



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, April 23, 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.

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| File Number: | D14-184-24 |
| Owner: | Terra and Joseph Henry (1847189 Ontario Ltd.) |
| Applicant: | Terra and Joseph Henry (1847189 Ontario Ltd.) |
| Legal Address: | Concession 9 Pakenham, Part of Lots 5 and 6; Part 1 to 9 of Road Allowance, Reference Plan 26R1607 |
| Municipal Address: | 112 Cedar Hill Side Road |
| Ward: | Pakenham |
| Location and Description of Property: | The subject property is a 0.95-ha, vacant brownfield lot located north of the intersection of Cedar Hill Side Road at County Road 29. It is currently zoned Rural (RU), and it is a contaminated site due to a former road passing through it, which limits opportunities for more sensitive land uses such as residential. |
| Purpose And Intent of The Zoning By-Law Amendment: | The applicants are seeking to re-zone the subject lands from Rural (RU) to Rural Commercial (C5) to permit rural commercial uses in the future. Due to the complications that arise on contaminated sites, the applicants are not pursuing residential development. The applicant does not currently have plans for development; they are requesting the Zoning By-law Amendment so that they may be permitted to develop the subject property in the future. Site Plan Control will also be required before any rural commercial development can occur. |
| Public Meeting Details: | <u>Tuesday, April 23, 2024, at 6:00 p.m.</u> <u>Hybrid Meeting - Please Contact the Planner Noted Below to</u> |

Participate

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 “**D14-184-24 Registered Speaker Request**”. The maximum allotted time per delegation will be 5 minutes.

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.

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.

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
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Submission Documents**

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

Dated March 8, 2024

LOCATION MAP

Concession 9 Pakenham, Part of Lots 5 and 6; Part 1 to 9 of Road Allowance, Reference Plan
26R1607
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 112 Cedar Hill Side Road



Area to be rezoned from Click or tap here to enter text. to Click or tap here to enter text.