



**THE PLANNING ACT
NOTICE OF DECISION
OF AN OFFICIAL PLAN AMENDMENT
BY THE CORPORATION OF THE COUNTY OF LANARK**

TAKE NOTICE that the County of Lanark approved Official Plan Amendment **0931-OP-21002 (OPA #22)** to the Municipality of Mississippi Mills Official Plan on **October 13, 2021** under Section 17 (2) of the *Planning Act*.

WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Ontario Land Tribunal (OLT) must be filed with the County Clerk / Deputy CAO of the County of Lanark not later than 4:00 p.m. on **November 8, 2021**.

The appeal should be sent to the attention of the County Clerk / Deputy CAO, at the address shown below and it must:

- 1) Set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies; and
- 2) Must be accompanied by the fee required by the Ontario Land Tribunal (OLT) payable by certified cheque to the Minister of Finance, Province of Ontario.

WHO CAN FILE AN APPEAL

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal (OLT), there are reasonable grounds to add the person or public body as a party.

WHEN THE DECISION IS FINAL

The decision of the County of Lanark is final if a notice of appeal is not received on or before the last date for appeal noted above.

ADDITIONAL INFORMATION

Additional information about the application and the decision is available upon request to the County Planner at plan@lanarkcounty.ca or via phone 613-267-4200 ext. 1520.

DATED IN TAY VALLEY TOWNSHIP OF BATHURST, THIS 19th DAY OF October 2021.

Leslie Drynan, County Clerk / Deputy CAO
99 Christie Lake Road
Perth ON K7H 3C6 1-613-267-4200

DECISION

With respect to the Municipality of Mississippi Mills Community Official Plan
Subsection 17(34) of the Planning Act

Whereas OPA 22 was adopted by the Municipality of Mississippi Mills on June 4, 2021 by By-law No. 21-034 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act;

And whereas OPA 22 proposes to add new policies to the Community Official Plan for the Municipality of Mississippi Mills and to amend, repeal and/or replace Map Schedules and Appendices;

Now therefore, pursuant to subsection 17(34) of the Planning Act, the County of Lanark makes the following decision:

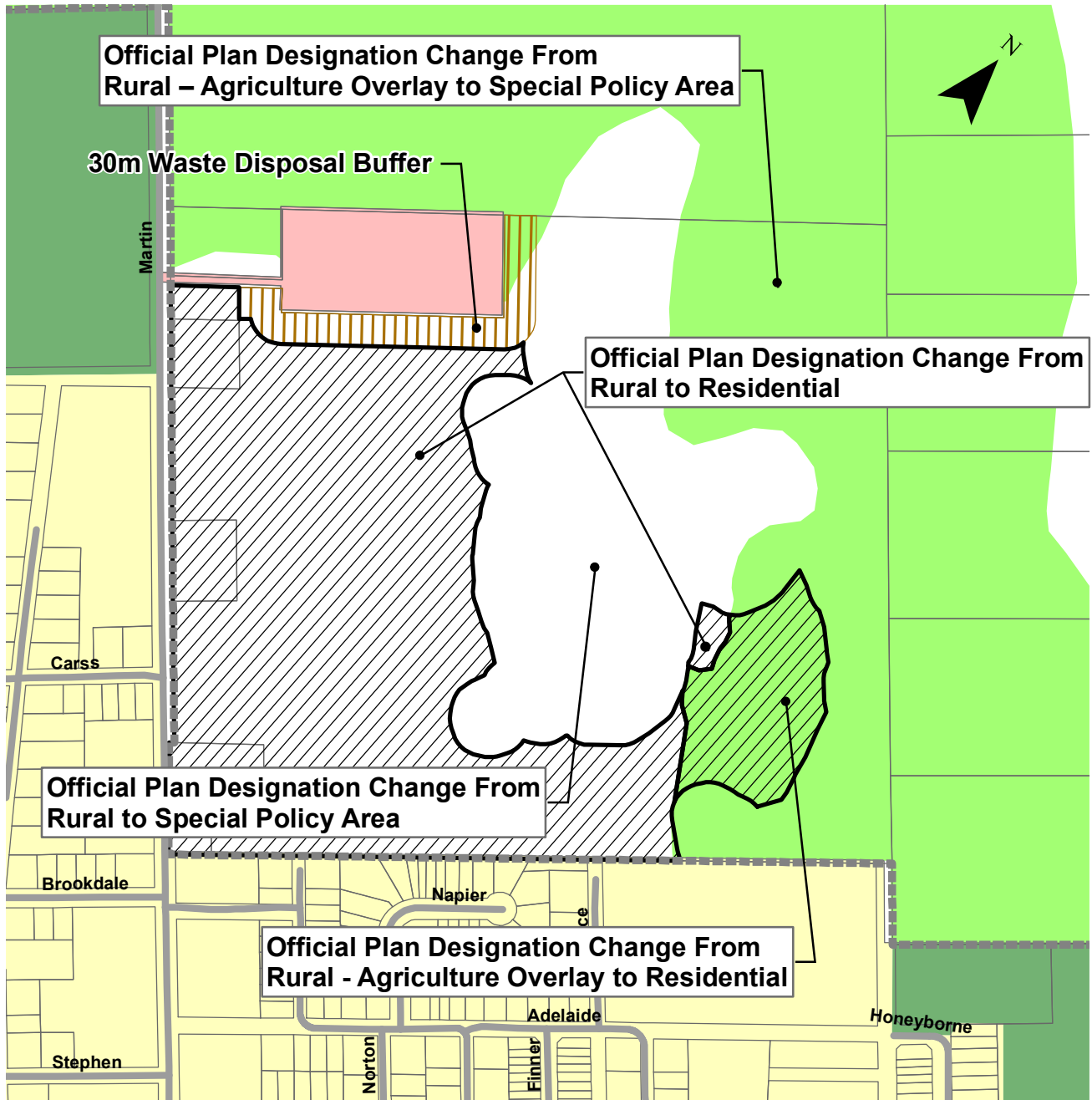
The adoption of OPA 22 is hereby approved subject to the following modifications:

