



## NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION & PUBLIC MEETING

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

**TAKE NOTICE** that a **Public Meeting** will be held on **Tuesday, April 8, 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.

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

<b>File Number:</b>	D14-GIL-25
<b>Owner:</b>	Allan Giles
<b>Applicant:</b>	Allan Giles
<b>Legal Address:</b>	West Part of Lot 15, Concession 4; Part 1 of Reference Plan 27R6093
<b>Municipal Address:</b>	1908 Ramsay Concession 4B
<b>Ward:</b>	Ramsay
<b>Location and Description of Property:</b>	The subject property is a 0.84-hectare parcel located at the east corner of the intersection of Ramsay Concession 4B and Wolf Grove Road. The subject property is designated Rural in the Community Official Plan and zoned Rural (RU) in the Zoning By-law. Surrounding land uses include agricultural to the north and rural residential to the east, south, and west. The subject property is currently used for residential purposes.
<b>Purpose And Intent of The Zoning By-Law Amendment:</b>	The Applicant is seeking to rezone a portion of the subject property from Rural (RU) to Rural, Special Exception (RU-XX) zone to add “Automotive Sales Establishment”, “Recreational Vehicle Sales”, “Automotive Care”, “Heavy Equipment and Vehicle Sales, Rental, and Servicing”, and “Contractor’s or Trade Establishment” as additional permitted uses. The Applicant is contemplating a future commercial business within the existing 297 m <sup>2</sup> storage building on the subject property that would offer servicing and MTO safety inspections on a variety of vehicles. This application seeks to permit the operation of this business while also providing flexibility for potential future business opportunities.

<p><b>Public Meeting Details:</b></p>	<p><b><u>Tuesday, April 8, 2025, at 6:00 p.m.</u></b>  <b><u>Hybrid Meeting - Please Contact the Planner Noted Below to Participate</u></b></p> <p><b>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING</b> before Council, please send an email to the assigned planner noted below with the subject line “<b>D14-GIL-25 Registered Speaker Request</b>”. The maximum allotted time per delegation will be 5 minutes.</p> <p><b>IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE</b>, please follow this link to the Municipality’s web page: <a href="http://calendar.mississippimills.ca/council">calendar.mississippimills.ca/council</a>. 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><b>IF YOU WISH TO VIEW THE MEETING IN-PERSON</b>, 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. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate.</p>
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**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.

Please be advised that recent changes to the Planning Act has limited appeal rights to only certain persons including the applicant, the Minister, public bodies (as defined in the Planning Act), a “specified person” and/or the registered owner(s) of any land to which the Zoning By-law Amendment would apply. Specified person is defined in the Planning Act.

**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:

**Drew Brennan, Senior Planner**  
Municipality of Mississippi Mills  
14 Bridge Street, P.O. Box 400  
Almonte, ON K0A 1A0  
613-256-2064  
dbrennan@mississippimills.ca

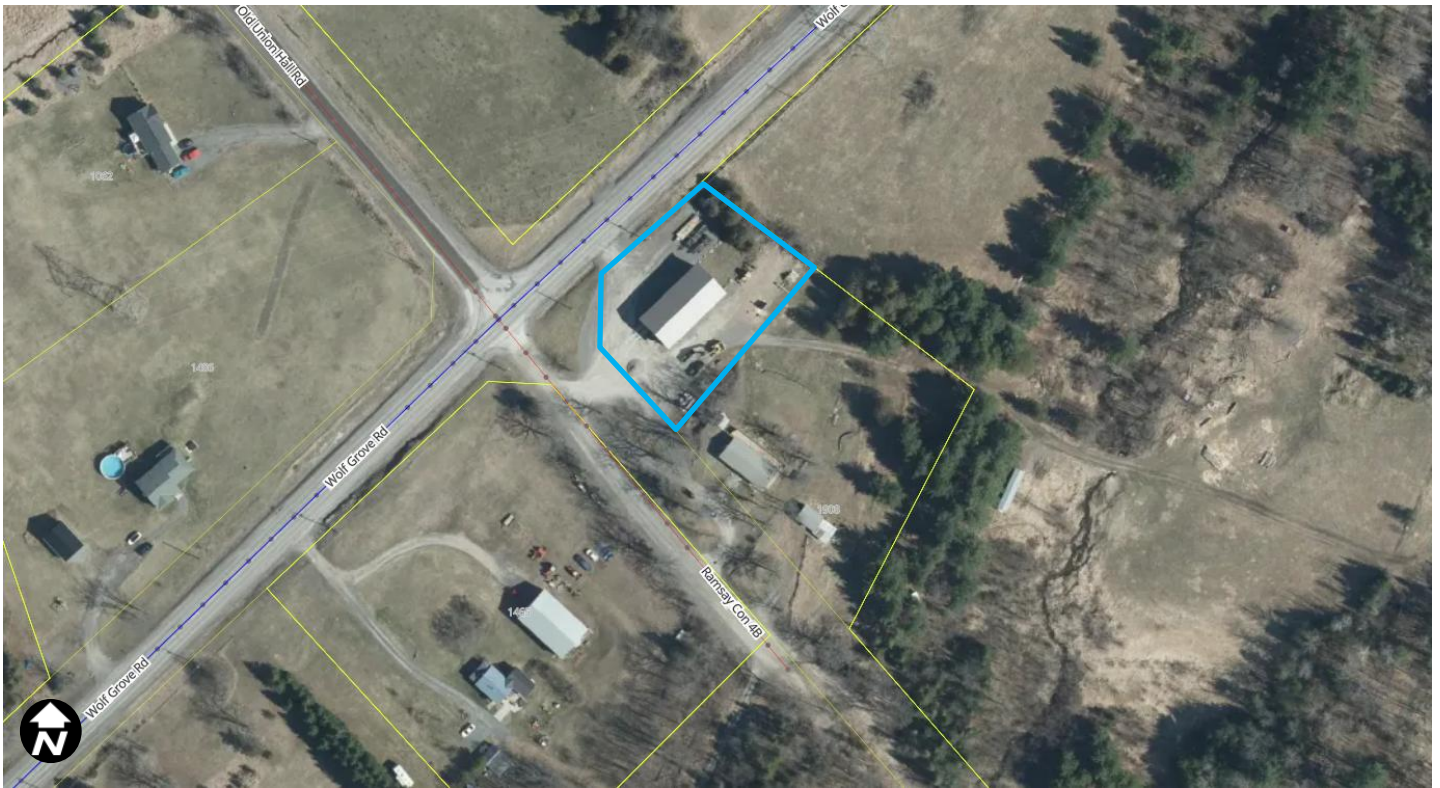


**Scan here to see Active Planning Notices Applications and Applicant Submission Documents**  
[mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notices-and-applications/](https://mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notices-and-applications/)

**Dated March 3, 2025**

## LOCATION MAP

West Part of Lot 15, Concession 4; Part 1 of Reference Plan 27R6093  
Ramsay Ward, Municipality of Mississippi Mills  
Municipally known as 1908 Ramsay Concession 4B



Area to be rezoned from Rural (RU) to Rural, Special Exception (RU-XX)