

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.

File Number:	A-01-23
Owner:	Joseph Henry
Applicant:	Terra Henry
Municipal Address:	Part of 2759 Old Perth Road and 2769 Old Perth Road
Legal Address:	Ramsay Concession 6, Part Lot 13; Parts 1, 2, 3 and 7, Plan 27R-11993
Ward:	Ramsay
Purpose of the Application:	The applicant is requesting relief to reduce the minimum lot frontage from 45 metres to 15.6 metres. The subject property is zoned Rural (RU) and Environmental Protection (EP). An application to sever off a part of 2759 Old Perth Road for the purpose of a lot addition to 2769 Old Perth Road was approved by the Lanark County Land Division Committee on November 22, 2022 (File No. B22-091). The lot addition provides frontage to 2769 Old Perth Road; however, the resulting lot frontage measures 15.6 metres while Section 12.2 of the Zoning By-law requires 45 metres of frontage for a non-farm residential lot in the RU Zone.
Public Meeting Details:	<u>Monday, February 27, 2023, at 6:00 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u>

	<p>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “A-01-23 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>
--	---

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

Section	Zoning Provision	By-law Requirement	Requested
12.2	Lot Frontage, Minimum (m)	45 metres	15.6 metres

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.

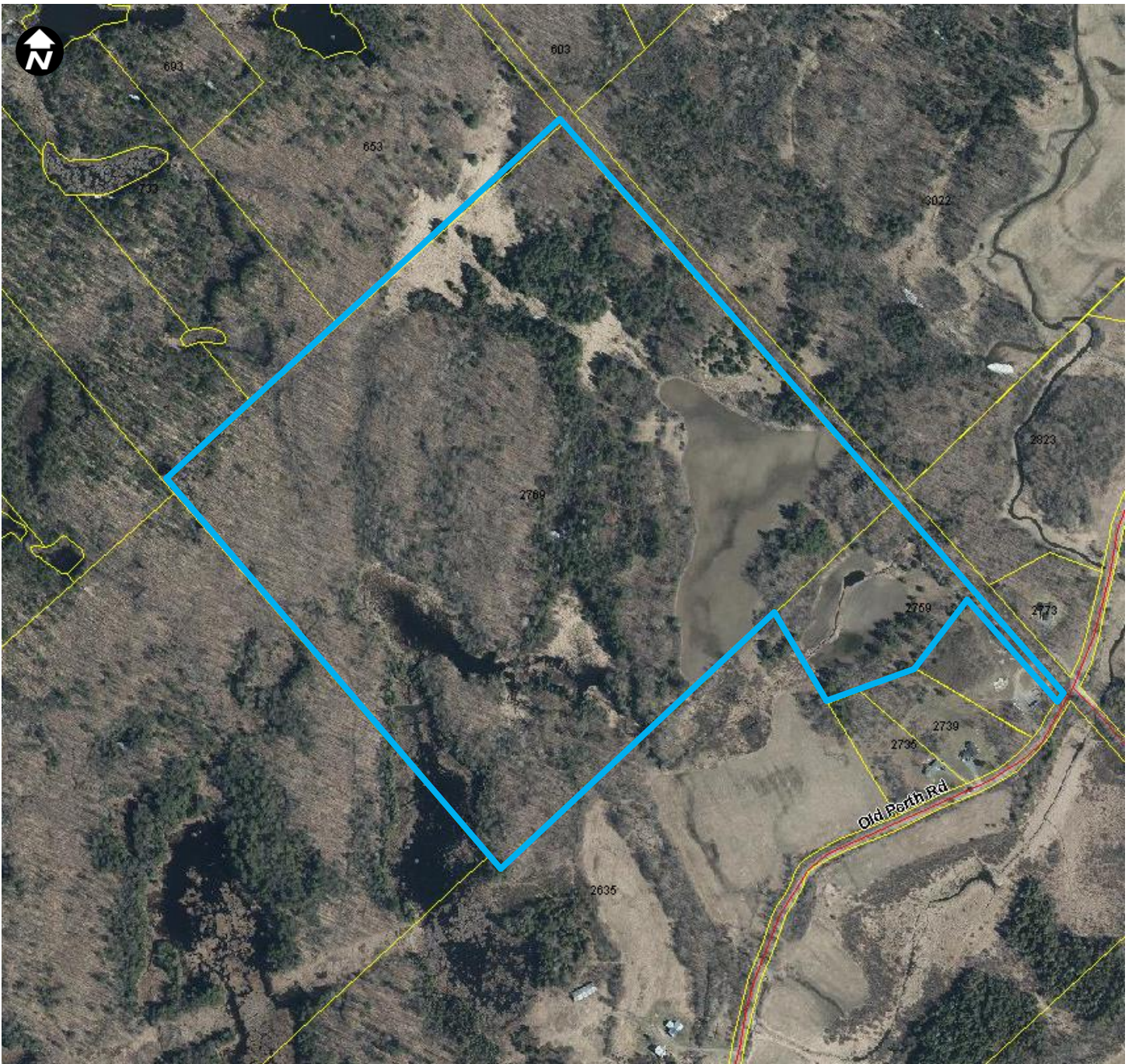
ADDITIONAL INFORMATION about this application is available on the Municipality’s web page: mississippimills.ca/modules/news/en. For more information about this matter, including information about appeal rights, contact the assigned planner:

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

Ramsay Concession 6, Part Lot 13; Parts 1, 2, 3 and 7, Plan 27R-11993
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as Part of 2759 Old Perth Road and 2769 Old Perth Road



 Subject Property