1. **Schedule “A” Rural Land Use and Schedule ‘B’ - Almonte Land Use of the Municipality of Mississippi Mills Community Official Plan is hereby modified by:**
 - a. Changing the land use designation of the affected lands as indicated on the Schedules attached hereto.
 - b. Changing the land use designation of the affected lands from “Rural” to “Special Policy Area – Unevaluated Wetlands” .

2. **Insert a New Section in Section 3.1.4.1 Provincially and Locally Significant Wetlands:**
 - a. **Adding a new Section 3.1.4.1.2 “Special Policy Area – Unevaluated Wetland “ immediately after Section 3.1.4.1 as follows:**

“3.1.4.1.2 “ Special Policy Area – Unevaluated Wetlands”

 - i. Lands designated as “Special Policy Area - Unevaluated Wetlands, the unevaluated wetland is required to be assessed through an appropriate study / studies and shall be reviewed and approved by the appropriate authorities, (i.e. Mississippi Valley Conservation Authority), prior to any consideration for any development. The Special Policy Area - Unevaluated Wetland will only be considered for development through an amendment to the Official Plan when it has been demonstrated through an Environmental Impact Study that there shall be no negative impacts on the natural features or ecological functions of these unevaluated wetlands. The setback from the unevaluated wetland boundary shall be a minimum of 30 metres.



Official Plan Designation Change From Rural – Agriculture Overlay to Special Policy Area

30m Waste Disposal Buffer

Official Plan Designation Change From Rural to Residential

Official Plan Designation Change From Rural to Special Policy Area

Official Plan Designation Change From Rural - Agriculture Overlay to Residential

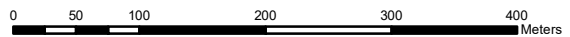
Official Plan Designation Change

Residential

Official Plan Designations:

