

CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-052

BEING a By Law to Adopt Amendment No. 32 to the Mississippi Mills Community Official Plan.

WHEREAS public information sessions were held in 2023 to introduce the project to the public and provide them with an opportunity to ask questions and provide comments;

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills held public meetings on January 16, 2024 and April 9, 2024 respecting the recommendations of the study;

AND WHEREAS Committee of the Whole held a meeting on August 13, 2024 to consider Official Plan Amendment No. 32;

AND WHEREAS Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 32 at its August 13, 2024 meeting;

AND WHEREAS the Council has reviewed the information and material and has considered public comments as they relate to this amendment and has passed Resolution No 123-24 on August 13, 2024 endorsing Committee of the Whole's recommendation;

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Municipality of Mississippi Mills to amend the Official Plan with the attached policies;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, hereby ENACTS as follows:

1. That Amendment No. 32 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of Amendment No. 32 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 27th day of August 2024.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

OFFICIAL PLAN AMENDMENT 32

**OFFICIAL PLAN AMENDMENT No. 32
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS**

**“Aligning the Community Official Plan with Bill 23
and other Housekeeping Amendments”**


Municipality of Mississippi Mills

August 19, 2024

**AMENDMENT NO. 32
TO THE COMMUNITY OFFICIAL PLAN
MUNICIPALITY OF MISSISSIPPI MILLS**

The attached explanatory text constituting Amendment No. 32 to the Community Official Plan of the Municipality of Mississippi Mills was prepared for and recommended to the Council of the Corporation of the Municipality of Mississippi Mills.

This Amendment to the Community Official Plan of the Municipality of Mississippi Mills was adopted by the Corporation of the Municipality of Mississippi Mills in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, by By-law No. 24-052 passed on the 27 of August 2024.



Christa Lowry, Mayor

Jeanne Harfield, Clerk

OFFICIAL PLAN AMENDMENT No. 32
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS

PART A - THE PREAMBLE, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 32 to the Municipality of Mississippi Mills' Community Official Plan (COP).

PART C – BACKGROUND REPORT FROM PUBLIC MEETING #2

PART D – THE APPENDICES, which are listed or attached hereto, do not constitute a part of this amendment.

PART A – THE PREAMBLE

BACKGROUND

The first Mississippi Mills Community Official Plan (COP) was adopted by Council on December 13, 2005, and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006.

Over the past decade, the Provincial Government has introduced several statutory changes to the Planning Act to permit new forms of housing and improve the planning approval process for housing developments. The Planning Act prescribes matters of Provincial Interest and establishes the ground rules for land use planning in Ontario; the Act includes policies, regulations and procedures related to Official Plans in Part III of the Act, and Zoning By-laws and other land use controls in Part V of the Act.

More specifically, the Planning Act was amended in 2022 as a result of [Bill 23 – More Homes Built Faster Act, 2022](#) and Bill 185 – Cutting Red Tape to Build More Homes Act, 2024 which amended Ontario's Planning Act along with a number of other Acts related to the development process including the Conservation Authorities Act, the Development Charges Act and the Heritage Act. As noted in the report presented to [Committee of the Whole on November 1, 2022](#) and to Council on [April 9, 2024](#), regarding Bill 23, there are a number of changes arising from Bill 23 that affect Mississippi Mills.

Policy changes as a result of Official Plan Amendment 22 (OPA 22):

OPA 22 was adopted by the Municipality of Mississippi Mills in 2021, and the County of Lanark subsequently approved the OPA with some modifications. OPA 22's main purpose was to expand the urban boundaries focused primarily on residential and employment growth. It led to the expansion of the Almonte Ward Settlement Boundary by approximately 73 hectares. This enables the Municipality to have more land available for residential development which can be used to meet the much-needed housing needs in the Municipality. The County of Lanark approved OPA 22 on October 13th, 2021, subject to the modification of a total of 73 ha being added to Almonte's urban boundary with a variety of policy amendments to the Official Plan.

