>	816 12 <sup>th</sup> Concession South Pakenham
<b>Ward:</b>	Pakenham
<b>Associated Files:</b>	Consent Application B22-071
<b>Location and Description of Property:</b>	The subject property is split zoned Agricultural (A) and Rural (RU). The subject property is located east of 12 <sup>th</sup> Concession Pakenham South Pakenham and is surrounded by a mix of rural, non-farm residential uses and agricultural uses. The subject property is currently part of a larger farming operation and has 552 metres of frontage and is 68.8 hectares in size.
<b>Purpose And Intent of The Zoning By-Law Amendment:</b>	A surplus farm dwelling severance was approved by Lanark County Land Division Committee on November 22, 2022 (File No. B22-071). The purpose of the subject application is to rezone the portion of the retained lands which are currently zoned Agricultural to an Agricultural Special Exception Zone (A-XX) to prohibit any future residential dwellings in

	<p>accordance with the Agricultural consent policies of the Official Plan and to allow for the reduced lot area of the portion of the lands zoned Agricultural. The portion of the subject property that is zoned Agricultural is approximately 16.8 hectares in size, which does not meet the minimum lot area of 40 hectare.</p>
<p><b>Public Meeting Details:</b></p>	<p><b><u>Tuesday, March 7, 2023, 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-02-23 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 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.

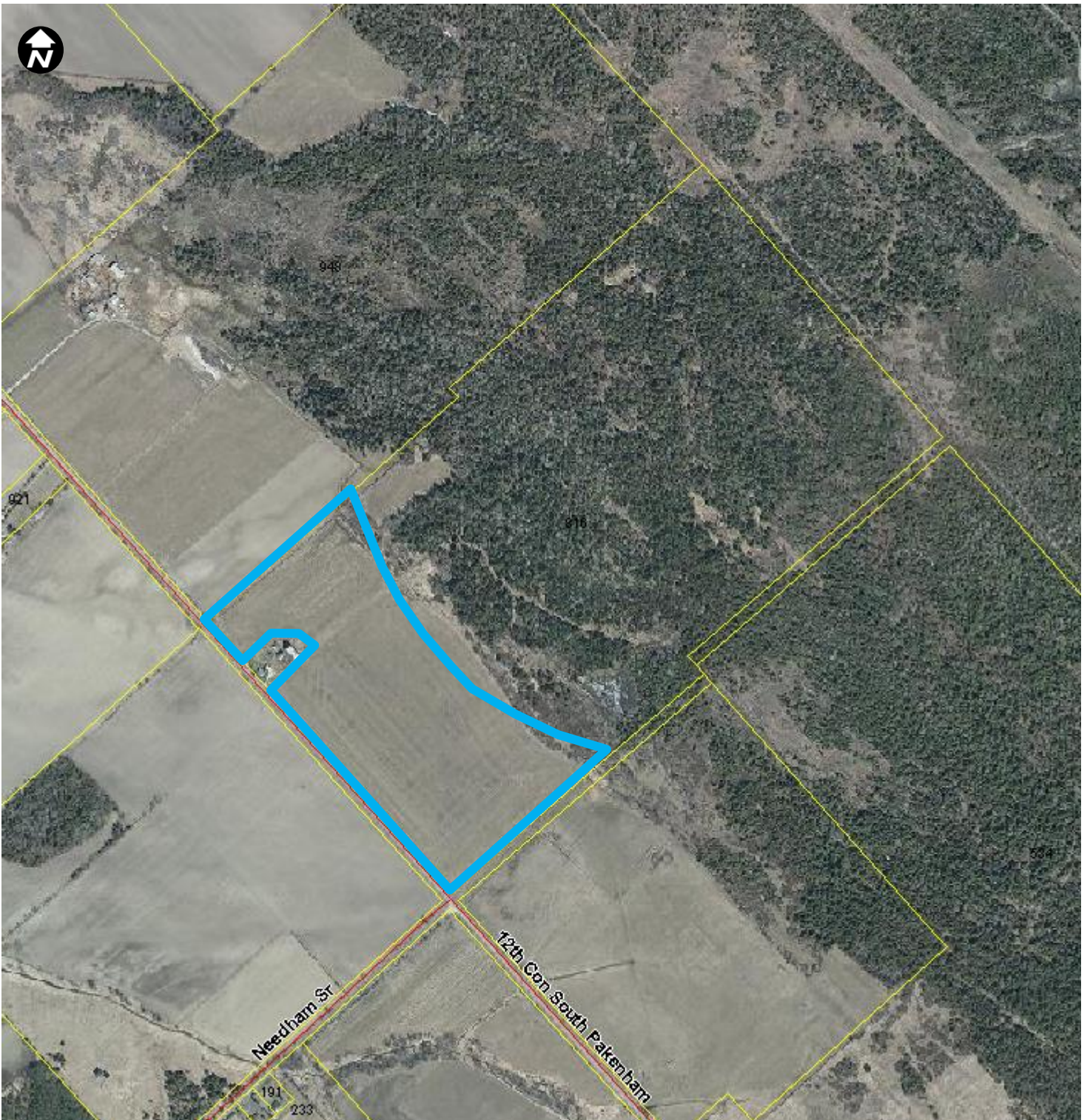
**ADDITIONAL INFORMATION** about this application is available at the Municipality's web page: [mississippimills.ca/modules/news/en](https://mississippimills.ca/modules/news/en). For more information about this matter, including information about appeal rights, contact the assigned planner:


**Jeffrey Ren, Planner**  
Municipality of Mississippi Mills  
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Almonte, ON K0A 1A0  
613-256-2064 ext. 502  
jren@mississippimills.ca

**Dated February 10, 2023**

# LOCATION MAP

Concession 12, Part Lot 6  
Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 816 12<sup>th</sup> Concession South Pakenham



 Area to be rezoned from Agricultural (A) to Agricultural Special Exception (A-XX)