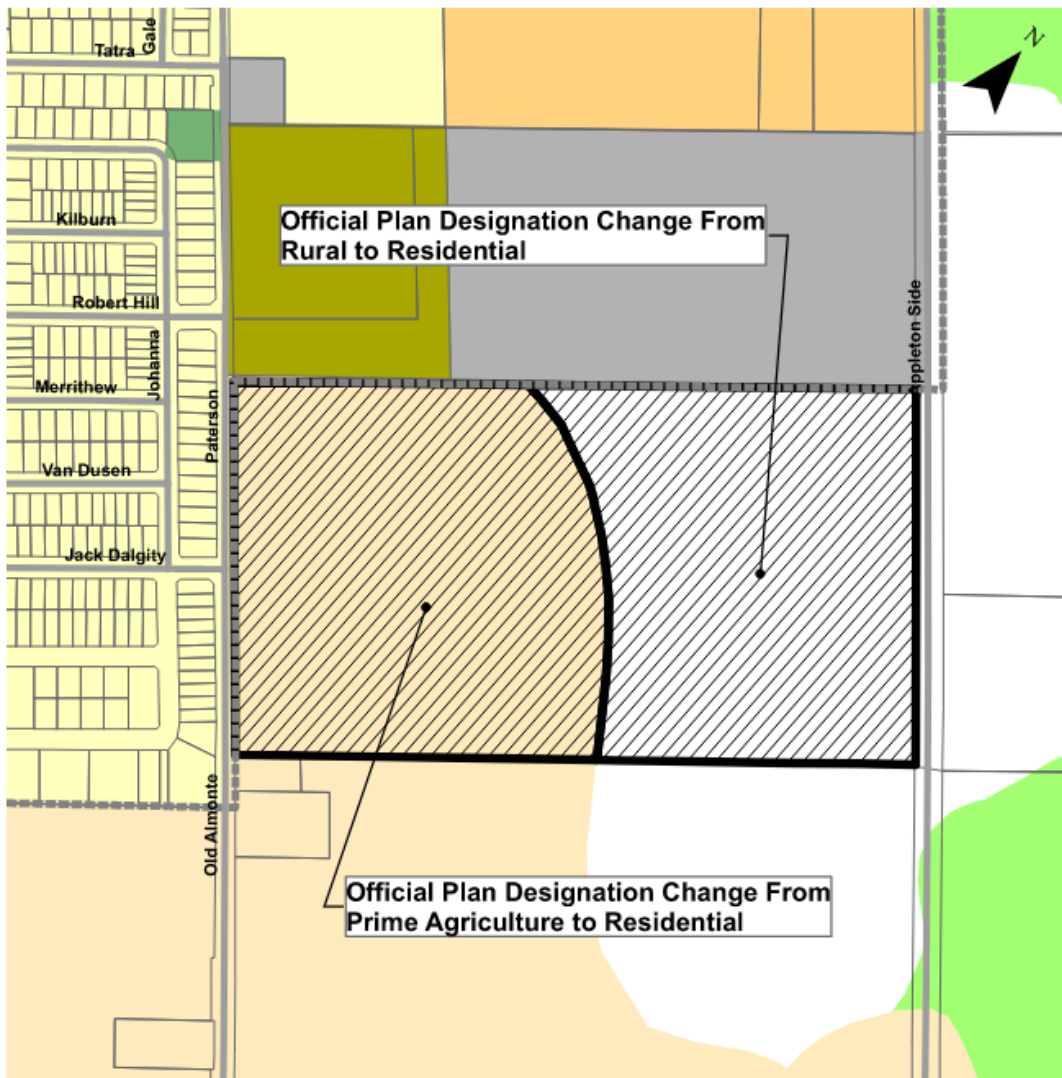
- Residential
- Rural
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space
- Waste Disposal
- Rural - Agriculture Overlay

Schedule "A"
 Amendment No. ____
 to the
 Official Plan
 of the
 Municipality of Mississippi Mills




Scale: 1:6,000

Prepared: March 8, 2021



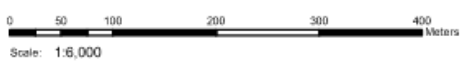
Official Plan Designation Change

-  Residential

Official Plan Designations:

-  Residential
-  Rural
-  Residential - Community Facility
-  Business Park
-  Highway Commercial
-  Industrial
-  Parkland and Open Space
-  Rural - Agriculture Overlay
-  Prime Agriculture

Schedule "A"
Amendment No. ____
to the
Official Plan
of the
Municipality of Mississippi Mills