PURPOSE

It is important for the COP to remain relevant and up to date to ensure that it reflects the evolving needs of the Municipality, and broader policy change. This OPA will align the COP and Zoning By-law with recent policy changes at the provincial level, the most notable being Bill 23, More Homes Built Faster Act, and Bill 185 – Cutting Red Tape to Build More Homes Act, 2024 which aims to increase the rate of housing development. On the local scale, the Municipality has seen changes to housing needs and as a result is proposing policy amendments that will accommodate for these changing needs now and in the future.

Some of these amendments are "housekeeping" which means that the amendments are necessary, but are more process-based changes, and do not especially alter the

planning framework used to evaluate planning applications. Other amendments are more impactful by changing the planning framework or tools that are used to regulate land use and evaluate development in the Municipality.

Despite Mississippi Mills having many forms of missing middle housing, there are some notable types of housing forms which have become more commonplace in subdivisions across Ontario. Specifically, back-to-back townhomes and stacked townhomes are two built forms that are becoming more common in new subdivisions. Introducing missing these types of built forms will provide necessary housing options for the community.

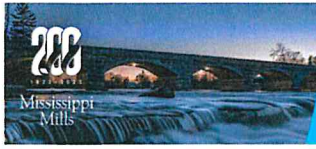
The Secondary Dwelling Unit policies in the COP and Zoning By-law will also be amended to align with the changes introduced in Bill 23. This OPA amends the wording to address Secondary Dwelling Units as Additional Residential Units (ARUs) and changes the number of ARUs permitted, in accordance with the Planning Act.

LOCATION

The subject Official Plan Amendment and Zoning By-law Amendment are Municipality-wide Amendments. All lands within the Municipality are subject to this amendment – both in settlement areas and outside of settlement areas.

BASIS

The Background Report included as Schedule 'B' attached hereto forms the basis to this amendment.



PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, consists of the following text and schedule to Amendment No. 32, constitutes Amendment No. 32 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended as follows:

Item 1: Section 3.6.5 Range of Housing Types is modified by deleting items 5 through 7 and replacing them with the following and renumber accordingly:

5. All medium density residential development proposals shall address the following criteria:
 - a) proximity to amenities such as grocery stores, parkland, health care facilities, schools and other community amenities;
 - b) compatibility with existing land uses and the historical character of existing buildings;
 - c) transitioning in built form and height with surrounding built form;
 - d) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
 - e) buffering from abutting uses;
 - f) landscaping and on-site amenity spaces;
 - g) four (4) storey apartment buildings are permitted in Areas 1 to 4 as identified in Official Plan Land Use Schedule A of Official Plan Amendment 22, dated September 2021; and
 - h) the availability of full municipal services to accommodate the proposed density of development.
6. Medium density residential development shall be appropriately zoned and be subject to Site Plan Control in accordance with the Planning Act.
7. To encourage a variety and mix of housing types, at least one model home with a purpose-built ARU is required to be offered for sale in new subdivisions and this requirement will be implemented via the Subdivision Agreement.
8. To ensure that new subdivisions meet the minimum residential density goals of this Plan, if a proposed subdivision does not meet the minimum density requirements of this Plan, at least 25% of the new dwellings are required to provide roughed-in ARUs and this requirement will be implemented via the Subdivision Agreement.

Item 2: Delete Section 3.6.9 in its entirety and replace with the following:

3.6.9 Additional Residential Units Policy

In accordance with the Planning Act, up to two additional residential units may be permitted on a lot which permits a single detached dwelling, semi-detached dwelling, duplex, vertically divided triplex, vertically divided fourplex or townhouse dwelling including one in a detached building or structure for a maximum total of three residential dwelling units per lot, subject to the servicing nature of the property (municipal or private).

