



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION

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

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request (details below). An attached map identifies the location of the property and the area subject to this application.

File Number:	D14-284-23
Owner:	2849358 Ontario Inc. (c/o Lalit Aggarwal)
Applicant:	Tracy Zander, ZanderPlan Inc.
Legal Address:	Ramsay Concession 9, Part Lot 17; Formerly Township of Ramsay, now Municipality of Mississippi Mills, County of Lanark
Municipal Address:	N/A
Ward:	Ramsay
Location and Description of Property:	The subject property is situated on Part Lot 17, Concession 9, in the Geographic Township of Ramsay, which is now in the Municipality of Mississippi Mills. The site was previously severed from the property located at 38 Carss Street. The subject property measures approximately 7.37 hectares in size and is currently vacant in Almonte’s settlement area. Surrounding land uses include low-rise residential and open space to the north, residential to the east and south, and the Mississippi River to the west. The Ottawa Valley Rail Trail abuts the site to the east.
Purpose And Intent of The Zoning By-Law Amendment:	The subject property is within Almonte’s settlement area and is currently zoned Residential First Density (R1). The proposed development is a 116-dwelling unit subdivision that consists of single-detached dwellings, semi-detached dwellings, townhouses and apartment units. Residential zoning with varying residential uses is proposed for the residential blocks and lots. The stormwater management and conservation blocks are proposed to be zoned Parkland and Open Space (OS).
Application Details:	To review all of the plans and studies submitted with the application, please visit the Municipality’s website under Active Planning Notices here: https://www.mississippimills.ca/en/build-and-invest/active-planning-notice

	and-applications.aspx
Associated Applications:	Lanark County Plan of Subdivision Application 09-T-22003: https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx
Public Meeting Details:	<u>Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact the assigned planner noted below for more information.</u>

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed 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 at the Municipality's web page: [mississippimills.ca/modules/news/en](https://www.mississippimills.ca/modules/news/en). 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

Dated May 3, 2023

LOCATION MAP

Concession 9, Part Lot 17;
Ramsay Ward, Municipality of Mississippi Mills, County of Lanark



Area to be rezoned from Residential First Density (R1) to RX-XX and
from Residential First Density (R1) to Open Space (OS)