



## NOTICE OF COMPLETE OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS

Pursuant to Sections 22 and 34 of the *Planning Act* R.S.O. 1990, Ch. 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>	Z-01-23 (Zoning By-law Amendment) OPA 31 (Official Plan Amendment)
<b>Owner:</b>	Houchaimi Holdings Inc.
<b>Applicant:</b>	Patricia Warren, Fotenn Planning + Design
<b>Legal Address:</b>	Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680
<b>Municipal Address:</b>	1218 Old Almonte Road
<b>Ward:</b>	Almonte
<b>Location and Description of Property:</b>	<p>The subject property is located along the northeast side of Old Almonte Road/Paterson Street and along the south side of Appleton Side Road. The property is approximately 33.5 hectares in size and has approximately 614.3 metres of frontage along Appleton Side Road and 427.5 metres of frontage along Old Almonte Road. The property is currently vacant and was previously used for agricultural purposes.</p> <p>Surrounding land uses include the Mississippi Mills Business Park to the north; a retirement home, a school, and low-rise residential developments to the west; and, rural land uses, including non-farm residential uses to the south and to the east.</p>
<b>Purpose And Intent of The Official Plan Amendment and Zoning By-Law Amendment:</b>	<p>The subject applications have been submitted concurrently with a Plan of Subdivision application (File Number: 09-T-23002, Mill Valley Estates) to permit the development of the proposed subdivision.</p> <p><b>Official Plan Amendment:</b> The subject lands are currently split-designated as “Residential”, “Residential - Community Facility” and “Industrial - Employment Area” in</p>

	<p>the Community Official Plan (COP). The Official Plan Amendment proposes to amend the designations to align with the uses proposed in the Plan of Subdivision. Specifically, the amendment seeks to redesignate a portion of the area currently designated as “Residential - Community Facility” to “Residential” and to re-designate the area currently designated as “Industrial - Employment Area” to “Business Park - Employment Area”.</p> <p>The Official Plan Amendment application is also proposing an amendment to the current average density from 25 units per hectare to 31 units per hectare and to amend the housing mix ratio from 60% low density residential and 40% medium density residential to 55% low density residential and 45% medium density residential.</p> <p><b>Zoning By-law Amendment:</b> The subject property is currently zoned “Development” (D). The subject Zoning By-law Amendment application seeks to rezone the property to a variety of site specific Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3), Business Park (E1), and Parkland and Open Space (OS) zones and subzones in accordance with the proposed subdivision.</p>
<b>Associated Applications:</b>	09-T-23002, Mill Valley Estates
<b>Public Meeting Details:</b>	<u><b>Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact the assigned planner noted below for more information.</b></u>

**TAKE NOTICE** that the Municipality continues to take steps to limit the transmission of COVID-19 and to protect the health and safety of the public, Council and employees. Therefore, in accordance with Procedural By-law 20-127, the Public Meeting for the subject applications will be held hybrid via the Zoom Platform and in person at 3131 Old Perth Road.

**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 at the Municipality's web page: [mississippimills.ca/modules/news/en](https://mississippimills.ca/modules/news/en). For more information about this matter, including information about appeal rights, contact the assigned planner:

**Melanie Knight, Senior Planner**

Municipality of Mississippi Mills

14 Bridge Street, P.O. Box 400

Almonte, ON K0A 1A0

613-256-2064 ext. 501

[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

**Dated February 17, 2023**

# LOCATION MAP

Ramsay Concession 10, Part of East Half of Lot 14;  
Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as 1218 Old Almonte Road



 Subject Property