



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 **virtually via Zoom or in person** on **Tuesday, May 7, 2024, 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 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-MUN-24
Owner:	Municipality of Mississippi Mills
Applicant:	Municipality of Mississippi Mills
Legal Address:	Plan 6262, Lots 33 to 36
Municipal Address:	34 Victoria Street
Ward:	Almonte
Location and Description of the Subject Property:	<p>The subject property is located along St. James Street at the intersection of an unopened road allowance with Victoria Street. The property is 0.49 hectares in size and has approximately 40.25 metres of frontage on St. James Street, 40.25 metres of frontage on Menzie Road. The property is currently vacant.</p> <p>Surrounding land uses include a variety of low density and medium density residential to the north, east, west and southwest, and highway commercial to the southeast.</p>
Purpose And Intent of The Zoning By-Law Amendment:	<p>The subject property is currently zoned “Development” (D). The proposed Zoning By-law Amendment, initiated by the Municipality, seeks to rezone the vacant lot at 34 Victoria Street from Development (D) to Residential Fourth Density Special Exception (R4-XX) with site-specific provisions for the development of affordable housing units with associated parking as part of the Housing First Pilot Project in joint effort with not-for-profit housing provider, Carebridge Community Support Corporation. No specific development plan has been proposed; however, a preliminary</p>

	<p>concept plan has been provided and the requested R4 zone permits a variety of residential uses including low-rise apartment dwelling, townhouse and a retirement home.</p>
<p>Public Meeting Details:</p>	<p><u>Tuesday, May 7, 2024, at 6:00 p.m.</u></p> <p><u>Hybrid Meeting (Please contact the assigned 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-MUN-24 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: events.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 hybrid Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. Please note that there will be no opportunity to speak as an in-person attendee. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate virtually via the Zoom Platform.</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 ext. 501
mknight@mississippimills.ca



**Scan here to see Active Planning
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Dated April 16, 2024

LOCATION MAP

Plan 6262, Lots 33 and 36
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 34 Victoria Street



 Subject Property