



## 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 **Wednesday, June 18, 2025, at 4:30 p.m.** to consider a proposed Minor Variance application under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

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.

<b>File Number:</b>	D13-GAL1-25
<b>Applicant:</b>	Brian Gallagher
<b>Owner:</b>	Tammy Gallagher
<b>Municipal Address:</b>	166 Water Street
<b>Legal Address:</b>	Plan 6262 Part of Lot 91, Anderson Section, Part 2 on Reference Plan 27R8038
<b>Ward:</b>	Almonte
<b>Purpose of the Application:</b>	The Applicant is seeking relief to permit an existing accessory building with a side yard setback of 0.7 metres, and a rear yard setback of 0.9 metres, whereas Table 6.1A of the Zoning By-law requires a minimum side yard setback and minimum rear yard setback of 1.2 metres in the Residential Second Density (R2) zone.
<b>Public Meeting Details:</b>	<p><b><u>Wednesday, June 18, 2025, at 4:30 p.m.</u></b> <b><u><a href="#">Virtually via Zoom (Please contact the assigned planner noted below to participate)</a></u></b></p> <p><b>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING</b>, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “<b>D13-GAL1-25 Registered Speaker Request</b>”. The maximum allotted time per delegation will be 5 minutes.</p> <p><b>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY</b>, please follow this link to the Municipality’s web page: <a href="https://calendar.mississippimills.ca/council">https://calendar.mississippimills.ca/council</a>. When the meeting is live, this</p>

link will give you viewing privileges only. There will be no opportunity to speak via this link.

**REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:**

Section	Zoning Provision	By-law Requirement	Requested
Table 6.1A(3)(ii)	Minimum Side Yard Setback	1.2 metres	0.7 metres
Table 6.1A(4)	Minimum Rear Yard Setback	1.2 metres	0.9 metres

**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. For more information about this matter, including information about appeal rights, contact the assigned planner:

**Gillian Bentley, Planner**  
Municipality of Mississippi Mills  
14 Bridge Street, P.O. Box 400  
Almonte, ON K0A 1A0  
613-256-2064  
gbentley@mississippimills.ca



**Scan here to see Active Planning Notices Applications and Applicant Submission Documents**  
[mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx](https://mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx)

**Dated June 3, 2025**

## LOCATION MAP

Plan 6262 Part of Lot 91, Anderson Section, Part 2 on Reference Plan 27R8038  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 166 Water Street



 Subject Property