



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 on **Tuesday, November 5, 2024, 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.

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-CAD-24
Owner:	Michaela Cadeau
Applicant:	Wilson Bassile
Legal Address:	Plan 6262, Lot 7 and Part of Lot 6
Municipal Address:	125 and 129 Bridge Street
Ward:	Almonte
Location and Description of Property:	The subject lands are located on the east side of Bridge Street between Richey Street and Maitland Street. The lands are 1,137 m ² in size with frontage of ±36.5 m (120 ft) along Bridge Street. There is a previously existing health care clinic (chiropractic, acupuncture and massage services) contained within the existing dwelling on the subject property, which is permitted under the site-specific zoning on the property. The property is generally surrounded by low and medium density residential uses along with a church immediately across the street in Almonte.
Purpose And Intent of The Zoning By-Law Amendment:	This Zoning By-law Amendment is to be completed as a condition of a related Consent Application, D10-CAD-21, which will result in the creation of one (1) new vacant lot to be retained. The Applicant is seeking to re-zone the lot to be retained from Residential Second Density, Special Exception 13 (R2-13), to Residential Second Density, Special Exception XX (R2-XX) to address zoning deficiencies prior to future development. The Applicant is seeking to amend the Residential Second Density, Special Exception 13 (R2-13) zone to add physical therapy as a permitted use of the severed lands.

<p>Public Meeting Details:</p>	<p><u>Tuesday, November 5, 2024, at 6:00 p.m.</u> <u>Hybrid Meeting - Please Contact the 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-CAD-24 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE, 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. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate.</p>
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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:

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



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mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated September 26, 2024

LOCATION MAP

Plan 6262, Lot 7 and Part of Lot 6
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 125 and 129 Bridge Street



Area to be rezoned from Residential Second Density, Special Exception 13 (R2-13) to Residential Second Density, Special Exception (R2-XX)