The Zoning By-law provides provisions for additional residential units including the following:

1. Adequate off-street parking and on-site outdoor amenity space is provided;
2. Landscaping and buffering of parking areas to adjacent residential uses is provided;
3. The lot meets the minimum lot area and frontage requirements of the zone or a minor variance is obtained to permit the development;
4. In the case of a property on municipal services, only one service is provided to a lot and as a result, any additional residential units must be connected to a singular residential, municipal service;
5. In the case of a property within the boundaries of Almonte, the Zoning By-law will generally require one parking space per Additional Residential Unit. A minor variance to eliminate the requirement of one parking space may be considered subject to the following policies:
 - a) it is demonstrated that on-site tandem parking is not feasible;
 - b) the property is located within 400 metres walking distance of a food retail store and other services;
 - c) the owner enter into an agreement with the Municipality that any resident of the Additional Residential Unit will be formally notified that on-site parking is not available and that the Municipality has an on-street winter parking ban in effect every season, through a lease agreement or other such means; and
 - d) on-street parking is available in the immediate area for visitors.
6. In the case of a property on private services, any Additional Residential Unit should share at least one of the two private services with the other dwelling.
7. In the case of a property on private services within the limits of a settlement area and in the villages of Pakenham, Clayton, Blakeney and Appleton:
 - a) the minimum lot area should be at least 1.0 ha in size. For any lots less than 1.0 ha, a minor variance may be obtained to permit the development

provided that it is demonstrated through a Hydrogeological Study or similar study, that the property is of sufficient size to support the required private servicing; and

- b) the Zoning By-law will require one parking space for each Additional Residential Unit. Due to the lack of food retail stores, employment areas and other services within walking distance, minor variances to eliminate the required parking is generally not supported by the policies of this Plan unless it can be demonstrated that parking cannot be provided because of extenuating circumstances.

Item 3: Delete Section 3.7.2.2.(3) and replace with the following:

3. New development shall maintain the average height profile of the main buildings in the area and shall not exceed three (3) storeys in height. Due to the historic character of the Downtown Commercial area new development greater than three (3) storeys will require an amendment to this Plan.

Item 4: Delete Section 3.6.7 Infilling and replace with the following:

1. The Municipality shall give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demand. Infilling shall be considered small scale residential development within existing residential neighbourhoods involving the creation of new residential lots or the development or redevelopment of existing lots.
2. Infilling development proposals in existing residential neighbourhoods should be compatible with the surrounding building form and demonstrate how the development meets the specific design policies for infill development in the Design Section of this Plan.
3. Infilling development shall be required to provide lot grading and drainage plans that take into consideration potential drainage impacts on abutting properties, to the satisfaction of the Municipality.
4. Infilling development may be implemented through a Site Plan Agreement in accordance with the Planning Act, Development Agreement or similar agreement which implements any conditions that are deemed appropriate by the Municipality.
5. Infilling development should generally be within the following density ranges unless it can be demonstrated that the surrounding neighbourhood has a higher net density than noted below:
 - 15 to 30 units per net hectare for low density residential development; and
 - 30 to 40 units per net hectare for medium density residential development.

The above noted density ranges do not include Additional Residential Units.

Item 5: Delete Section 3.6.8 Residential Conversion Policy and replace with the following:

The conversion of existing single detached residential dwellings into multiple unit dwellings is a means of providing affordable rental housing. Residential conversion is permitted within the Residential designation subject to the requirements of the Zoning By-law. Residential conversion proposals shall address the following development criteria:

1. the lot is of sufficient size to provide the required parking located in the rear, interior or exterior side yards or tandem in the front yard in a driveway leading to a garage or exterior parking space;
2. the lot is of sufficient size to accommodate any proposed additions;
3. adequate outdoor amenity areas can be provided on the lot;
4. any additions have specific regard for the relationship and transitioning to the surrounding built form;
5. any required fire escapes and accessory structures for garbage enclosures and storage are generally located at the side or rear of the building;
6. adequate access and circulation for vehicular traffic, including emergency vehicles is provided; and,
7. suitable landscaping and lot grading and drainage are provided.

3.6.8.2 Residential conversions may be implemented through a Site Plan Agreement in accordance with the Planning Act, Development Agreement or similar agreement which implements any conditions that are deemed appropriate by Municipality.

