



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION

Pursuant to Section 34 of the *Planning Act* R.S.O. 1990, Ch. 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:	D14-138-24
Owner:	1384341 Ontario Ltd.
Applicant:	Julie Stewart, Cavanagh Developments
Legal Address:	Block E (Henderson Section), Lots 1, 2 and 3 on Plan 6262 and Parts 1 and 2 on Plan 27R-9277
Municipal Address:	277 Florence Street North
Ward:	Almonte
Location and Description of the Subject Property:	<p>The subject property is located along the east side of Florence Street North. The property is 4.01 hectares in size and has approximately 155.3 metres of frontage on Florence Street. The property is currently vacant.</p> <p>Surrounding land uses include low density residential uses, parkland, and vacant properties.</p>
Purpose And Intent of The Zoning By-Law Amendment:	<p>The subject property is currently split zoned “Development” (D) and “Residential First Density” (R1).</p> <p>The purpose of the Zoning By-law Amendment is to permit a proposed development that consists of a 110-dwelling unit subdivision which features single-detached dwellings, townhouses and back-to-back townhouses. Residential zones permitting varying residential uses are proposed for the residential blocks and lots. The stormwater management and drainage blocks are proposed to be zoned Parkland and Open Space (OS).</p>
Associated Applications:	<p>Lanark County Plan of Subdivision Application 09-T-21002 (Evoy Lands / Hannan Hills):</p> <p>www.lanarkcounty.ca/en/doing-business/planning-notices.aspx#09-T-21002-Evoy-Lands-Hannan-Hills-</p>

Public Meeting Details:	<u>Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact the assigned planner noted below for more information.</u>
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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 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.

References to “specified person” or “public body” in the text below mean a “specified person” or “public body” as defined by Section 1 of the [Planning Act, R.S.O 1990, c. P.13](#).

IF A SPECIFIED 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 specified 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 specified person or public body is not entitled to appeal the decision.

IF A SPECIFIED 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 specified 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, specified persons or public bodies 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.

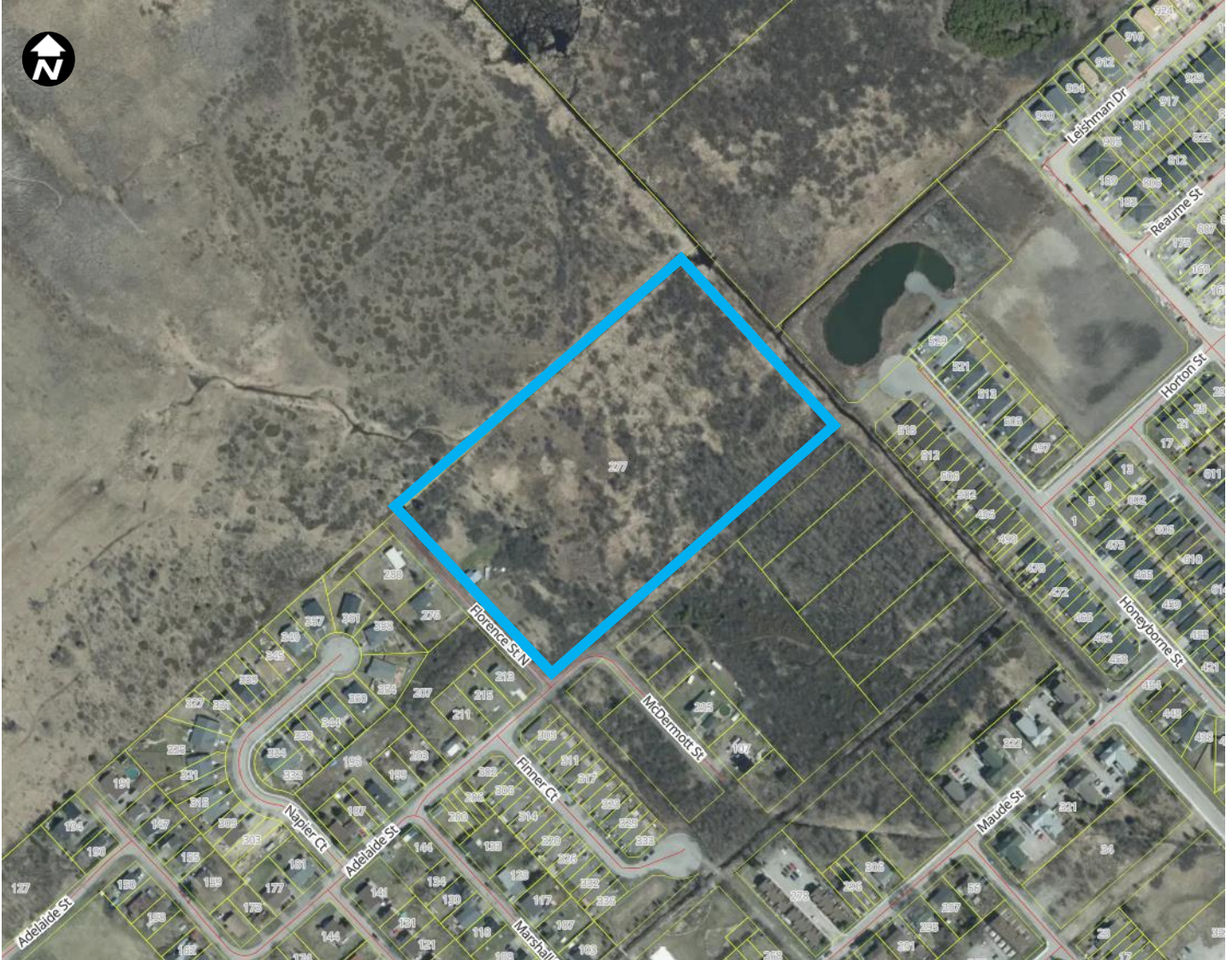
ADDITIONAL INFORMATION about this application is available on the Municipality’s web page. For more information about this matter, including information about appeal rights for specified persons and public bodies, contact the assigned planner:

<p>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 ext. 501 mknight@mississippimills.ca</p>		<p>Scan here to see Active Planning Notices Applications and Applicant Submission Documents mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx</p>
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Dated July 9, 2024

LOCATION MAP

Block E (Henderson Section), Lots 1, 2 and 3 on Plan 6262 and Parts 1 and 2 on Plan 27R-9277
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 277 Florence Street North



 Subject Property