



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 **in hybrid format via Teams** on **Tuesday, September 15, 2026, 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.

File Number:	D14-HOR-26
Legal Address:	Pakenham Concession 12, Part of Lot 23; Parts 2 and 3 of Reference Plan 27R9470
Municipal Address:	155 Ryan Duncan Sideroad
Ward:	Pakenham
Location and Description of Property:	The subject property is a 0.88-hectare non-farm residential lot with approximately 55 metres of frontage on Ryan Duncan Sideroad. Existing development consists of a detached dwelling and an accessory storage building. The property is predominantly surrounded by agricultural lands on adjoining properties, with Madawaska Lake located to the southeast.
Purpose And Intent of The Zoning By-Law Amendment:	The subject property is zoned Rural Commercial (C5) as per Zoning By-law No.11-83, which does not align with its Agricultural designation in the Community Official Plan. In August 2026, Lanark County granted provisional Consent to sever non-productive agricultural lands from the adjoining property to the west and add them to the subject property. The lands being conveyed to the subject property are zoned Agricultural (A). As the Zoning By-law treats split-zoned properties as separate lots for zoning purposes, zone boundaries effectively function as lot lines, requiring setbacks to be measured from the applicable zone boundary. The purpose of the proposed Zoning By-law Amendment is to rezone the entire subject property from Rural Commercial (C5) to Agricultural (A). The

	amendment is required as a condition of provisional Consent to ensure the property conforms with the Community Official Plan designation and to avoid the creation of a split-zoned parcel following the lot addition.
Public Meeting Details:	<u>Tuesday, September 15, 2026, at 6:00 p.m.</u> <u>Hybrid Meeting - Please Contact the Planner Noted Below to Participate</u> 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-HOR-26 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes. IF YOU WISH TO VIEW THE PUBLIC HEARING ONLINE, please follow this link to the Municipality’s web page: https://www.youtube.com/@Mississippi_Mills. When the meeting is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link. 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. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate.

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 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 August 24, 2026

LOCATION MAP

Pakenham Concession 12, Part of Lot 23; Parts 2 and 3 of Reference Plan 27R9470
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 155 Ryan Duncan Sideroad



 Area to be rezoned from Rural Commercial (C5) to Agricultural (A)