



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-BOR-25
Applicant:	Mikes James (Projex Design Build Inc)
Owner:	Mark Johnston
Municipal Address:	276 Borden Road
Legal Address:	Concession 9 East Part of Lot 2
Ward:	Ramsay
Purpose of the Application:	The subject property is split-zoned Limited Service Residential (LSR) and Environmental Hazard (EH). The Applicant has submitted a Minor Variance application to replace an existing 49 m² shed with a 135 m² garage/ workshop, whereas Table 6.1A(6) of the Zoning By-law requires a maximum cumulative area of all accessory buildings to be no more than 55 m² in the LSR Zone. The Applicant is seeking relief to permit 16.1% lot coverage for all buildings combined, whereas Section 18.2 of the Zoning By-law permits a maximum lot coverage of 15% in the LSR Zone. The Applicant is also seeking relief to permit an existing second entrance on the subject property which has approximately 39 metres of frontage, whereas Section 9.3.9(b)(ii) of the Zoning By-law permits a second entrance once a lot has 60 metres of frontage.
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-BOR-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(6)	Maximum Cumulative Area of all Accessory Buildings Combined	55 square metres	135 square metres
Section 18.2	Maximum Lot Coverage	15%	16.1%
Section 9.3.9(b)(ii)	Maximum Number of Driveways	One (1) driveway if the lot frontage is less than 60 metres	Two (2) driveways

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:

Gillian Bentley, Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064
gbentley@mississippimills.ca



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Dated November 5, 2025

LOCATION MAP

Concession 9, East Part of Lot 2
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 276 Borden Road



 Subject Property