Item 6: Delete Section 5.3.6 in its entirety and replace with the following:

5.3.6 Site Plan Control

Under the authority of Section 41 of the Planning Act, the Municipality may, by by-law, designate certain areas or land uses as site plan control areas. The Municipality has the authority to require plans and studies which adequately address the proposed development.

The following policies shall apply to the use of Site Plan Control.

1. For the purpose of this Plan, the entire Municipality shall be designated as a site plan control area. Site Plan Control applications will be circulated, in accordance with the Planning Act.
2. Generally, Site Plan Control will apply to residential development, in accordance with the Planning Act. Site Plan Control will also apply to non-residential development including commercial, industrial and institutional development; development within 120 metres of a watercourse or are within proximity of a

significant environmental feature; areas within Source Water Protection and high aquifer vulnerability; private recreational or tourist commercial development; and non-residential development on existing lots of record which are less than the minimum size required in this Plan or the Zoning By-law, in accordance with the Planning Act.

3. The Municipality may require plans or drawings and conditions for the approval of the plans or drawings in accordance with the Planning Act.
4. The Municipality may require the signing of a Site Plan Agreement as a condition of the development of the lands and the submission of performance deposits, securities, and other documents such as insurance certificates, which shall be required prior to the issuance of a building permit. Upon the execution of a Site Plan Agreement, the agreement may be registered on title of the lands and be binding on all future landowners.

Item 7: Replace all references to Site Plan Control with the following:

“Site Plan Control, in accordance with the Planning Act” or “Site Plan Control, in accordance with the Development Agreement or similar agreement” as the case may be.

Item 8: Modify Section 4.8.3.1 Public Sewer and Water Facilities, by deleting item 12 in its entirety, replacing it with the following and renumber accordingly:

12. The extension or enlargement of municipal water and sewer infrastructure to support planned development will be the sole responsibility of the developer, if the works are not identified in the Development Charges By-law. The Municipality shall pass by-laws and enter into front ending agreements or other similar agreements, including financial arrangements, with developers or property owners for the installation of municipal services which are completed ahead of the Municipality’s long term financial plan. Generally, the installation of municipal services will be identified in the Development Charges By-law.
13. Council may pass an Allocation By-law, under the authority of the Municipal Act, which details the requirements of the allocation of infrastructure capacity for new developments including:
 - a) A system for tracking water supply and sewage capacity available to support approved developments;
 - b) Develop criteria used to determine the circumstances for when:
 - i. allocation of water supply and sewage capacity is assigned to an approved development;
 - ii. circumstances when allocation of water supply and sewage capacity is withdrawn; and
 - iii. circumstances for when a development has the capacity withdrawn,

may be reallocated water supply and sewage capacity.

Item 9: Modify Section 4.8.3.1 Public Sewer and Water Facilities, by adding item 14 below, and renumbering accordingly:

14. In the event that the extension or enlargement of municipal water and sewer infrastructure is the sole responsibility of the developer, and another development can benefit from the infrastructure works, the Municipality or Council will not involve themselves in any negotiations between parties; however will do their best efforts to ensure that 'Latecomer' developers adequately compensate the developer who undertook the infrastructure works in accordance with this Plan, the Development Charges Local Servicing Policy and the Long Term Financial Plan. Best efforts can include the following:
 - a) Requiring that the Latecomer developer(s) provide to the Municipality a letter, signed by all parties, indicating that any applicable cost sharing between the parties is agreed upon and that, if applicable, the appropriate payments have been made to the proper parties; or
 - b) Requiring that documentation from a third-party trustee is provided to the Municipality indicating that any applicable cost sharing between the parties is agreed upon.

The Municipality may develop a "Latecomer Policy" to provide clear guidance on the role of Council and staff in this process. Regardless of the status of any cost sharing agreements, Council may use its own discretion in the granting of any planning approvals to the Latecomer(s); however, generally Council will not proceed with granting any planning approvals to the Latecomer(s) until such time that all parties have agreed upon a cost sharing arrangement.