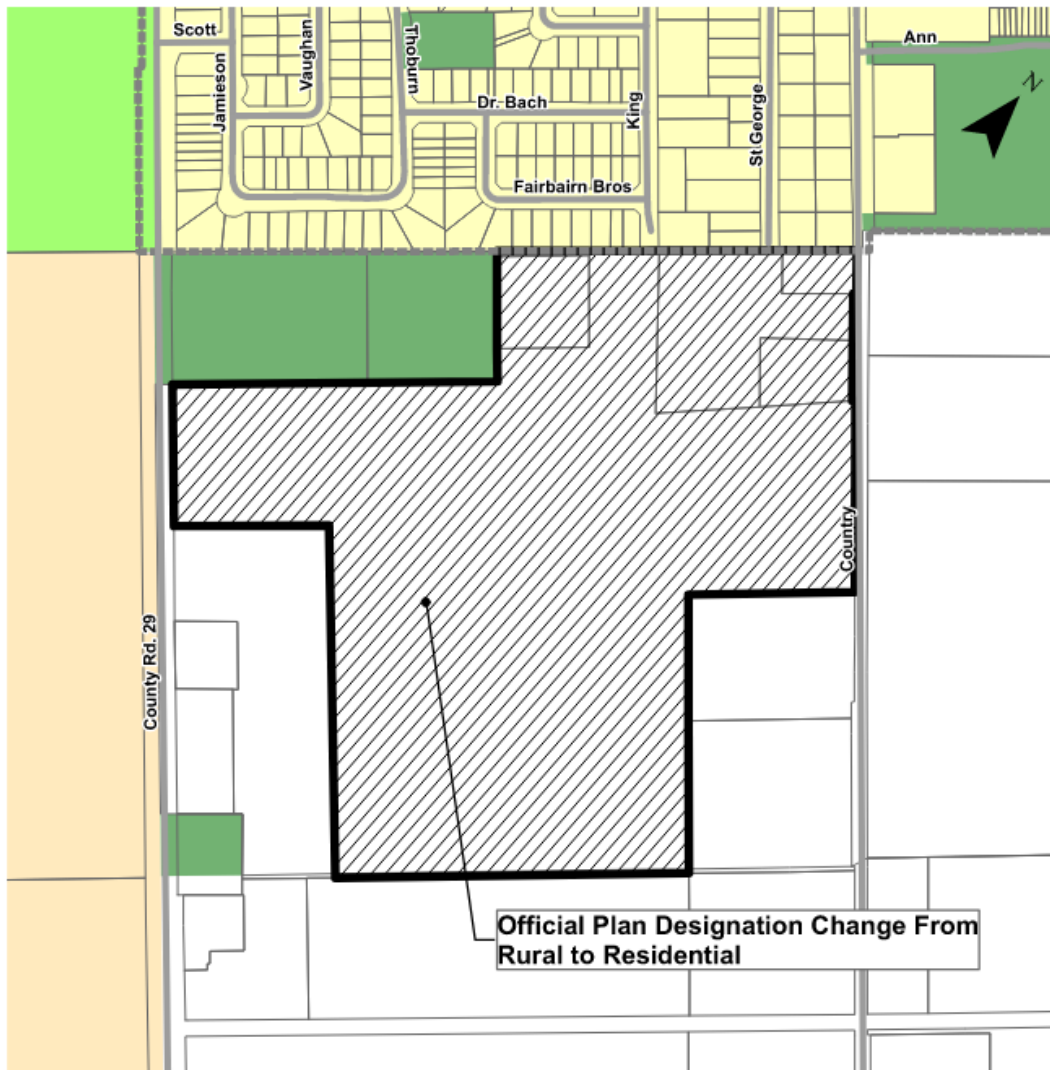
Prepared: March 8, 2021



File Location: F:\000000000000000000 - MISSISSIPPI MILLS UPPA ZONING MODIFICATION PARTIAL UPPA 2021 / 3_UPPA_P000000000000000000

Plot Date: Monday, March 8, 2021 8:16:40 AM

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2_Plan\OPA\24473_OPA_Area3A.mxd



Official Plan Designation Change

 Residential

Official Plan Designations:

-  Residential
-  Rural
-  Residential - Community Facility
-  Business Park
-  Highway Commercial
-  Industrial
-  Parkland and Open Space
-  Rural - Agriculture Overlay
-  Prime Agriculture

