



## 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 **Wednesday, August 31, 2022, 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.

**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, Committee Members and employees. Therefore, the Public Hearing for this Minor Variance application will be held virtually via the Zoom Platform.

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>	A-16-22
<b>Owner:</b>	Janet Sims
<b>Applicant:</b>	Kris Wetzstein, Higher Ground Ottawa Ltd.
<b>Municipal Address:</b>	976 Leishman Drive
<b>Legal Address:</b>	Plan 27M96 Lot 18
<b>Ward:</b>	Almonte
<b>Purpose of the Application:</b>	The subject property is zoned Residential Third Density, Special Exception 13 (R3-13). The applicant is requesting relief from the Zoning By-law #11-83 to permit rear yard deck with a walking surface height above 0.6 m that projects greater into the required rear yard than what is permitted in the Zoning By-law. Specific details of the requested variance are below.
<b>Public Meeting Details:</b>	<b><u>Wednesday, August 31, 2022, at 6:00 p.m.</u></b> <b><u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u></b>  <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>A-16-22 Registered Speaker Request</b> ". The maximum allotted time per delegation will be 5 minutes.

**IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY**, please follow this link to the Municipality's web page: [events.mississippimills.ca/council](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.

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

Section	Zoning Provision	By-law Requirement	Requested
Table 6.19 (6)(b)	Permitted Projections into Required Yards	A maximum of 2 m for a deck in the rear yard with a walking surface height above 0.6 m	A projection of 3.31 m for a deck in the rear yard with a walking surface height above 0.6 m

**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.

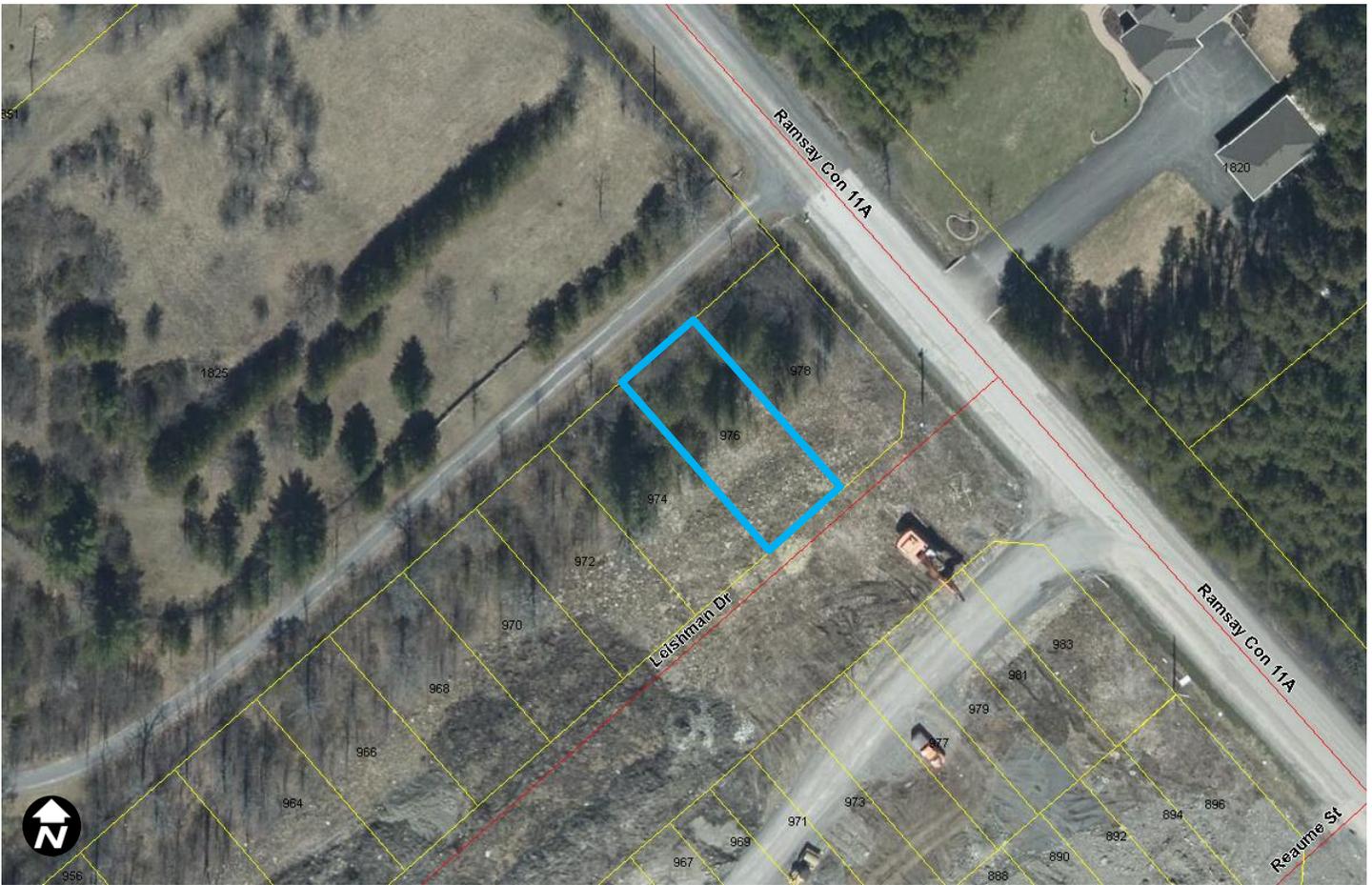
**ADDITIONAL INFORMATION** about this application is available at the Municipality's web page: [mississippimills.ca/modules/news/en](https://mississippimills.ca/modules/news/en). For more information about this matter, including information about appeal rights, contact the assigned planner:

**Jeffrey Ren, Planner**  
Municipality of Mississippi Mills  
14 Bridge Street, P.O. Box 400  
Almonte, ON K0A 1A0  
613-256-2064 ext. 502  
jren@mississippimills.ca

**Dated August 18, 2022**

# LOCATION MAP

Plan 27M96 Lot 18  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 976 Leishman Drive



 Subject Property