



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. 25-095** on **December 2, 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-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 **December 29, 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-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 Drew Brennan at 613-256-2064, and follow the prompts, or dbrennan@mississippimills.ca.

Dated December 5, 2025 at the Municipality of Mississippi Mills.

Drew Brennan, Senior Planner
Municipality of Mississippi Mills

EXPLANATORY NOTE

ZONING BY-LAW NO. 25-095 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.

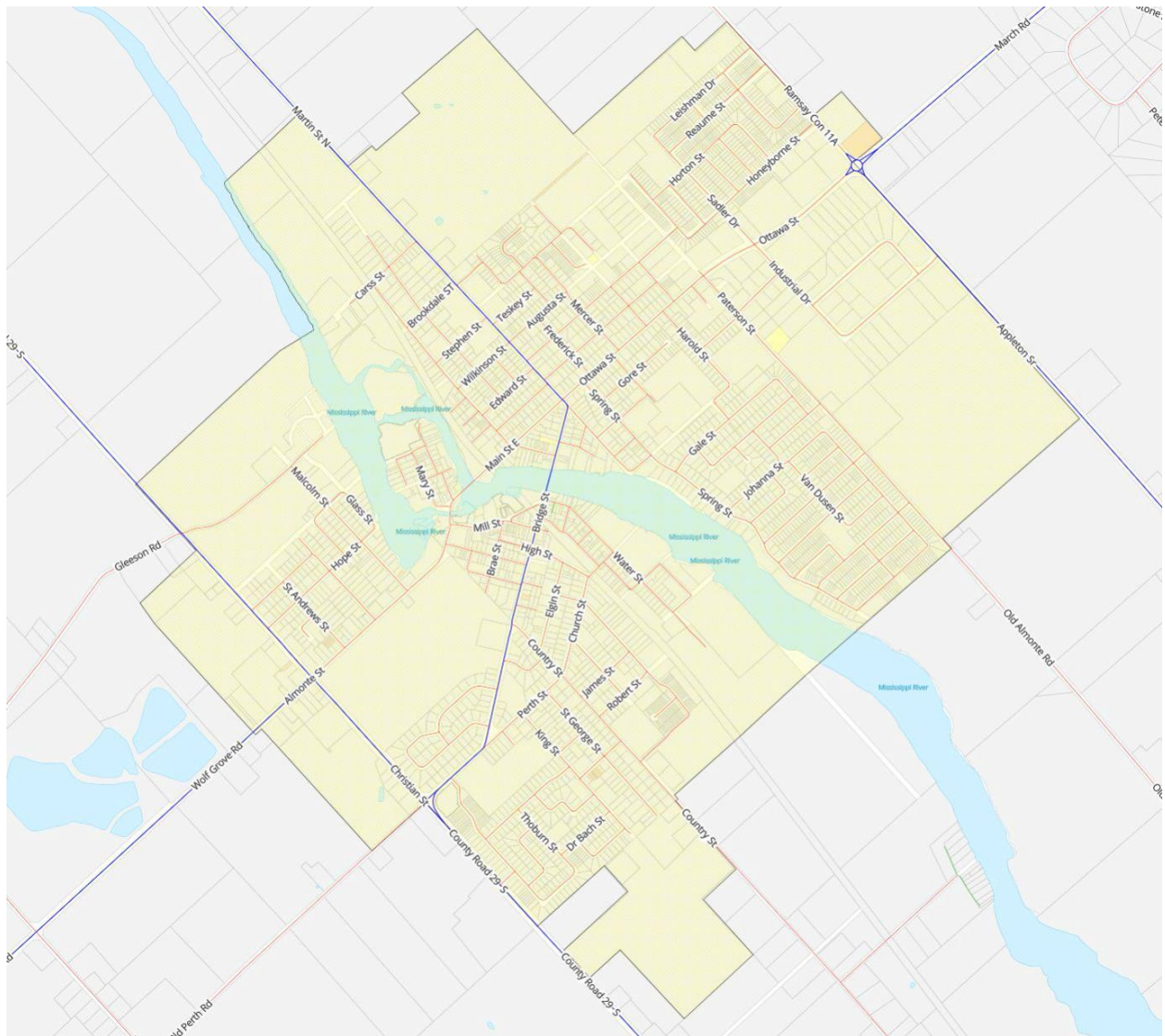
PURPOSE AND EFFECT


The purpose and effect of the Zoning By-law Amendment is to amend Section 8.16 of Zoning By-law #11-83 to permit up to three (3) additional residential units (ARUs) accessory to a single detached dwelling within the urban settlement area of Almonte. Additionally, the proposed amendment seeks to update terminology used in the Zoning By-law to align with current Provincial standards. This amendment fulfils the Municipality's obligations under the 'Four Units As-of-Right' initiative as set out in its Housing Accelerator Fund (HAF) Agreement with the Canada Mortgage and Housing Corporation (CMHC).

SUBJECT LANDS

By-law 25-095 ("four units as of right") applies to all lands within the urban settlement area of Almonte.

The lands to which the By-law applies is shown below.



 Area to be rezoned to permit up to three (3) additional residential units (ARUs) accessory to a single detached dwelling within the urban settlement area of Almonte.

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.