

## 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, February 27, 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.

**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-03-23
<b>Owner/Applicant:</b>	Mike James, Projex Design Build Inc.
<b>Municipal Address:</b>	249 Mitcheson Street
<b>Legal Address:</b>	Plan 6262, Part Lot 38; Plan 27R-10625, Part 1
<b>Ward:</b>	Almonte
<b>Purpose of the Application:</b>	The subject property is zoned Residential First Density (R1). The applicant is seeking reliefs to construct a proposed single detached dwelling with a secondary dwelling unit (SDU) with a reduced front yard setback of 4.5 metres whereas 6 metres is required; the SDU has a proposed gross floor area (GFA) of approximately 61.5% of the GFA of the principal dwelling unit whereas 40% is the maximum permitted size for an SDU; and, two driveways with a combined width of more than 9 metres is proposed whereas a single driveway with a width of no more than 9 metres is permitted. A consent application to create a second lot is associated with this file; however, an application number has not been assigned.
<b>Public Meeting Details:</b>	<b><u>Monday, February 27, 2023, at 6:00 p.m.</u></b> <b><u><a href="#">Virtually via Zoom (Please contact the assigned planner noted below to participate)</a></u></b>  <b>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING, before</b>

	<p>the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “<b>A-03-23 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>
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**REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:**

Section	Zoning Provision	By-law Requirement	Requested
13.2	Front Yard Setback, Minimum (m)	6 metres	4.5 metres
8.16 (1) e)	Maximum Permitted Size of an SDU	40% of the GFA of the principal dwelling unit	~61.5% of the GFA of the principal dwelling unit
9.3.9 (a)	Combined Width of Driveways	The lesser of 9 metres or 50% of the lot frontage	~10.5 metres
9.3.9 (e)	Total Number of Driveways	1 driveway	2 driveways

**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: [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 February 10, 2023**

### LOCATION MAP

Plan 6262, Part Lot 38; Plan 27R-10625, Part 1  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 249 Mitcheson Street



 Subject Property