



NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

TAKE NOTICE that the Council of the Corporation of the Municipality of Mississippi Mills passed **By-law No. 25-068** on **August 26, 2025**, under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that any person or agency who made oral submissions at a public meeting or made written submissions to the Municipality of Mississippi Mills before the By-law was passed is entitled to appeal the decision of the Municipality of Mississippi Mills Council to the Ontario Land Tribunal. Such an appeal must be filed in writing with the Clerk of the Municipality of Mississippi Mills not later than **September 16, 2025** and include a written notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by a certified cheque or money order in the amount of \$1,100.00 payable to the "Minister of Finance". Only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, has been provided. The complete By-law is available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Drew Brennan, Senior Planner at 613-256-2064, and follow the prompts, or dbrennan@mississippimills.ca.

Dated August 27, 2025 at the Municipality of Mississippi Mills.

Drew Brennan, Senior Planner
Municipality of Mississippi Mills

EXPLANATORY NOTE

ZONING BY-LAW NO. 25-068 OF THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS BEING A BY-LAW TO AMEND BY-LAW NO. 11-83 AS AMENDED, BEING THE ZONING BY-LAW OF THE MUNICIPALITY OF MISSISSIPPI MILLS WAS PASSED UNDER SECTION 34 OF THE PLANNING ACT, 1990.

The by-law amends Section 8.13 of Zoning By-law #11-83 to permit multiple dwelling units on a single lot subject to an approved draft plan of subdivision where registration is imminent.

The registration of the subdivision agreement and plan are not completed by municipal staff or the developer, rather the documents are submitted to the Land Registry Office, and it is registry office staff which formally register the subdivision. Due to variable processing times at the Land Registry Office, the registration of a subdivision can take several weeks before registration is finalized and the lots are created, despite all other municipal requirements being fulfilled. If a developer submits building permit applications for dwellings intended to be on individual lots within the future subdivision, the building permit is unable to be issued because the permit application does not meet the Zoning By-law.

The proposed amendment will allow the Municipality's Building Department to issue Conditional Building Permits for multiple dwellings on the subdivision lands while subdivision agreements and plans are awaiting registration at the Land Registry Office.

No outstanding or unaddressed comments pertaining to matters of the public interest are remaining in relation to this file. A full analysis of comments received and how they were considered by Council is available on the Municipality's website:
www.mississippimills.ca.