Item 10: Delete the contents of Section 5.3.2 in its entirety and replace with the following:

Council may consider increases in the height and/or density for a specific development permitted under the Zoning By-law where it is demonstrated that the development is advancing the goals and objectives of this Plan beyond the minimum requirements. In such cases the specific development proposal should advance the intent and purpose of the Community Official Plan and address the following provisions:

1. Increased height and density should only be granted to developments where such increased height and density does not have a negative impact on surrounding lands uses, can be appropriately serviced and where more than one of the following criteria are fulfilled beyond the minimum requirements of the Plan:
 - i. the development provides for assisted housing, seniors housing or special needs housing in accordance with the identified needs of the community, which can be located off-site in a location deemed appropriate by the Municipality;

- ii. the development incorporates the preservation and restoration of buildings of historic or architectural value, which are designated under the Heritage Act or meets the criteria for designation, which will serve to meet the heritage resources goals and actions of this Plan;
- iii. the development includes the provision for public art or significant community amenities and recreational facilities which serve the identified needs of the Municipality;
- iv. the development protects significant environmental and natural heritage areas beyond what is required in this Plan or by other levels of government;
- v. the development proposes innovative building design or sustainable building design which surpass the community design goals of this Plan and beyond minimum requirements of the Ontario Building Code;
- vi. the development proposal incorporates efficient use or conservation of energy beyond the minimum requirements of the Ontario Building Code; and,
- vii. the development implements the affordable housing policies of this Plan.

2. It is the policy of the Municipality that the owner of lands granted increased height and density shall enter into an agreement with the Municipality which stipulates the criteria which need to be met. Such agreements may be registered on title of the property, at the owner's expense.

Item 11: Delete the contents of Section 5.9 Public Consultation in its entirety and replace with the following:

The Planning Act sets out the minimum public notice requirements for all types of planning applications.

To ensure that the public has ample opportunity to be involved with planning matters, Council may establish alternative notification procedures for notification and consultation. The procedures outlined below provide for alternative notification procedures, in accordance with the Planning Act. Council may, in specific instances, establish consultative procedures which are supplementary to the procedures contained in this Plan.

5.9.1 Public Meetings

Council will hold statutory public meetings in accordance with the Planning Act including notification in accordance with the Planning Act. Council may hold statutory public meetings as part of a Council meeting, Committee meeting or alternative date and location as deemed appropriate.

5.9.2 Alternative Notification

1. Council may establish alternative public consultation measures to notify prescribed persons and public bodies of proposed development as corporate policies adopted by by-law outside of this Plan provided the by-law is approved by Council and addresses public notification and consultation.

2. Council may delegate its authority to administer these measures to an appointed Committee, officer, or employee identified by by-law.

5.9.3 Additional Notification and Consultation Procedures

Additional procedures for planning studies and major Official Plan and Zoning By-law Amendments are set out below. Council may choose to implement the procedures below or develop additional consultation strategies for certain planning studies.

1. Official Plan Review/Zoning By-law Review
 - a) public information meeting at the beginning of the review to inform the public of the topics being addressed in the review; or
 - b) if required, establish a sub-committee of Council, key stakeholders or subject matter experts to participate in the development of Official Plan policies or Zoning By-law provisions; or
 - c) public information meetings on each major amendment topic.
2. General Official Plan Amendments/Zoning By-law Amendments
 - a) notification by newspaper, if the Clerk deems that a newspaper is available for general circulation; or
 - b) notification by email or mail to organized groups, stakeholders and individuals who have requested notice be given; or
 - c) notification on the Municipality's website.
3. Plans of Subdivision
 - a) Prior to draft approval of a subdivision by the County, Council may choose to provide non-statutory notification by mail to property owners within 120 metres of the subject property advising of a non-statutory meeting at which Council will be given an overview of the plan of subdivision application.
 - b) For those subdivision applications with associated Planning Act applications such as a Zoning By-law Amendment, Council may hold a non-statutory meeting at the same time as the required statutory public meeting for the associated Planning Act application(s). Notification of the public meeting will be given in accordance with the notification requirements of the statutory public meeting.

