



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION & PUBLIC MEETING

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

TAKE NOTICE that a **Public Meeting** will be held **in hybrid format, online via Zoom and in person at the Municipal Office, 3131 Old Perth Road, Almonte, ON, K0A 1A0** on **Tuesday, April 14, 2026, at 6:00 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

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

File Number:	D14-MM2-26
Owner/Applicant:	Municipality of Mississippi Mills
Legal Address:	Plan 6262, Lot 4, Lot 10; Adelaide Street, Lot 19; McDermott Street
Municipal Address:	Unaddressed Lot at Adelaide Street/McDermott Street
Ward:	Almonte
Location and Description of Property:	<p>The subject property is located at the corner of Adelaide Street and McDermott Street. The site is approximately 0.16 hectares in size, with about 47 metres of frontage on McDermott Street and 33 metres of frontage on Adelaide Street. The property is currently vacant.</p> <p>The property is located at the end of the maintained portion of Adelaide Street and is not currently serviced by municipal water or wastewater. Servicing may be coordinated with the proposed Hannan Hills subdivision or provided on a temporary basis until permanent services are extended along Adelaide Street.</p> <p>Surrounding uses include vacant land and low- and medium-density residential development, with planned subdivisions to the north (Hannan Hills) and east (Menzie Enclaves) and a few residential uses on McDermott Street.</p>
Purpose And Intent of The Zoning By-Law Amendment:	The subject property is currently zoned Residential Third Density with a Holding (R3-h), which permits uses such as fourplex and townhouse dwellings. The holding provision was applied since the property does not

	<p>have access to full municipal services.</p> <p>The proposed Zoning By-law Amendment, initiated by the Municipality, seeks to rezone the property from R3-h to Residential Fourth Density Special Exception (R4-XX) to support the development of affordable housing as part of the Housing First Pilot Project in partnership with Lanark Community Alliance. A preliminary concept has been provided to assist in the development of an overall building envelope (setbacks) and parking rates. The proposed R4 zone permits a range of residential uses, including low-rise apartment dwellings, townhouses, and retirement homes and will include site specific setbacks and parking rate (space per unit).</p>
<p>Public Meeting Details:</p>	<p><u>Tuesday, April 14, 2026, at 6:00 p.m.</u> <u>Please contact the Planner noted below to participate</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “D14-MM2-26 Registered Speaker Request”. You may speak online via Zoom or in person in Council Chambers 3131 Old Perth Road. The maximum allotted time per delegation is 5 minutes.</p> <p>IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE, please follow this link to the Municipality’s web page: https://calendar.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> <p>IF YOU WISH TO VIEW THE MEETING IN-PERSON, you may attend the Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate.</p>

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 on the Municipality's web page. For more information about this matter, including information about appeal rights, contact the assigned planner:

**Melanie Knight, Director of
Development Services and Engineering**
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064
mknight@mississippimills.ca



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Dated March 17, 2026

LOCATION MAP*

Plan 6262, Lot 4, Lot 10; Adelaide Street, Lot 19; McDermott Street
Almonte Ward, Municipality of Mississippi Mills



 Area to be rezoned from Residential Third Density with Holding (R3-h) to Residential Fourth Density – Special Exception (R4-XX)

* Although it appears as two parcels on the above map, the lands have merged and are considered one property.