



**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 3350 Concession 12 North (Pakenham) and legally described as Part Lot 26, Concession 12; Part 1 26R1898 East Half of Lot 16; Pakenham Ward.

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 8th, 2021 at 6:00 p.m via Zoom.
File Number: A-09-21
Owner(s): Evan and Lori Noden
Applicant: Evan Noden
Legal Description: Part Lot 26, Concession 12; Part 1 26R1898 East Half of Lot 16; Pakenham Ward
Municipal Address: 3350 Concession 12 North (Pakenham); Municipality of Mississippi Mills
Ward: Pakenham
Zoning: Limited Service Residential (LSR)

PURPOSE OF THE APPLICATION

The applicant is seeking permission from the Committee of Adjustment (COA) to extend a legal non-complying structure and to reduce a legal non-complying side yard setback from 2.7 m to 2.1 m, in order to support the construction of an 88.45 m² garage addition. The proposal will

further worsen a legal non-complying setback, which requires permission from the COA.

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



Section	Zoning Provision	By-law Requirement	Requested
6.13	(2) Additions and Accessory Uses Permitted	Nothing in this By-Law shall prevent an accessory use, an extension or an addition being made to a building or structure which is used for a purpose specifically permitted within the zone in which such building or structure is located and which building or structure legally existed at the date of passing of this By-law but which building or structure does not comply with one or more of the Zone Provisions of this By-law, provided such accessory use, extension or addition does not contravene any of the provisions of this By-law and is in compliance with Sections 4.8 and 4.9 of this By-law.	To extend a legal non-complying structure and to reduce a legal non-complying side yard setback from 2.7 m to 2.1 m
18.2 (LSR Zone Provisions)	Minimum required side yard	3 m	To extend a legal non-complying structure and to reduce a legal non-complying side yard setback from 2.7 m to 2.1 m

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-09-21" 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@jlrichards.ca

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

	<p>KEY MAP Minor Variance Application Part Lot 26, Concession 12; Part 1 26R1898 East Half of Lot 16; Pakenham Ward; 3350 Concession 12 North, Municipality of Mississippi Mills</p>	
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