

Jp2g No. 24-7088A

December 11, 2025

Municipality of Mississippi Mills
3131 Old Perth Rd
Box 400
Almonte ON, KOA 1A0

Attn Melanie Knight, Director of Development Services and Engineering

Re Application for Zoning By-law Amendment – Maureen Dern, Part Lot 16, Concession 10, Geographic Township of Ramsay, Now in the Municipality of Mississippi Mills. Our Project No. 24-7088A

Dear Melanie,

Please accept this letter and the enclosed information as an application for Zoning By-law Amendment for lands located at 195 Adelaide Street, within Part Lot 16, Concession 10, in the Geographic Township of Ramsay, now in the Municipality of Mississippi Mills. The following documents are enclosed in support of this application:

- One (1) original and one (1) copy of an application form for Zoning By-law Amendment, signed and sworn.
- Two (2) copies of the proposed Zoning Sketch.
- Two (2) copies of a Building Envelope Sketch
- Two (2) copies of Reference Plan 26R-1845
- Two (2) copies of a Property Index Map
- Two (2) copies of a Parcel Register for 05089-0016.
- One (1) copy each of the Notice of Decision issued for Consent Application Nos. B103/23(2) and B104/23(3).

Ms. Dern has instructed us to file these documents with your office. A cheque in the amount of \$2,368.30, payable to the Municipality of Mississippi Mills to cover the application fee will be delivered to the Municipality separately by the client.

Background

The subject property is located at 195/197 Adelaide Street, in the former Town of Almonte, now in the Municipality of Mississippi Mills. The subject lands are “T” shaped and have frontage on two streets, Adelaide Street and Napier Crescent. There is an existing dwelling and detached garage on the subject lands, both of which are accessed from Adelaide Street. The immediate surrounding land uses consist primarily of single-detached and semi-detached residential dwellings. The subject lands are designated Residential and are zoned Residential Second Density (R2) and Development (D). Two applications for consent were conditionally approved on October 14, 2025 for the purpose of creating two new residential lots for a semi-detached dwelling. The Notices of Decision accompany this application.



Purpose of the Application

The purpose of the application for zoning by-law amendment is to implement Condition No. 9 of the Conditions of Consent for Applications No. B25-046 and B25-047. The zoning by-law amendment will facilitate the construction of a semi-detached dwelling on the conditionally approved lots.

Provincial Planning Statement, 2024 (PPS)

The subject lands are within a “Settlement Area”, which is defined by the PPS as: “urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.” Section 2.3.1 states that “settlement areas shall be the focus of growth and development.” The proposal is consistent with the policies of Section 2.3.1.2 as it represents an efficient use of land and resources, and the new development will efficiently use the existing infrastructure already available within the Napier Crescent right-of-way. Section 2.3.1.3 states that “Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options...”. The proposed semi-detached dwelling will constitute appropriate intensification, increasing the housing supply of the municipality while respecting the density and massing of the existing neighbourhood with dwelling and lot sizes similar to what already exists. Additionally, the development will be on full municipal services, which is the preferred form of servicing for settlement areas (Section 3.6.2).

Municipality of Mississippi Mills Community Official Plan

The subject lands are designated Residential on Schedule A to the Municipality of Mississippi Mills Community Official Plan (COP). Lands designated Residential are primarily intended for low and medium density residential uses and associated accessory uses. The proposed semi-detached dwelling constitutes infill development. Section 3.6.7.2 of the COP states that infill development proposals in existing residential neighbourhoods should be in character with the surrounding building form and setbacks of existing development. The proposed semi-detached dwelling will be compatible with the built form of the neighbourhood, which consists largely of semi-detached dwellings, including on lots that are immediately adjacent to the subject lands. Additionally, the proposed development will comply with the building setbacks and maximum height requirements of the existing zoning of the area, as expanded on further below.

Municipality of Mississippi Mills Comprehensive Zoning By-law

The subject lands are zoned Residential Second Density (R2) and Development (D) on Schedule A to the Municipality of Mississippi Mills Comprehensive Zoning By-law. The proposed zoning is as follows:

Severed Lands

The lands to be severed are split zoned and as such, a zoning by-law amendment will be required to re-zone the severed lands in their entirety to the R2 zone, with an exception for reduced minimum lot frontage and lot area. The minimum frontage and minimum lot area of the R2 zone for semi-detached dwellings is 10 metres and 320 square metres (sq. m.), respectively. The requested relief would reduce the minimum lot frontage from 10 metres to 9 metres and reduce the minimum lot area from 320 sq. m. to 250 sq. m. A building envelope sketch has been prepared showing how the proposed semi-detached dwelling will comply with all other setbacks of the R2 Zone. The number of required parking spaces will be met or exceeded.

The proposed frontage is of a similar size as other freehold, semi-detached dwellings in the area, including 187/191 Adelaide Street, and 331/333 Napier Crescent. The building envelope sketch accompanying this submission shows how a building can be located within the buildable area of the lot, within the existing yard setback requirements. The proposed semi-detached dwelling will also be within the maximum height allowance.



Retained Lands

The lands to be retained are also split zoned R2 and D. The proposed zoning by-law amendment will also re-zone the retained lands in their entirety to the R2 zone, with an exception to recognize the existing undersized lot frontage of 15 metres. The minimum frontage of the R2 zone for a duplex is 20 metres and the retained lands are currently have 15.24 metres of frontage.

Should you have any questions or require clarification with respect to any aspect of this application, please do not hesitate to contact our office.

Trusting this is satisfactory.

Yours truly,

Jp2g Consultants Inc.

A handwritten signature in black ink that reads 'Kathryn Curry'. The signature is written in a cursive, flowing style.

Kathryn Curry, MCIP, RPP
Junior Planner

cc Maureen Dern, Client