



NOTICE OF COMPLETE APPLICATIONS AND STATUTORY PUBLIC MEETING FOR PROPOSED AMENDMENTS TO COMMUNITY OFFICIAL PLAN AND ZONING BY-LAW #11-83

Pursuant to Sections 22 and 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, December 2, 2025, at 6:00 p.m.**, to consider a proposed Official Plan Amendment and Zoning By-law Amendment under Sections 22 and 34 respectively of the *Planning Act*, R.S.O. 1990, Chapter P.13.

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.

AND TAKE NOTICE that, in accordance with Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, this notice is to advise that there is sufficient information and supporting documentation to deem the Official Plan and Zoning Amendments complete.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request and Official Plan Amendment request. An attached map identifies the location of the property and the area subject to this application.

File Numbers:	OPA 36 & D14-ASH-25
Owner:	Patrick Ashby; 2607129 Ontario Inc.
Applicant:	Devin Rajala, NOVATECH
Legal Addresses:	RAMSAY CON 9 PT LOTS 16 AND 17; CON 9 E PT LOT 17, RP 26R-551; PART 1; RAMSAY CON 9 PT LOT 17 RP 27R-6842 PART 1; and RAMSAY CON 9 PT LOTS 16 AND 17 RP 27R-9416 PARTS 1 TO 6
Municipal Addresses:	39 Carss Street & 53 Carss Street
Ward:	Almonte

Location and Description of Property:	The subject lands consist of four (4) separate parcels with a cumulative area of 4.71 ha. They are located within Almonte between the Mississippi River and the Ottawa Valley Recreation Trail, west of Union St N and south of Carss St, with entrances located at 39 Carss St, 53 Carss St and the south-west end of Brookdale St. The subject lands are currently serviced by municipal water and private septic. The lands include a single detached dwelling and accessory structures at 53 Carss St, and one single detached dwelling and accessory structures at 39 Carss St (commonly referred to as 'Pinehurst Manor') surrounded by a woodlot. Surrounding land uses are primarily low density residential.
Purpose And Intent of the Official Plan Amendment and Zoning By-Law Amendment:	THE PURPOSE AND INTENT of the Official Plan Amendment application is to create a new Site-Specific Policy to the Residential Designation to permit other uses, including additional tourist uses, and permit increased residential height and density. THE PURPOSE AND INTENT of the Zoning By-law Amendment application is to change the zoning from "Development (D-4 and D-3)" to "Residential Fourth Density (R4-XX), Special Exception" to permit tourist commercial uses consisting of a boutique hotel with event centre, spa and related uses, and resort cabins.
Application Details:	To review all 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-notices-and-applications/
Associated Application:	N/A
Public Meeting Details:	<u>Tuesday, December 2, 2025, at 6:00 p.m.</u> <u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u> 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 "39 & 53 Carss St Public Meeting - Registered Speaker Request". The maximum allotted time per delegation will be 5 minutes. 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. 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.
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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:

Owners of neighbouring properties within 120 metres of the municipal property address listed above are receiving this notice in case they would like to comment on the applications(s) and/or participate at the meeting.

**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



**Scan here to see Active Planning
Notices Applications and
Applicant Submission Documents**
[https://www.mississippimills.ca/build
-and-invest/planning-and-land-
use/active-planning-notice-and-
applications/](https://www.mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notice-and-applications/)

Dated Friday, November 7, 2025

LOCATION MAP

RAMSAY CON 9 PT LOTS 16 AND 17; CON 9 E PT LOT 17, RP 26R-551 PART 1;
RAMSAY CON 9 PT LOT 17, RP 27R-6842 PART 1; and RAMSAY CON 9 PT LOTS 16
AND 17, RP 27R-9416 PARTS 1 TO 6

Almonte Ward, Municipality of Mississippi Mills
Municipally known as 39 Carss St and 53 Carss St



 Approximate area of proposed Zoning By-law Amendment and Official Plan Amendment.