Item 12: Delete the contents of Section 5.3.17 in its entirety and replace with the following:

5.3.17.1 Pre-Consultation

1. The Municipality may hold pre-consultations for all types of planning applications.

3. The Municipality will provide an applicant with a list of plans and studies following a pre-consultation meeting for the applicant to use as a guide for the submission of a planning application.

5.3.17.2 Development Applications: Required Information and Material

As per the Planning Act, Council or their designate may require applicants to provide additional information or material to accompany the planning applications, in addition to the plans and studies identified in the pre-consultation stage. The number and scope of studies and assessments required for the submission of a complete application shall be in keeping with the scope and complexity of the application.

5.3.17.3 Development Applications: Additional Studies and Assessments

Additional information in the form of the studies or assessments listed in this Section may be required prior to deeming a planning application complete to ensure that all relevant and required information and material pertaining to a planning application is available at the time of submission.

1. The additional information or material that may be required includes, but is not limited to, the studies and assessments listed below:

- i. Aggregate Study / Impact Assessment;
- ii. Agricultural Soils Assessment / Impact Analysis;
- iii. Air Quality / Dust / Odour / Noise Study;
- iv. Archaeological Assessment;
- v. Compatibility Assessment;
- vi. Concept Plan;
- vii. Construction Management Plan;
- viii. Decommissioning Plan;
- ix. Dispute Resolution Protocol;
- x. Electromagnetic Interference Report;
- xi. Emergency Management Plan;
- xii. Environmental Impact Study / Audits / Previous Land
- xiii. Use Inventory / Site-Specific Risk Assessment;
- xiv. Financial Impact Assessment / Analyse;
- xv. Indigenous Consultation Strategy;
- xvi. Flood Plain Management / Slope Stability Report
- xvii. Forest Management Plan;

- xviii. Geotechnical Study;
- xix. Groundwater Nitrate Impact Assessment;
- xx. Cultural Heritage Impact Statement;
- xxi. Hydrogeological Report;
- xxii. Hydraulic Analysis
- xxiii. Ice Throw Report;
- xxiv. Influence Area Study;
- xxv. Lake Capacity Assessment;
- xxvi. Landscaping Plan;
- xxvii. Market Justification / Impact Assessment;
- xxviii. Micro-Climatic Impact Assessment;
- xxix. Minimum Distance Separation Formulae;
- xxx. Natural Heritage Evaluation / Impact Study;
- xxxi. Nutrient Management Plan;
- xxxii. Parking Study;
- xxxiii. Planning Brief / Rationale;
- xxxiv. Rural Design Study;
- xxxv. Servicing Report;
- xxxvi. Shadow Impact;
- xxxvii. Site Rehabilitation Plan;
- xxxviii. Stormwater Management / Master Drainage Plan;
- xxxix. Structural Engineering Analysis;
- xl. Transportation Impact Study / Traffic ~~Brief~~; Brief;
- xli. Tree Inventory / Tree Preservation / Tree Protection Plan;
- xlii. Urban Design Brief;
- xliii. Rural Design Brief; and
- xliv. Visual Impact Study

2. Notwithstanding the required studies and assessments listed above, the Municipality may request additional information that is considered reasonable and necessary in order to make a decision on a planning application.

3. The Municipality may require any of the studies or assessments to be peer reviewed on behalf of the Municipality at the applicant's expense.

Item 13: Delete the contents of Section 5.11 Cooperation with Adjacent Municipalities and replace with the following:

The policies, activities and services of adjacent municipalities may have impacts on the long-term planning goals of the Municipality of Mississippi Mills. Therefore, the Municipality adopts the following policies aimed at improving land use and servicing decisions by adjacent municipalities.

1. The Municipality shall notify adjacent municipalities of any planning application, in accordance with the Planning Act.
2. In order to ensure appropriate services to residents living within Mississippi Mills, the Municipality may enter into agreements that it finds advisable, relating to the sharing of community services. Such agreements may deal with roads servicing, recreation, library services, fire protection, garbage disposal and recycling.

