



NOTICE OF COMPLETE OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS

Pursuant to Section 22 and 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

Please be advised that the **Municipality of Mississippi Mills** has initiated the following Official Plan and Zoning By-law Amendment requests (details below).

File Number:	OPA 33 (Official Plan Amendment) D14-MUN-24 (Zoning By-law Amendment)
Owner:	Municipality-initiated Amendment
Affected Lands:	All lands within the Municipality of Mississippi Mills (No map attached)
Purpose and Intent of the Official Plan Amendment and Zoning By-law Amendment:	<p>Municipality-initiated Official Plan Amendment and Zoning By-law Amendment to incorporate revised and clarified provisions within the Community Official Plan (COP) and Zoning By-law #11-83.</p> <p>Official Plan Amendment:</p> <ul style="list-style-type: none"> Clarify that cluster lot developments are permitted within the Rural designation only. Specify that the lots created through cluster lot developments are to be zoned Limited Service Residential (LSR). Clarify that new, non-farm residential lots on private roads can only be created through the cluster lot development process. Prohibit cluster lot development access via private roads over private land or unopened road allowances. Private roads are only to be created through the cluster lot development process. Introduce the requirement that new private roads be subject to Site Plan Control and a requirement that the operation, maintenance and liability of the road be managed by Plan of Condominium. Require a holding zone on new cluster lots (not allow building permits) until the construction of the road as well as the operation, maintenance and liability of the road are under agreement through the Condominium Agreement.

	<ul style="list-style-type: none"> • Create a Roads Schedule that corresponds to the existing road hierarchy outlined in the Official Plan to clearly identify private roads. New private roads would be added as an amendment to the Official Plan or at the time of a 5-year review. <p>Zoning By-law Amendment:</p> <ul style="list-style-type: none"> • Rezone lots developed through the cluster lot policies to Limited Service Residential (LSR) to recognize the objectives and policies of the Official Plan for these developments as limited service residential. • Rezone existing lots zoned Limited Service Residential (LSR) to Rural (RU), Agricultural (A), or Residential (R1) where they have frontage on a public road, recognizing the level of service that these lots are provided. • Update the purpose of the LSR zone to provide clarity on when the LSR zone should be applied.
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IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and 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 Notices Applications and Applicant Submission Documents
mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated January 26, 2024