



NOTICE OF VIRTUAL PUBLIC MEETING FOR A MINOR VARIANCE APPLICATION

Pursuant to Section 45 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Hearing** will be held [virtually via Zoom](#) on **Monday, February 27, 2023, at 6:00 p.m.** to consider a proposed Minor Variance application under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that the Municipality continues to take steps to limit the transmission of COVID-19 and to protect the health and safety of the public, Committee Members and employees. Therefore, the Public Hearing for this Minor Variance application will be held virtually via the Zoom Platform.

Please be advised that the **Municipality of Mississippi Mills** has received the following Minor Variance application (details below) and an attached map identifies the location of the property and the area subject to this application.

File Number:	A-02-23
Owner:	13047457 Canada Inc.
Applicant:	Alison Clarke
Municipal Address:	144 Marshall Street
Legal Address:	Lots 1 and 2, Adelaide Street, Plan 6262
Ward:	Almonte
Purpose of the Application:	The subject property is zoned Residential Second Density (R2). The applicant is seeking relief for a proposed development consisting of a two-storey, vertically separated triplex (3-unit townhouse) with a reduced exterior side yard setback of 5.82 metres; a reduced rear yard setback of 6.48 metres; and a lot coverage of 45% whereas Section 14.2 of the Zoning By-law requires a minimum exterior side yard setback of 6 metres; a minimum rear yard setback of 7.5 metres; and, a maximum lot coverage of 40%. A porch that projects into the exterior side yard setback by 2.13 metres is also proposed whereas Section 6.29 of the Zoning By-law limits the permitted projection to 2 metres.
Public Meeting Details:	<u>Monday, February 27, 2023, at 6:00 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u>

	<p>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “A-02-23 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: 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.</p>
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REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
14.2	Exterior Side Yard Setback, Minimum (m)	6 metres	5.82 metres
14.2	Rear Yard Setback, Minimum (m)	7.5 metres	6.48 metres
14.2	Lot Coverage, Maximum (%)	40%	45%
6.19	Permitted Projection into Required Yard	Projection of no more than 2 metres into a required yard	Projection of 2.13 metres into a required yard

IF YOU WISH TO BE NOTIFIED of the decision of the Committee of Adjustment on the proposed Minor Variance application, **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 Committee of Adjustment 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 Minor Variance application is considered, the person or public body is not entitled to appeal the decision.

AFTER A DECISION has been made by the Committee of Adjustment, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Secretary Treasurer of the Committee of Adjustment 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: mississippimills.ca/modules/news/en. For more information about this matter, including information about appeal rights, contact the assigned planner:

Jeffrey Ren, Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064 ext. 502
jren@mississippimills.ca

Dated February 10, 2023

LOCATION MAP

Lots 1 and 2, Adelaide Street, Plan 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 144 Marshall Street



 Subject Property