



NOTICE OF VIRTUAL PUBLIC MEETING FOR A MINOR VARIANCE APPLICATION

Pursuant to Section 45 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Hearing** will be held [virtually via Zoom](#) on **Wednesday, March 19, 2025, at 4:30 p.m.** to consider a proposed Minor Variance application under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

Please be advised that the **Municipality of Mississippi Mills** has received the following Minor Variance application (details below), and an attached map identifies the location of the property and the area subject to this application.

File Number:	D13-HIC-25
Owner/Applicant:	John Hickey
Municipal Address:	649 7 th Concession South Pakenham
Legal Address:	Concession 6, Part Lot 5
Ward:	Pakenham
Purpose of the Application:	The subject property is zoned Rural (RU) and has a total area of 39.4 hectares. The applicant is seeking relief from Section 8.16(5)(e) in the Zoning By-law to permit an additional residential unit (ARU) with a gross floor area (GFA) of 56% of the GFA of the principal dwelling unit, whereas the Zoning By-law requires that the GFA of an ARU is no greater than 40% of the principal dwelling unit. The ARU is proposed to be located in the rear of a new detached building with a 3-bay garage in the front.
Public Meeting Details:	<p><u>Wednesday, March 19, 2025, at 6:00 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below to participate)</u></p> <p>IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC HEARING, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “D13-HIC-25 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page:</p>

<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.

REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
8.16(5)(e)	Gross Floor Area (GFA)	If located at or above grade, the secondary dwelling unit must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit.	56%

IF YOU WISH TO BE NOTIFIED of the decision of the Committee of Adjustment on the proposed Minor Variance application, **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 Committee of Adjustment 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 Minor Variance application is considered, the person or public body is not entitled to appeal the decision.

AFTER A DECISION has been made by the Committee of Adjustment, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Secretary Treasurer of the Committee of Adjustment 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:

Hayley McCartney, Policy Planner
 Municipality of Mississippi Mills
 14 Bridge Street, P.O. Box 400
 Almonte, ON K0A 1A0
 613-256-2064
 hmccartney@mississippimills.ca



Scan here to see Active Planning Notices Applications and Applicant Submission Documents
mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx

Dated March 5, 2025

LOCATION MAP

Concession 6, Part Lot 5
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 649 7th Concession South Pakenham



 Subject Property