Item 14: Insert the following Section after 5.13 Development Charges Act and renumber accordingly:

5.14 DELEGATION OF AUTHORITY

1. Council may, by by-law, delegate the authority to pass by-laws under the authority of the Planning Act that are of a minor nature to:
 - a. Committee of council; or
 - b. An individual who is an officer, employee, or agent of the Municipality.
2. Further, by-laws in policy 1 above that are deemed to be minor in nature may include:
 - a. Zoning Amendments that are required as a condition of approval of a provisional consent application that received no objections from the public and agencies during the required circulation period.
 - b. Zoning Amendments that are required as a condition of approval of a provisional consent for lot creation for a residence surplus to a farming operation.
 - c. A by-law to remove a holding symbol under Section 36 of the Planning Act where the conditions to remove the holding symbol have been met and any required agreements have been executed.
 - d. Temporary uses that are specified in the Municipality's delegation of authority by-law.
 - e. Zoning Amendments to permit garden suites.
3. A by-law passed under the authority of the *Municipal Act* must follow the public notice requirements of the *Planning Act*, which may include following alternative measures for consulting the public found in Section 5.9.

Item 15: Add the following definition of “Missing Middle Housing” to Section 5.14:

“Missing Middle Housing:

Means a range of housing types with multiple units between single detached dwellings and low-rise apartment buildings that are compatible in scale with other low-rise built forms and offer more forms of housing ownership and low-density rental options to the community.”

Item 16: Delete the definition of gross density and replace it with the following:

Gross Density: The density of the residential development in an area, including all local roads and parks, stormwater management ponds and other natural features.

Item 17: Delete the definition of net density and replace it with the following:

Net Density: The density of only the area within a development which is used for residential uses and does not include local roads and parks, stormwater management ponds, blocks for infrastructure facilities, open spaces and other natural features.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Mississippi Mills Community Official Plan (COP).

PART C

Background report from public meeting #2

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
STAFF REPORT

MEETING DATE: April 9, 2024
TO: Council
FROM: Melanie Knight, Senior Planner
SUBJECT: **Background Report**
Official Plan Amendment 32 (Bill 23)
Municipality of Mississippi Mills (all Wards)
APPLICANT: Municipality of Mississippi Mills

RECOMMENDATION:

THAT Council receive this report for information.

BACKGROUND:

Over the past decade, the Provincial Government has introduced several statutory changes to the Planning Act to permit new forms of housing and improve the planning approval process for housing developments. The Planning Act prescribes matters of Provincial Interest and establishes the ground rules for land use planning in Ontario; the Act includes policies, regulations and procedures related to Official Plans in Part III of the Act, and Zoning By-laws and other land use controls in Part V of the Act.

The Planning Act was amended in 2022 as a result of [Bill 23 – More Homes Built Faster Act, 2022](#) which amended Ontario’s Planning Act along with a number of other Acts related to the development process including the Conservation Authorities Act, the Development Charges Act and the Heritage Act. As noted in the report presented to [Committee of the Whole on November 1, 2022](#) regarding Bill 23, there are a number of changes arising from Bill 23 that affect Mississippi Mills.

PURPOSE AND EFFECT:

In the context of Mississippi Mills, there are several amendments to the Official Plan which are required to align with the changes to the Planning Act resulting from Bill 23.

Some of these amendments are “housekeeping” which means that the amendments are necessary but are more process-based changes and do not especially alter the planning framework used to evaluate planning applications. Other amendments are more impactful and will change the planning framework or tools that are used to regulate land use and evaluate development in the Municipality. The amendments are detailed in the Background Report prepared to supplement the public meeting held at the last Public Information Centre (PIC) in January 2024, which is posted on the [MM2048 webpage](#) and contained in Attachment A. Further details are contained in Attachment B – MM2048 PIC #2 Information Boards.

SERVICING & INFRASTRUCTURE:

The amendments are varying in scope and affect the Municipality as a whole. No changes or impacts to servicing or infrastructure are anticipated as part of this amendment.

