



NOTICE OF STATUTORY PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT AND NON-STATUTORY MEETING FOR DRAFT PLAN OF SUBDIVISION APPLICATION

Pursuant to Section 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Meeting** will be held **in hybrid format via Zoom** on **Tuesday, March 18, 2025, at 6:00 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13 and a non-statutory public meeting for the proposed Draft Plan of Subdivision.

AND TAKE NOTICE that the Public Meeting for these applications is being held in hybrid format; in person in Council Chambers at 3131 Old Perth Road, and virtually via the Zoom Platform.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request and has been circulated the proposed Draft Plan of Subdivision by Lanark County (details below). An attached map identifies the location of the property and the area subject to this application.

File Number:	D14-MEN-23; 09-T-23003
Owner:	Menzie Almonte 2 Inc.
Applicant:	Regional Group
Legal Address:	Part of Lot 17, Concession 10; Part 1 of Reference Plan 27R11897
Municipal Address:	N/A
Ward:	Ramsay
Location and Description of Property:	The subject property is located within the Almonte Village Boundaries at the end of Sadler Drive, north of the existing Mill Run subdivision phases. The subject property measures approximately 7.1 hectares in size and is currently vacant. Surrounding land uses include low-rise residential uses in the existing Mill Run subdivision phases to the south; and, rural and nonfarm residential uses to the north, east and west. Spring Creek runs along the western boundary of the subject property
Purpose And Intent of The Zoning By-	The Zoning By-law Amendment is proposed to rezone the subject lands from Rural (RU) to Residential, Special Exception (RX-XX) zones and

<p>Law Amendment and proposed subdivision:</p>	<p>Open Space (OS) zones to permit residential development with residential development and additional open space for stormwater management and conservation blocks, in accordance with the proposed Plan of Subdivision (09-T-23003).</p> <p>The subject property was brought into the Almonte Village Boundaries as part of Official Plan Amendment 22 (OPA 22) and is currently zoned Rural (RU). The Plan of Subdivision proposes a 125-dwelling unit extension of the Mill Run subdivision that consists of 47 detached dwellings, 18 semi-detached dwellings and 60 townhouse dwelling units. A 7,994.1 m² expansion of the existing stormwater management block is included in the subject lands. Two open space blocks for the purpose of conservation are proposed; one 2,084.3 m² block is located along Spring Creek and the western boundary of the subject property and a second 3,332.8 m² block is located along the north of the property. Both open space blocks are intended to be conveyed to the Municipality.</p>
<p>Application Details:</p>	<p>To review all of the plans and studies submitted with the application, please visit the Municipality’s website under Active Planning Notices here: https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx</p>
<p>Associated Application:</p>	<p>Lanark County Plan of Subdivision Application 09-T-23003, Mill Run Extension</p>
<p>Public Meeting Details:</p>	<p><u>Tuesday, March 18, 2025, at 6:00 p.m.</u> <u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “D14-MEN-23 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: events.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.</p> <p>IF YOU WISH TO VIEW THE MEETING IN-PERSON, you may attend the hybrid Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. Please note that there will be no opportunity to speak as an in-person attendee. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate virtually via the Zoom Platform.</p>

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

IF A 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 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, persons 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.

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 at the Municipality's web page: mississippimills.ca/modules/news/en.

For more information about this matter, including information about appeal rights, contact the assigned planner:

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

Dated February 26, 2025

LOCATION MAP

Part of Lot 17, Concession 10; Part 1 of Reference Plan 27R11897
Ramsay Ward, Municipality of Mississippi Mills



 Approximate area to be rezoned from Rural (RU) to Residential, Special Exception (RX-XX)