



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, November 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-FOU-25
Applicant:	Noah's Custom Country Homes (c/o Matthew Richards)
Owner:	Chelsea (Fournier) Walsh, John Fournier, Kathleen Fournier
Municipal Address:	264 Julie Anne Crescent
Legal Address:	Concession 6, Part of Lot 2; Lot 18 of Plan 104232
Ward:	Ramsay
Purpose of the Application:	The subject property is currently zoned Rural Residential (RR). The Applicant is seeking relief from the provisions of Zoning By-law No. 11-83 to accommodate the development of a two (2) storey accessory building, which will include a garage in the lower level and an Additional Residential Unit (ARU) in the upper level. The proposed building is 8.15 metres in height measured from grade to the midpoint between the peak of the roof and the eaves, whereas Table 6.1A(5) of the Zoning By-law requires a maximum height of 4.5 metres for accessory buildings, in the RR zone. The proposed building has a footprint of 107 m², whereas Table 6.1A(6) of the Zoning By-law requires the cumulative area of all accessory buildings to be the lesser of 55 m² or 50% of the area of the yard in which they are located, in the RR zone.
Public Meeting Details:	<u>Wednesday, November 19, 2025, at 4:30 p.m.</u> <u>Virtually via Zoom (Please contact the assigned planner noted below)</u>

	<u>to participate)</u> 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-FOU-25 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes. IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: 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.
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REQUESTED VARIANCE(S) TO ZONING BY-LAW #11-83:

Section	Zoning Provision	By-law Requirement	Requested
Table 6.1A(5)	Maximum Permitted Height of Accessory Buildings	4.5 metres	8.15 metres
Table 6.1A(6)	Maximum Cumulative Area of all Accessory Buildings	55 m ²	107 m ²

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:

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

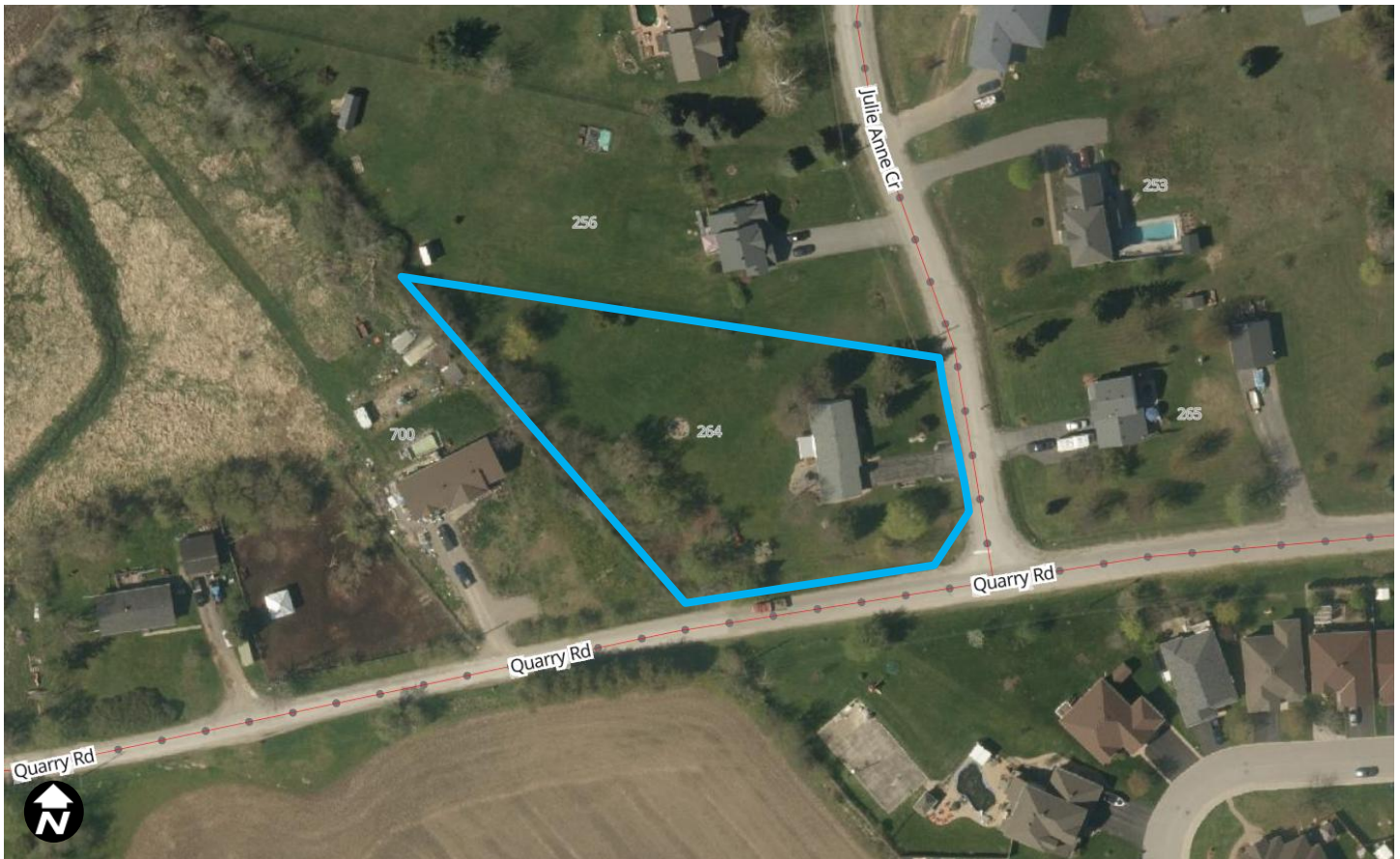


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Dated November 5, 2025

LOCATION MAP

Concession 6, Part of Lot 2; Lot 18 of Plan 104232
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 264 Julie Anne Crescent



 Subject Property