



Mississippi
Mills

Municipality of Mississippi Mills
Development Services and Engineering Department
14 Bridge Street, PO Box 400
Almonte, ON K0A 1A0
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www.mississippimills.ca

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 via Zoom** on **Tuesday, February 10, 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 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:	D14-115-25
Owner:	11545370 Canada Inc.
Applicant:	JP2G Consultants Inc. c/o Kathryn Curry
Legal Address:	Part of Lot 4, Plan 6262, Henderson Section, Block D, Parts 1 – 5 and 8 of Reference Plan 26R1845
Municipal Address:	195 & 197 Adelaide Street
Ward:	Almonte
Location and Description of Property:	The subject property is an irregularly shaped, 2,222 m ² residential 'T' shaped lot with frontage on both Adelaide Street and Napier Court. The subject property features an existing semi-detached dwelling and detached garage. Surrounding land uses are residential, with a mix of detached dwellings, semi-detached dwellings, and townhouses.
Purpose And Intent of The Zoning By-Law Amendment:	<p>The subject property is split-zoned Residential Second Density (R2) and Development (D) in Zoning By-law #11-83. In October 2025, two consent applications were conditionally approved by Lanark County's Land Division Committee to create two (2) new residential lots fronting Napier Court, with a zoning amendment required as a condition of approval.</p> <p>The proposed amendment seeks to rezone the subject property entirely to R2 with site-specific exceptions to allow for the potential future development of a semi-detached dwelling on the severed lots. In the R2 zone, a semi-detached dwelling requires a minimum lot frontage of 10 metres and a minimum lot area of 350 m² per unit. The amendment seeks</p>

	<p>to reduce these standards to allow a minimum lot frontage of 9 metres and a minimum lot area of 250 m² per unit.</p> <p>The amendment also seeks to recognize an undersized lot frontage of 15.24 metres for the existing semi-detached dwelling on the retained lot fronting Adelaide Street, whereas the R2 zone requires a minimum cumulative frontage of 20 metres.</p>
<p>Public Meeting Details:</p>	<p>Tuesday, February 10, 2026, at 6:00 p.m. <u>Hybrid Meeting - 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 “D14-115-25 Registered Speaker Request”. The maximum allotted time per delegation will be 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 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. 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:

Drew Brennan, Senior Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064
dbrennan@mississippimills.ca



Scan here to see Active Planning Notices Applications and Applicant Submission Documents
www.mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notices-and-applications/

Dated January 6, 2026

LOCATION MAP

Part of Lot 4, Plan 6262, Henderson Section, Block D, Parts 1 – 5 and 8 of Reference Plan 26R1845
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 195 & 197 Adelaide Street



Area to be rezoned from Residential Second Density (R2) and Development (D) to Residential Second Density, Special Exception (R2-XX) zones