



**CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS  
COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING**

**PURSUANT TO SECTION 45 OF THE *PLANNING ACT*, R.S.O. 1990, c. P.13  
MINOR VARIANCE APPLICATION**

**TAKE NOTICE** that a **Public Meeting** will be held on **Wednesday, March 17<sup>th</sup>, 2021 at 4:30 p.m.**, in the Municipality of Mississippi Mills to consider a proposed Minor Variance under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13. The Minor Variance application concerns the property, which is known Part Lot 5, Plan 3625, Municipality of Mississippi Mills, known municipally as 172 Spring Street (Almonte Ward).

**AND TAKE NOTICE** that as the Province of Ontario declared a State of Emergency and continues to take significant steps to limit the transmission of the COVID-19 virus, the Municipality of Mississippi Mills continues to protect the health and safety of the public, Council, and employees while at the same time processing Planning Act applications.

**THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19 MEASURES. THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH/LISTEN TO THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY. THERE ARE ALSO A VARIETY OF OTHER WAYS AS OUTLINED BELOW, THAT YOU CAN SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE PROPOSED APPLICATION, PRIOR TO THE MEETING, SO THAT YOUR COMMENTS CAN BE CONSIDERED PRIOR TO A DECISION BEING MADE ON THE APPLICATION.**

**Meeting Date:** Wednesday, March 17<sup>th</sup>, 2021 at 4:30 p.m.  
**File Number:** A-01-21  
**Owner(s):** Craig McLellan and Dianne Davey  
**Applicant:** Tracy Zander, ZanderPlan Inc.  
**Legal Description:** Part Lot 5, Plan 3625  
**Municipal Address:** 172 Spring Street  
**Ward:** Almonte  
**Zoning:** Residential First Density (R1) & Environmental Hazard (EH)

**PURPOSE OF THE APPLICATION**

The applicant is requesting relief from the minimum setback requirement from watercourses from 30m to 20.0 m to permit the replacement of an existing dwelling on the property. The subject property is defined partially within the Residential First Density (R1) and the Environmental Hazard (EH) zones. The footprint of the replacement dwelling would be located within the R1 zone. The Minor Variance request is outlined below.

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

Section	Zoning Provision	By-law Requirement	Requested
6.24(2)	Setbacks from Watercourses and Waterbodies	Except for flood or erosion control works, or a public bridge or a marine facility, development shall be setback a minimum of 30m from the highwater mark or 15m from the flood line, whichever is greater.	Except for flood or erosion control works, or a public bridge or a marine facility, development shall be setback a minimum of <b>20.0m</b> from the highwater mark.

You are encouraged to contact the Municipality by telephone or email if you have any questions prior to the Public Hearing. Physical attendance at the Municipal Office related to the application is discouraged as Staff can discuss the proposed application and supporting information by telephone or email. You can then either provide written comments by mail or email to [myet@mississippimills.ca](mailto:myet@mississippimills.ca) referencing "A-01-21" in the subject line, or verbal comments to Municipal Staff prior to the Public Hearing.

**ADDITIONAL INFORMATION** relating to the proposal **or options for participation in the virtual public meeting** are available by contacting the Municipality's Planning Department at (613) 256-2064 ext. 206 or by e-mail at [myet@mississippimills.ca](mailto:myet@mississippimills.ca).

**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS, 24<sup>TH</sup> DAY OF FEBRUARY, 2021.**

