

## **NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Mississippi Mills passed **By-law No. 24-059** on **September 24, 2024**, under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

**AND TAKE NOTICE** that any person or agency who made oral submissions at a public meeting or made written submissions to the Municipality of Mississippi Mills before the By-law was passed is entitled to appeal the decision of the Municipality of Mississippi Mills Council to the Ontario Land Tribunal. Such an appeal must be filed in writing with the Clerk of the Municipality of Mississippi Mills not later than **October 16, 2024** and include a written notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by a certified cheque or money order in the amount of \$1,100.00 payable to the “Minister of Finance”. Only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, has been provided. The complete By-law is available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Melanie Knight, Director of Development Services and Engineering at 613-256-2064 ext. 501 or [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca).

**Dated September 26, 2024 at the Municipality of Mississippi Mills.**

Melanie Knight, Director of Development  
Services and Engineering  
Municipality of Mississippi Mills

## EXPLANATORY NOTE

### ZONING BY-LAW NO. 24-059 OF THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS BEING A BY-LAW TO AMEND BY-LAW NO. 11-83 AS AMENDED, BEING THE ZONING BY-LAW OF THE MUNICIPALITY OF MISSISSIPPI MILLS WAS PASSED UNDER SECTION 34 OF THE PLANNING ACT, 1990.

The subject property is currently zoned Development (D). The Zoning By-law Amendment rezones the vacant lot at 34 Victoria Street from Development (D) to a Residential Fourth Density, Subzone A, Special Provision (R4A-1) with site-specific provisions for the development of affordable housing units with associated parking.

The subject property is located along St. James Street at the intersection of an unopened road allowance with Victoria Street. The property is 0.49 hectares in size and has approximately 40.25 metres of frontage on St. James Street, and 40.25 metres of frontage on Menzie Road. The property is currently vacant.



 Area to be rezoned from *Development (D)* to *Residential Fourth Density, Subzone B, Special Provision (R4A-1)*

No outstanding or unaddressed comments pertaining to matters of the public interest are remaining in relation to this file. A full analysis of comments received and how they were considered by Council is available on the Municipality's website:

[www.mississippimills.ca](http://www.mississippimills.ca)