



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 and in person** on **Tuesday, September 5, 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 and in person.

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.

File Number:	D14-DUM-23
Owner:	Joseph Dumais & Elizabeth O'Neill
Applicant:	ZanderPlan Inc. c/o Tracey Zander
Legal Address:	Concession 4, Part Lot 1
Municipal Address:	171 Montgomery Park Road
Ward:	Ramsay
Location and Description of Property:	The subject property is zoned Environmental Hazard, subzone a (EH-a) and designated as Flood Plain. The subject property is located along the south side of Montgomery Park Road, adjacent to Mississippi Lake. The irregular shaped property measures approximately 0.07 ha in area with approximately 40.75 meters of frontage along Montgomery Park Road; it is currently occupied by a single storey detached dwelling. The subject property is surrounded by residential properties on lands zoned EH-a to the east and west, and larger Rural (RU) zoned properties to the north. A Provincially Significant Wetland and an area designated as Significant Woodlands are both found within 120 m of the subject property.
Purpose And Intent of The Zoning By-	The applicant is proposing to demolish the existing single storey dwelling to build a new two-storey dwelling. The purpose of the Zoning By-law

Law Amendment:	Amendment application is to rezone the lot from Environmental Hazard-a (EH-a) to Environmental Hazard with Exception (EH-XX) in order to accommodate the proposed setbacks of the new proposed detached dwelling. A 6.49 m front yard setback is proposed whereas the Zoning By-law requires a minimum front yard setback of 7.5 m.
Public Meeting Details:	<p><u>Tuesday, September 5, 2023, at 6:00 p.m.</u> <u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “D14-DUM-23 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: 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.</p> <p>IF YOU WISH TO VIEW THE MEETING IN-PERSON, 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 on the Municipality's web page. For more information about this matter, including information about appeal rights, contact the assigned planner:

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064 ext. 501
mknight@mississippimills.ca




Scan here to see Active Planning Notices Applications and Applicant Submission Documents
mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated August 10, 2023

LOCATION MAP

Concession 4, Part Lot 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 171 Montgomery Park Road



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