



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, November 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.

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:	D13-LUP-23
Owner/Applicant:	Jonathan Lupick and Kaitlyn Houle
Municipal Address:	626 Ramsay Concession 4A
Legal Address:	RAMSAY CON 4 PT LOT 5 RP;26R-179 PART 2 RP 26R-1399;PART 1
Ward:	Ramsay
Purpose of the Application:	<p>The subject property is zoned Rural (RU). The applicant is requesting relief from zoning provision Section 8.16(e), to permit a secondary dwelling unit with a gross floor area of 53% of the gross floor area (GFA) of the principal dwelling unit. The secondary dwelling unit is proposed to be located in the existing loft space within the existing garage.</p> <p>The applicant is also requesting relief from zoning Section 8.16(2) which does not permit a secondary dwelling unit on a lot that is legally non-complying with respect to lot width or lot area. The property is 0.3 ha in size whereas the Rural (RU) zone requires a minimum lot area of 1.0 ha.</p>
Public Meeting Details:	<p><u>Monday, November 27, 2023, at 6:00 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u></p> <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 “D13-LUP-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>
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REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
8.16 (e)	Secondary Dwelling Units	If located at or above grade, the secondary dwelling unit must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit. If located in a basement, it may occupy the whole of the basement.	53%
8.16(2)	Secondary Dwelling Units	A secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area.	0.3 ha

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.

<p>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:</p>

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 November 17, 2023

LOCATION MAP

RAMSAY CON 4 PT LOT 5 RP;26R-179 PART 2 RP 26R-1399;PART 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 626 Ramsay Concession 4A



 Subject Property