



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. 25-058, 25-059, 25-060, 25-061, and 25-062** on **August 26, 2025**, 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-laws are 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 **September 18, 2025** 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-laws were 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-laws, describing the lands to which the By-laws apply, has been provided. The complete By-laws are available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Hayley McCartney, Policy Planner, at 613-256-2064 or hmccartney@mississippimills.ca.

Dated August 29, 2025 at the Municipality of Mississippi Mills.

Hayley McCartney, Policy Planner
Municipality of Mississippi Mills

EXPLANATORY NOTE

ZONING BY-LAW NO. 25-058, 25-059, 25-060, 25-061, and 25-062 OF THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS BEING BY-LAWS 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.

PURPOSE AND EFFECT

The Zoning By-law Amendment is part of the initiatives that leverage the Housing Accelerator Fund (HAF), which is a federal program managed by the Canada Mortgage and Housing Corporation (CMHC). The HAF grant will cover the cost of implementing seven (7) planned initiatives, which includes making municipally owned lands available for affordable and attainable housing.

SUBJECT LANDS

The Municipality completed an inventory and assessment of surplus and underused municipal land to identify lands which are suitable for housing. Seven (7) municipally owned properties in the Almonte Ward were deemed viable for this initiative.

Properties labelled 1 to 3 (shown in Figure 1) are to be rezoned to Residential Third Density (R3). The R3 zone permits a mix of medium density residential uses, including four-plexes and townhouses. Properties numbered 4 to 6 (shown in Figure 1) are to be rezoned to Residential Fourth Density (R4), with a special exception to permit semi-detached dwellings. The R4 zone permits the same mixed medium density residential uses as the R3 zone, along with low-rise apartments, residential care facilities, and retirement homes.

Property 7 (shown in Figure 2), municipally known as 208 State Street, is to be rezoned to Residential Fourth Density (R4), with a special exception to permit a daycare, place of assembly, medical clinic, school, commercial school, community centre, person service business, nursing home, home-based business (professional and domestic/household arts), medical facility, wellness centre, and office.

Additionally, Holding zones (-h) are required for properties numbered 1 to 4 and 6, as these properties either do not have frontage on an opened, maintained municipal road, and/or do not have access to full municipal services.

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.

Figure 1: Rezoning




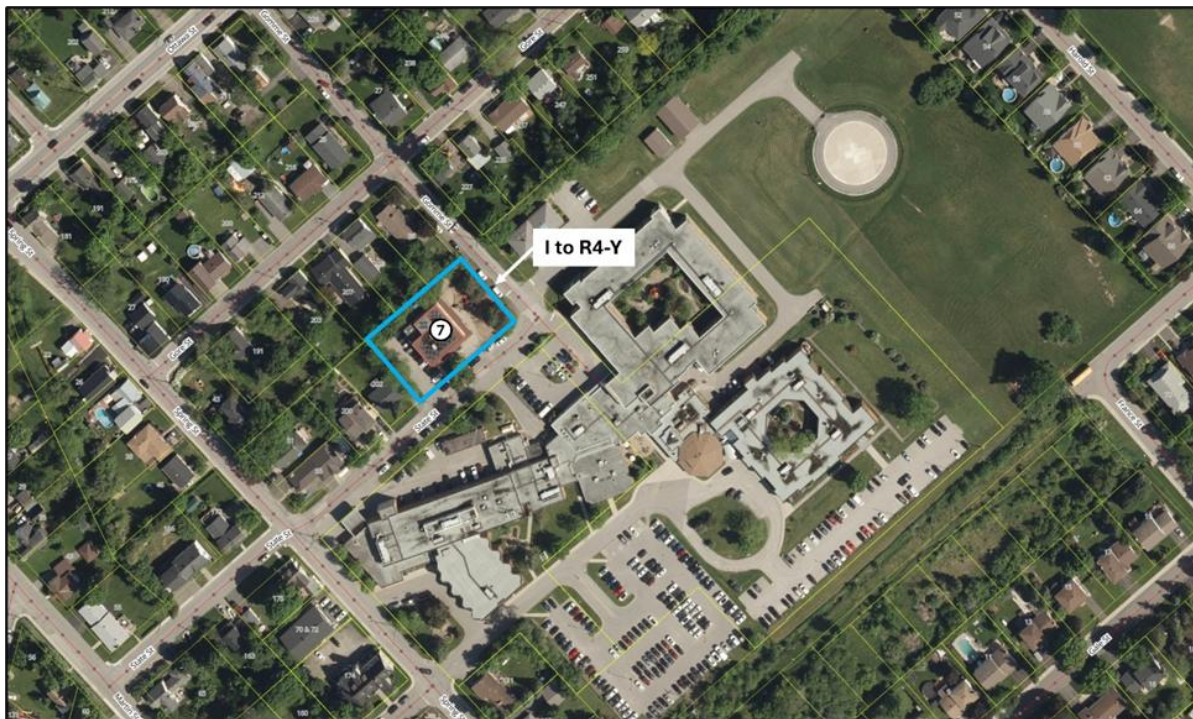

 Areas to be rezoned

Figure 2: Rezoning



 Area to be rezoned