



**MUNICIPALITY OF MISSISSIPPI MILLS
NOTICE OF COMPLETE APPLICATION AND
PUBLIC MEETING PURSUANT TO
SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, CHAPTER P.13.**

REVISED NOTICE – NEW MEETING DATE

TAKE NOTICE that a **Public Meeting** will be held **virtually** on **Tuesday, February 15, 2022 at 6:00 p.m.**, in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, Ontario, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

The Zoning By-law Amendment application concerns the property at 766 Ramsay Con 12, legally described as RAMSAY CON 12 PT LOT 6 AND RP 26R44 PT PART 1, Ramsay Ward (details below).

AND TAKE NOTICE that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

AND THAT members of the public are currently not permitted to attend the public meeting in person; however, the Municipality encourages members of the public to attend the virtual meeting to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

An attached map identifies the location of the property and the area subject to this application.

FILE NUMBER	Z-16-21 (Related File: County of Lanark Consent file B21-176)
OWNER	TWIN ELM FARM LTD
LOCATION OF PROPERTY	766 Ramsay Con 12 (legally described as RAMSAY CON 12 PT LOT 6 AND RP 26R44 PT PART 1, Ramsay Ward).
DESCRIPTION OF APPLICATION/ THE PURPOSE AND INTENT	<p>The purpose of the application is to rezone the property from "Agriculture Zone" (A) to two separate "Agriculture Special Exceptions" (A-XX) and (A-YY), and from "Rural Zone" (RU) to "Rural Special Exception" (RU-XX).</p> <p>The proposed amendments are related to a concurrent consent application to be heard by the Lanark County Land Division Committee (file no. B21-176).</p> <p>The amendments will have the following implications:</p>



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	<p>Proposed Severed Lot:</p> <ul style="list-style-type: none">• A-XX - to reduce the minimum lot frontage of a residential use in the Agricultural Zone from 45 metres to approximately 13 metres. <p>Propose Retained Lot:</p> <ul style="list-style-type: none">• A-XY - to reduce the minimum lot area of the Agriculture Zone from 40 hectares to approximately 37.97 hectares and to prohibit residential development as a permitted use, and,• RU-XX - to reduce the minimum lot area of the Rural Zone from 40 hectares to the existing 16.73 hectares and to prohibit residential development as a permitted use.
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IF YOU WISH TO MAKE AN ORAL SUBMISSION before Council, please send an email to mplanner@mississippimills.ca with the subject line “**Z-16-21 Registered Speaker Request**”. The Municipality will make arrangements for you to actively participate in the meeting. The maximum allotted time per delegation will be 5 minutes.

IF YOU WISH TO VIEW THE ONLINE MEETING please follow this link to the Municipality’s web page: <https://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 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 3131 Old Perth Road, R.R. #2, P.O. Box 400, Almonte, Ontario, K0A 1A0 or by email to mplanner@mississippimills.ca.

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 provide written submissions or participate in the hearing, the Council may proceed in your absence, and you will not be entitled to any further notice of the proceedings. It is the practice of the Council, after hearing all evidence, to make a decision in public to approve, deny or defer a provisional consent.



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Persons taking part in the virtual public meeting and wishing a copy of the decision must make a written request to the undersigned.

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 a Notice of Appeal accompanied with the Board's fee to the Ontario Land Tribunal setting out the objection and the reasons in support of the objection.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment **or information for registering and submitting comments** are available by contacting the Municipality's Planning Department at (613) 256-2064 ext. 206 or by e-mail at mplanner@mississippimills.ca.

**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 17th DAY OF
JANUARY 2022.**

Tyler Duval
Planning Consultant
Municipality of Mississippi Mills



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