



## 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.

<b>File Number:</b>	D14-399-24
<b>Owner:</b>	3996697 Canada Inc. c/o Ian Watson
<b>Applicant:</b>	Cindy Briscoe
<b>Legal Address:</b>	Concession 8, West Part of Lot 1
<b>Municipal Address:</b>	7307 & 7317 County Road 29
<b>Ward:</b>	Ramsay
<b>Location and Description of Property:</b>	The subject properties have a combined area of 0.13 hectares and are located at the north corner of the intersection of County Road 29 and Ramsay Concession 8. The properties are designated Rural in the Community Official Plan and zoned Rural Commercial – Special Exception 13 (C5-13) in the Zoning Bylaw. The properties operate as commercial lease space with previous uses including an automotive sales establishment, permitted under the site-specific zoning on the properties. Surrounding land uses include rural and rural industrial uses to the north and east, open space and commercial uses to south and east, and the Town of Carleton Place to the west.
<b>Purpose And Intent of The Zoning By-Law Amendment:</b>	The Applicant is seeking to amend the site-specific Rural Commercial – Special Exception (C5-13) zone to add “Restaurant” as a permitted use. The permitted use of “Restaurant” would include “Full-Service”, “Take-out”, and “Dine-In” as defined by Zoning By-law #11-83. A standalone restaurant would not be permitted on 7307 County Road 29; this parcel is intended to be used solely for parking for a restaurant on the adjacent 7317 County Road 29.

<p><b>Public Meeting Details:</b></p>	<p><b><u>Tuesday, November 5, 2024, at 6:00 p.m.</u></b>  <b><u>Hybrid Meeting - Please Contact the Planner Noted Below to Participate</u></b></p> <p><b>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING</b> before Council, please send an email to the assigned planner noted below with the subject line “Click or tap here to enter text. <b>Registered Speaker Request</b>”. The maximum allotted time per delegation will be 5 minutes.</p> <p><b>IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE</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> <p><b>IF YOU WISH TO VIEW THE MEETING IN-PERSON</b>, 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>
---------------------------------------	---

**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:

**Drew Brennan, Senior Planner**  
Municipality of Mississippi Mills  
14 Bridge Street, P.O. Box 400  
Almonte, ON K0A 1A0  
613-256-2064 ext. 509  
mknight@mississippimills.ca

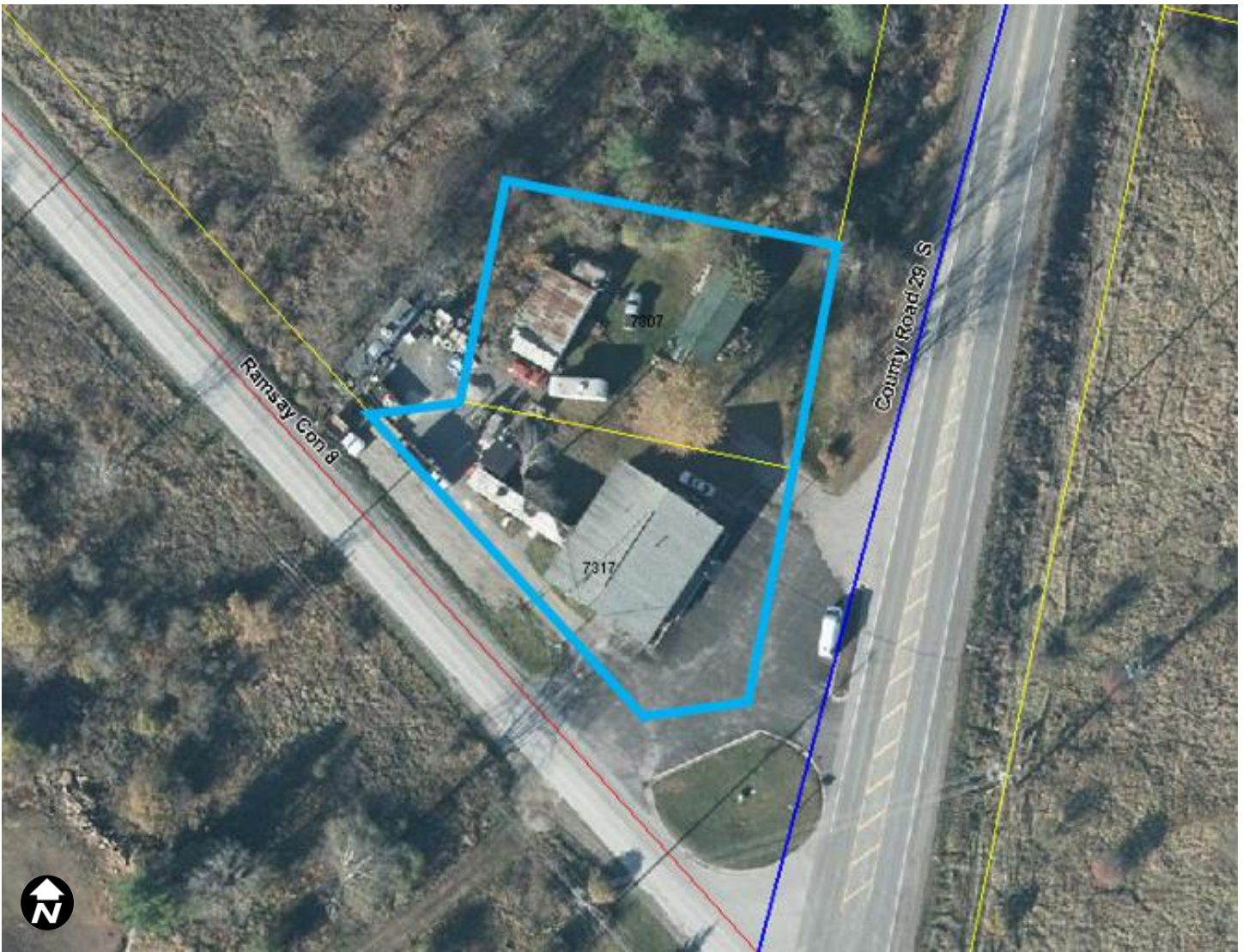


**Scan here to see Active Planning  
Notices Applications and Applicant  
Submission Documents**  
[mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx](https://mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx)

**Dated October 4, 2024**

## LOCATION MAP

Concession 8, West Part of Lot 1  
Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 7307 & 7317 County Road 29



Area to be rezoned from Rural Commercial – Special Exception 13 (C5-13) to Rural Commercial – Special Exception 13 (C5-13) with added permitted use of “Restaurant”