



**CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
COMMITTEE OF ADJUSTMENT**

NOTICE OF PUBLIC HEARING

**PURSUANT TO SECTION 45 OF THE *PLANNING ACT*, R.S.O. 1990, c. P.13
MINOR VARIANCE APPLICATION**

TAKE NOTICE that a **Public Meeting** will be held on **Wednesday, September 8th, 2021 at 6:00 p.m. via Zoom**, in the Municipality of Mississippi Mills to consider a proposed Minor Variance under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13. The Minor Variance application concerns the property, which is municipally known as 152 Ottawa Street and legally described as Pt Lot 1 and 2, Henderson, Block A; Plan 6262; Ramsay Ward; Municipality of Mississippi Mills.

AND TAKE NOTICE that as the Province of Ontario declared a State of Emergency and continues to take significant steps to limit the transmission of the COVID-19 virus, the Municipality of Mississippi Mills continues to protect the health and safety of the public, Council, and employees while at the same time processing Planning Act applications.

THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19 MEASURES. THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH/LISTEN TO THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY. THERE ARE ALSO A VARIETY OF OTHER WAYS AS OUTLINED BELOW, THAT YOU CAN SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE PROPOSED APPLICATION, PRIOR TO THE MEETING, SO THAT YOUR COMMENTS CAN BE CONSIDERED PRIOR TO A DECISION BEING MADE ON THE APPLICATION.

Meeting Date:	Wednesday, September 8 th , 2021 at 6:00 p.m via Zoom.
File Number:	A-06-21
Owner(s):	Awad Holdings Inc.
Applicant:	Tracy Zander
Legal Description:	Pt Lot 1 and 2, Henderson, Block A; Plan 6262; Ramsay Ward
Municipal Address:	152 Ottawa Street; Municipality of Mississippi Mills
Ward:	Ramsay
Zoning:	Downtown Commercial (C2)

PURPOSE OF THE APPLICATION

The applicant is seeking permission from the Committee of Adjustment (COA) to recognize the existing use of the property, being an “automotive sales establishment”, and to expand the list of legal non-conforming uses on the site to allow for the “display and sale of new or used motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of motor vehicles”.

RELATED PROVISIONS OF ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
20.1 (Uses Permitted in the C2 Zone)	(b) Non-residential Uses	Auto-related uses not permitted in the Downtown Commercial (C2) Zone.	To recognize the existing use of the property, being an “Automotive Sales Establishment” and to expand the list of legal non-conforming uses on the site to allow for the “display and sale of new or used motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of motor vehicles”.
6.13 (Non-conforming uses)	(3)	A non-conforming use of a lot, building or structure shall not be changed except to a use which is permissible within such zone, or such other compatible uses as may be approved under Section 45 of the Planning Act, RSO 1990.	The applicant is seeking to expand the list of legal non-conforming uses to include uses that are not currently permitted by the Downtown Commercial (C2) Zone and therefore requires permission from the Committee of Adjustment.

You are encouraged to contact the Municipality by telephone or email if you have any questions prior to the Public Hearing. Physical attendance at the Municipal Office related to the application is discouraged as Staff can discuss the proposed application and supporting information more promptly by telephone or email. You can then either provide written comments by mail or email rsweeney@mississippimills.ca; jrussell@mississippimills.ca; and eforhan@jrichards.ca, referencing “A-06-21” in the subject line, or verbal comments to Municipal Staff prior to the Public Hearing.

ADDITIONAL INFORMATION relating to the proposal **[or options for participation in the virtual public meeting](#)** are available by contacting the Municipality’s Planning Department at (613) 256-2064 ext. 209 or by e-mail at rsweeney@mississippimills.ca; jrussell@mississippimills.ca; and eforhan@jrichards.ca

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS, 27TH DAY OF AUGUST, 2021.



KEY MAP
Minor Variance Application A-06-21
Pt Lot 1 and 2, Henderson, Block A; Plan 6262; Ramsay Ward
152 Ottawa Street; Municipality of Mississippi Mills

