



**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 29<sup>th</sup>, 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 15-17 Malcolm Street.

**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 29<sup>th</sup>, 2021 at 6:00 p.m via Zoom.  
**File Number:** A-15-21  
**Owner(s):** Emmanuel Neilz and Brigitte Reid  
**Applicant:** Brigitte Reid  
**Legal Description:** PART LOT 2 SEC CAMERON PLAN 6262 LANARK N RAMSAY;  
PART LOT 3 SEC CAMERON PLAN 6262 LANARK N RAMSAY  
PART 1 26R1249 EXCEPT PART 1 27R10912; T/W RS146283  
**Municipal Address:** 15-17 Malcolm Street; Municipality of Mississippi Mills  
**Ward:** Almonte  
**Zoning:** Residential First Density (R1) Zone

**PURPOSE OF THE APPLICATION**

The applicant is seeking permission from the Committee of Adjustment (COA) to expand the size of a legal non-conforming use (two semi-detached dwellings) beyond the previous building footprint. A proposal to increase the size of a legal non-conforming use requires permission from the Committee of Adjustment (COA).

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

Section	Zoning Provision	By-law Requirement	Requested
Section 6.13	Non-Conforming Uses	<p>(1) (d) to prevent the restoration of any building or structure which does not comply with the provisions of this By-law, where such building or structure is damaged by fire or an act of nature, provided that:</p> <ul style="list-style-type: none"> <li>- such restoration does not increase the height, size or volume or change the use of such building or structure;</li> <li>- all efforts are made with such reconstruction to improve the non-conforming nature of the building or structure.</li> </ul>	<p>To expand two (2) semi-detached dwellings as the legal non-conforming use of the subject property.</p> <p>The previous semi-detached dwellings were destroyed as a result of a fire. The use is considered legal non-conforming and is allowed to continue as a use but only within its previous/ existing footprint.</p> <p>The applicant is proposing to expand the footprint of the legal non-conforming use but requires permission from the COA to do so.</p>

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](mailto:rsweeney@mississippimills.ca); [jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca); and [eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca), referencing "A-15-21" 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](mailto:rsweeney@mississippimills.ca); [jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca); and [eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)

**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS, 16<sup>TH</sup> DAY OF SEPTEMBER, 2021.**



Subject  
Property