



## 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, August 20, 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-EDM-25
<b>Applicant:</b>	ZanderPlan Inc. (c/o Tracy Zander)
<b>Owner:</b>	Ian Edmison & Tammy Edmison
<b>Municipal Address:</b>	512 Old Perth Road
<b>Legal Address:</b>	Concession 1, West Part Lot 4
<b>Ward:</b>	Ramsay
<b>Purpose of the Application:</b>	The subject property is zoned Rural (RU). The subject Minor Variance is required as a condition of Consent application B24/110, conditionally approved by Lanark County on April 10, 2025. The Applicant is seeking relief to permit a reduced lot frontage of 17.3 metres on the severed lot and retained lot, whereas the minimum required lot frontage is 45 metres for lots in the RU zone.
<b>Public Meeting Details:</b>	<p><b><u>Wednesday, August 20, 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-EDM-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></p>

	<p>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 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
Table 12.2	Lot Frontage, Minimum	45 metres	17.3 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.

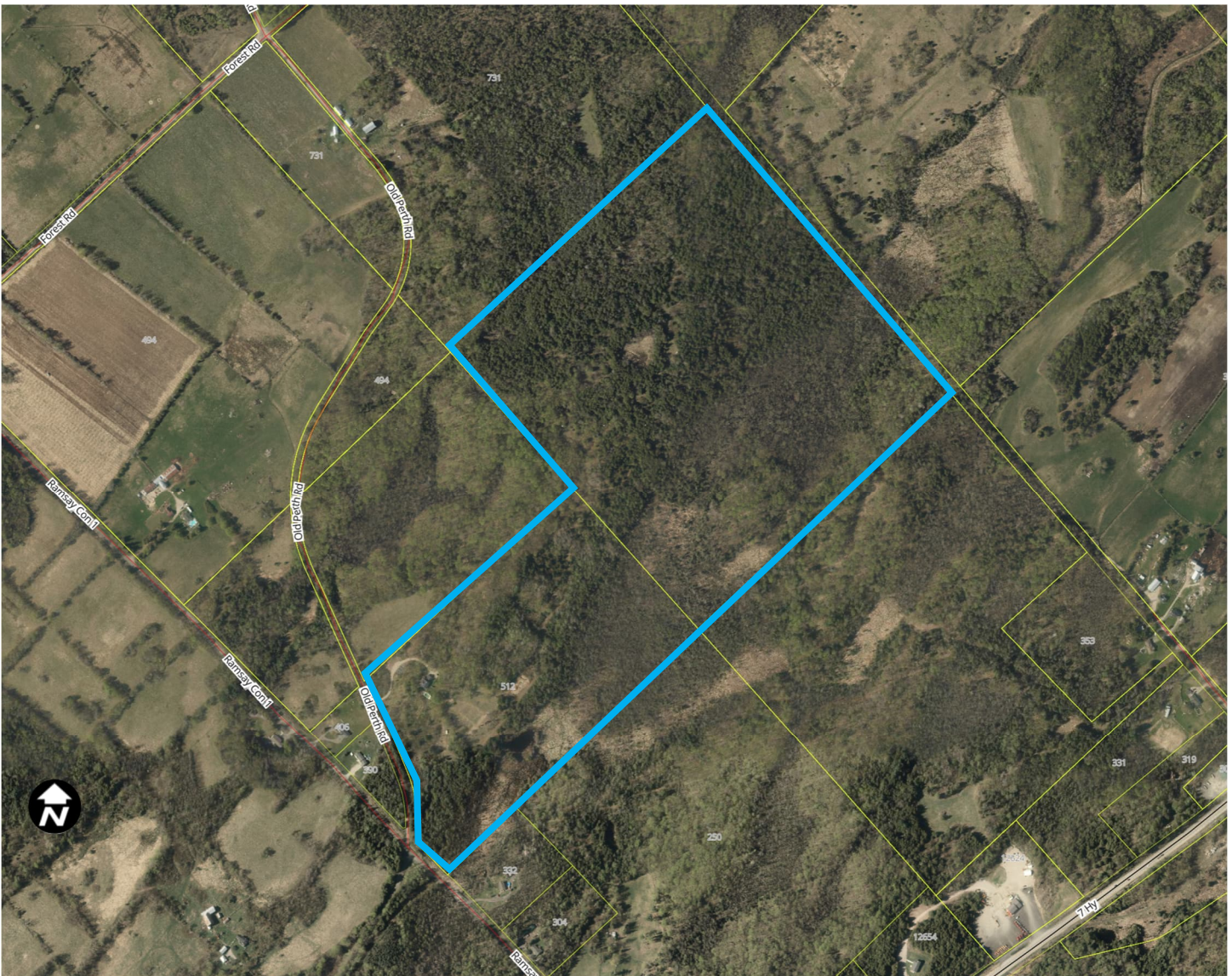
**IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE RESIDENTS**, it is requested that you post this notice in a location visible to all of the residents.

<p><b>ADDITIONAL INFORMATION</b> 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:</p>		
<p><b>Gillian Bentley, Planner</b>  Municipality of Mississippi Mills  14 Bridge Street, P.O. Box 400  Almonte, ON K0A 1A0  613-256-2064  gbentley@mississippimills.ca</p>		<p><b>Scan here to see Active Planning Notices Applications and Applicant Submission Documents</b>  mississippimills.ca/build-and-invest/active-planning-notices-and-applications</p>

Dated July 23, 2025

## LOCATION MAP

Con 1 W Part Lot 4  
Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 512 Old Perth Road



 Subject Property