



NOTICE OF STATUTORY PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT AND NON-STATUTORY MEETING FOR DRAFT PLAN OF SUBDIVISION APPLICATION

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 via Zoom** on **Tuesday, June 3, 2025, 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 and a non-statutory public meeting for the proposed Draft Plan of Subdivision.

AND TAKE NOTICE that the Public Meeting for these applications is being held in hybrid format; in person in Council Chambers at 3131 Old Perth Road, and virtually via the Zoom Platform.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request and has been circulated the proposed Draft Plan of Subdivision by Lanark County (details below). An attached map identifies the location of the property and the area subject to this application.

File Number:	D14-STR-23 (Zoning By-law Amendment) 09-T-23005 (Draft Plan of Subdivision)
Owner:	Strathburn Almonte Regional Inc. (c/o Regional Group)
Applicant:	Evan Garfinkel (The Regional Group)
Legal Address:	Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168 and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 and 169-175 and part of Malloch Street, James Street, Mary Street, William Street, Malcolm Street, and John Street (closed by by-law LC204530), Burnside Section Plan 6262, Formerly Town of Almonte, now Municipality of Mississippi Mills, County of Lanark
Municipal Address:	N/A
Ward:	Almonte
Location and Description of Property:	The subject property is located within Almonte, north of Strathburn Street and east of County Road 29. The subject property measures approximately 17 hectares in size and is currently vacant. Surrounding

	land uses include low-rise residential uses, farmland and the Mississippi River.
Purpose And Intent of the Zoning By-law Amendment and proposed Subdivision:	<p>The Zoning By-law Amendment is proposed to rezone the subject lands from Development (D) to Residential zonings of various densities with Special Provisions (RX-XX) for the residential lots and blocks. The stormwater management, open space and park blocks are proposed to be zoned Parkland and Open Space (OS).</p> <p>The proposed development is a 246-dwelling unit subdivision that consists of single and semi-detached dwellings as well as townhomes of varying lot sizes.</p>
Application Details:	To review all of the plans and studies submitted with the application, please visit the Municipality's website under Active Planning Notices here: https://www.mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notice-and-applications/
Associated Applications:	Lanark County Plan of Subdivision Application 09-T-23005 – Brown Lands
Public Meeting Details:	<p><u>Tuesday, June 3, 2025, at 6:00 p.m.</u> <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-STR-23; 09-T-23005 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: 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 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 by scanning the QR code:

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

Dated May 13, 2025

LOCATION MAP

Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168 and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 and 169-175 and part of Malloch Street, James Street, Mary Street, William Street, Malcolm Street, and John Street (closed by by-law LC204530), Burnside Section Plan 6262, Formerly Town of Almonte, now Municipality of Mississippi Mills, County of Lanark
Almonte Ward, Municipality of Mississippi Mills



 Approximate area to be rezoned from Development (D) to Residential, Special Exception (RX-XX) and Open Space (OS)