



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 Teams](#) on **Wednesday, October 21, 2026, 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.

The **Municipality of Mississippi Mills** has received the following Minor Variance application (details below). The attached map identifies the location of the property and the area subject to this application.

File Number:	D13-OCO2-26
Municipal Address:	119 Snedden Farm Road
Legal Address:	Ramsay Concession 9, Part of Lots 26 and 27, Part 1 on Reference Plan 26R-2816 and Part 1 on Reference Plan 27R-112763
Ward:	Ramsay
Purpose of the Application:	A Minor Variance was previously approved by the Committee of Adjustment on April 15, 2026, to permit the development of a detached garage with a maximum cumulative area of accessory buildings of 79 m², and maximum building height of 5.0 metres (D13-OCO-26). The Applicant is now seeking further relief to permit the two (2) existing accessory buildings to remain on the subject property. The requested variances are as follows: • Permit a maximum cumulative area of 106 m², whereas Table 6.1A(6) of the Zoning By-law requires a maximum cumulative area of all accessory buildings combined of 55 m² or 50% of the yard in which they are located. • Permit three (3) accessory buildings, whereas Table 6.1A(7) of the Zoning By-law permits a maximum of two (2) accessory buildings. • Permit two (2) existing accessory buildings with a 0-metre setback from the flood line, whereas Section 6.24(2) of the Zoning By-law requires development to have a minimum setback of 15 metres from the flood line.

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	106 square metres
Table 6.1A(7)	Maximum Number of Accessory Buildings	2	3
6.24(2)	Setbacks from Watercourses and Waterbodies	15 metres from the flood line	0 metres

Public Meeting Details:	<u>Wednesday, October 21, 2026, at 4:30 p.m.</u> <u>Virtually via Teams (Please contact the assigned planner noted below to participate)</u>
How to Participate:	IF YOU WISH TO SPEAK AT THE VIRTUAL PUBLIC MEETING, before the Committee of Adjustment, please send an email to the assigned planner noted below with the subject line “D13-OCO2-26 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes. IF YOU WISH TO SUBMIT WRITTEN OR ORAL COMMENTS BEFORE THE MEETING, please send your comments to the assigned planner at least 24 hours before the meeting. IF YOU WISH TO VIEW THE VIRTUAL PUBLIC MEETING 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.

The Planning Act requires that property owners within 60 metres of the above municipal address receive notice of this application.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual.

Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the internet.

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.

As per the *Planning Act*, a “public body” means a municipality, a local board, a hospital as defined in section 1 of the *Public Hospitals Act*, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation. For the definition of a “specified person” please refer to the *Planning Act*, section 1(1) Interpretation.

AFTER A DECISION has been made by the Committee of Adjustment, persons or public bodies 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
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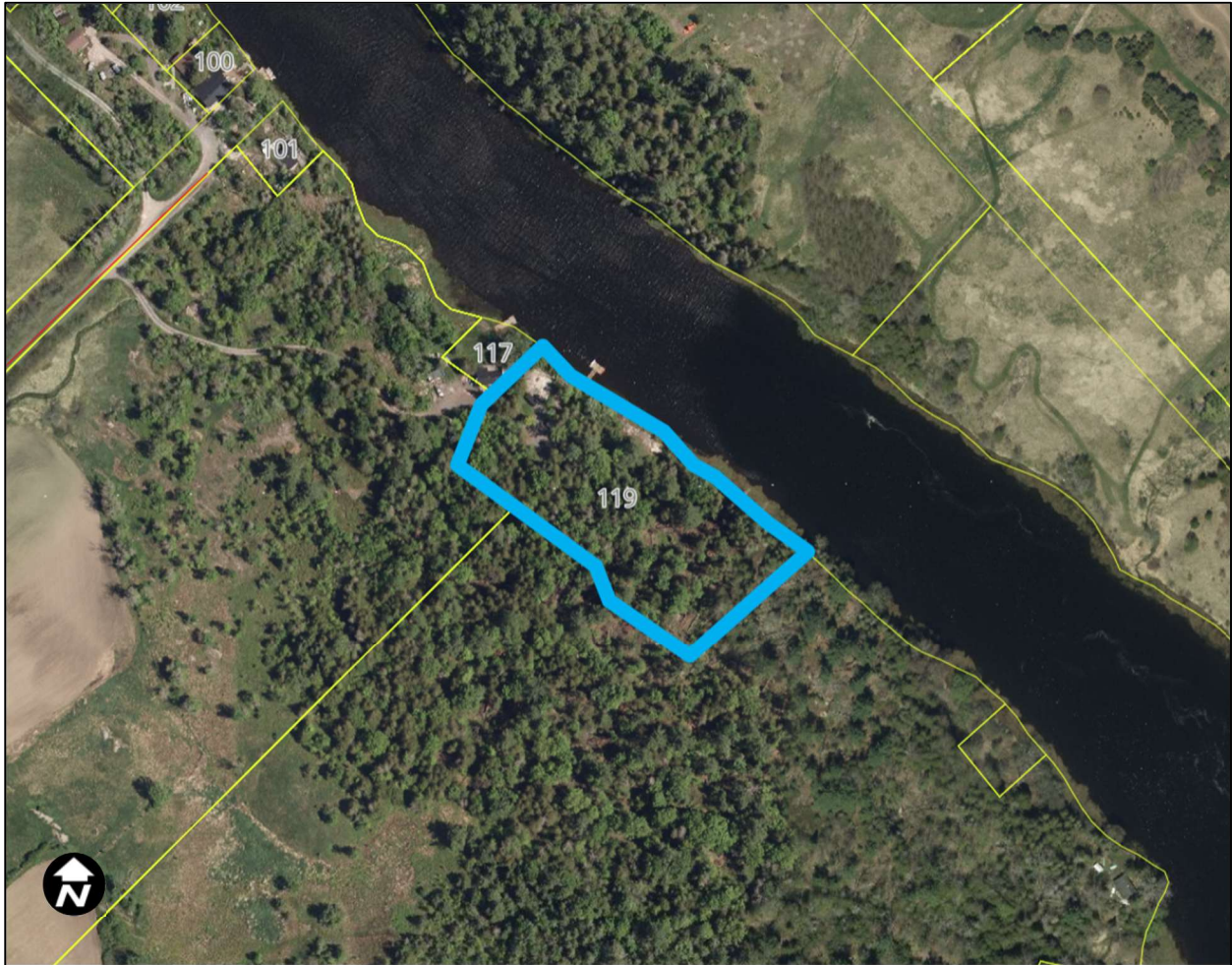


Scan here to see Active Planning Notices Applications and Applicant Submission Documents
www.mississippimills.ca/build-and-invest/planning-and-land-use/active-planning-notices-and-applications/

Dated September 25, 2026

LOCATION MAP

Ramsay Concession 9, Part of Lots 26 and 27, Part 1 on Reference Plan 26R-2816 and Part 1 on
Reference Plan 27R-112763
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 119 Snedden Farm Road



 Subject Property