Schedule "A"
Amendment No. _____
to the
Official Plan
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Municipality of Mississippi Mills

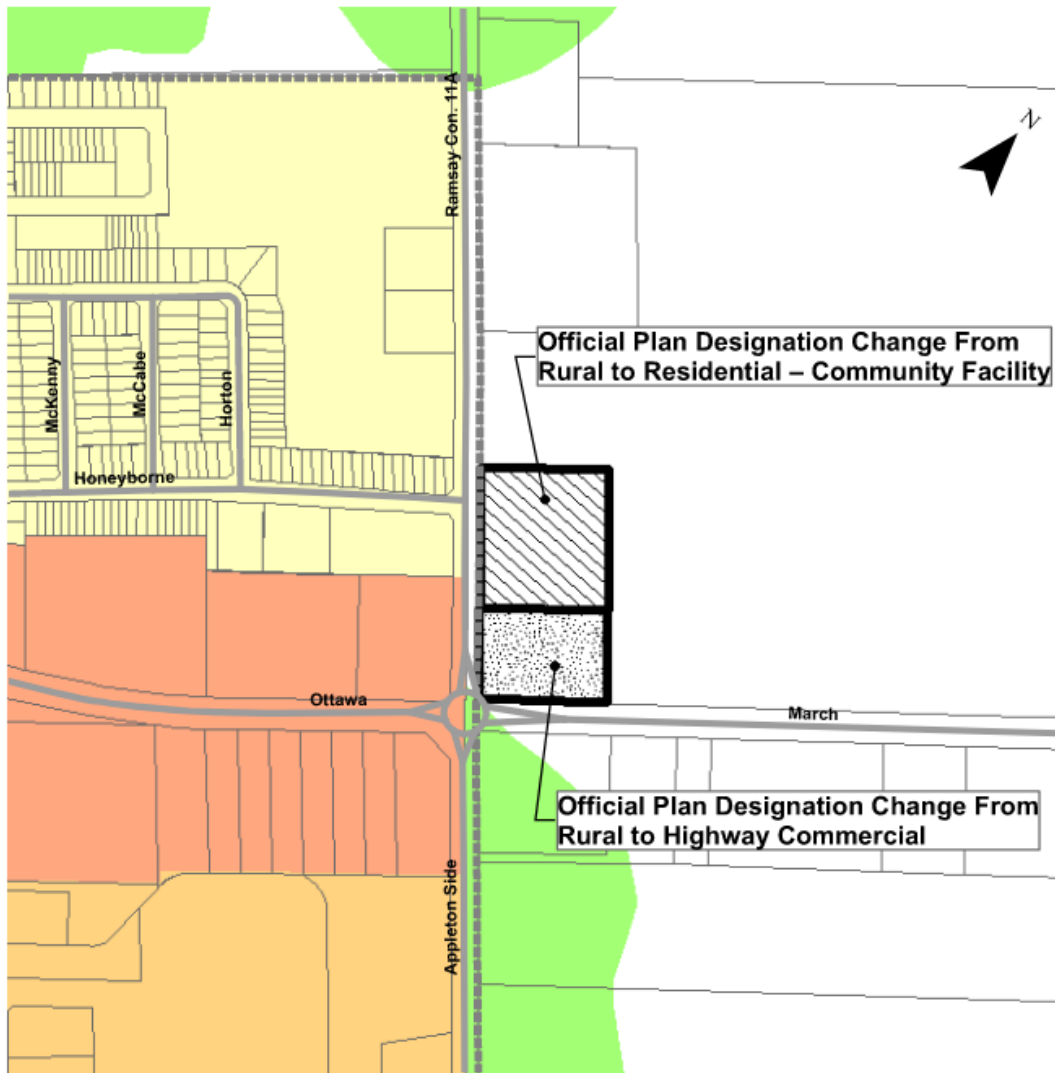


Scale: 1:6,000

Prepared: March 8, 2021



Plot Date: Monday, March 8, 2021 8:15:46 AM



Official Plan Designation Change

- Residential - Community Facility
- Highway Commercial

Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Highway Commercial
- Industrial
- Parkland and Open Space
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"
Amendment No. ____
to the
Official Plan
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Municipality of Mississippi Mills



Scale: 1:6,000

Prepared: March 8, 2021