COMMUNITY OFFICIAL PLAN (COP)

The Official Plan context including the current planning framework and proposed planning framework are contained in the report found in Attachment A.

ZONING BY-LAW #11-83:

At this time, no Zoning By-law changes are proposed as part of the Official Plan Amendment. If approved, the next step in the process will be to update the Zoning By-law.

PUBLIC AND AGENCY COMMENTS RECEIVED:

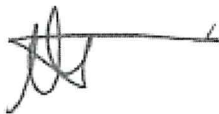
Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations. Staff discussed the proposed amendments with members of the public during the PIC; however, no specific written comments have been received to date.

It is noted that comments from the Mississippi Valley Conservation Authority are anticipated after the public meeting; however, staff have consulted with the Mississippi Valley Conservation Authority throughout the project and so, do not anticipate concerns being raised by the Conservation Authority through the upcoming formal comments. A summary of any comments from the Mississippi Valley Conservation Authority will be included in a follow up staff report to Committee of the Whole.

NEXT STEPS:

A staff report analyzing the merits of the application will be prepared following the public meeting to fully consider any and all public and agency comments received.

All of which is respectfully submitted by, Approved by,



Melanie Knight, MCIP, RPP
Director of Development Services and
Engineering

Ken Kelly
CAO

ATTACHMENTS:

- 1. Attachment A – Background Report – Official Plan Amendment 32
- 2. Attachment B - Attachment B – MM2048 PIC #2 Information Boards.

APPENDICES

Background Report – Official Plan 32 and Zoning By-law Amendment Z-05-23

Background Report:

Official Plan Amendment 32

Zoning By-law Amendment Z-05-23

Author:
Melanie Knight, Senior Planner

Dated:
January 16, 2024

File Number:
Official Plan Amendment 32

Prepared By:
Municipality of Mississippi Mills
Planning Department

TABLE OF CONTENTS

1.0 INTRODUCTION3

2.0 BACKGROUND 3

3.0 PROPOSED CHANGES.....

 1.0 Changes to the Official Plan and Zoning By-law #11-83 to Align with Bill 23..... 4

 1.1 Environmental Policy..... 6

 1.2 Missing Middle Housing..... 8

 1.3 Additional Residential Units 12

 1.4 Density Requirements for New Development and Infill..... 15

4.0 PURPOSE AND INTENT..... 21

5.0 AFFECTED LANDS 21

6.0 SERVICING & INFRASTRUCTURE 21

7.0 PUBLIC CONSULTATION AND TECHNICAL CIRCULATION..... 21

8.0 NEXT STEPS..... 22

1.0 INTRODUCTION

This background report was prepared by Planning Staff at the Municipality of Mississippi Mills in preparation for a proposed Municipally initiated Official Plan Amendment and Zoning By-law Amendment to incorporate amendments to the Community Official Plan and necessary Zoning By-law #11-83. The Public Meeting to consider the proposed Official Plan Amendment and Zoning By-law Amendment (Z-05-23) is scheduled for January 18, 2024.

This background report will explain why the Municipality is proposing the amendments to the Official Plan policies and the Zoning By-law provisions.

2.0 BACKGROUND

2.1 Changes to The Planning Act

Over the past decade, the Provincial Government has introduced several statutory changes to the Planning Act to permit new forms of housing and improve the planning approval process for housing developments. The Planning Act prescribes matters of Provincial Interest and establishes the ground rules for land use planning in Ontario; the Act includes policies, regulations and procedures related to Official Plans in Part III of the Act, and Zoning By-laws and other land use controls in Part V of the Act.

The Planning Act was amended in 2022 as a result of [Bill 23 – More Homes Built Faster Act, 2022](#) which amended Ontario’s Planning Act along with a number of other Acts related to the development process including the Conservation Authorities Act, the Development Charges Act and the Heritage Act. As noted in the report presented to [Committee of the Whole on November 1, 2022](#) regarding Bill 23, there are a number of changes arising from Bill 23 that affect Mississippi Mills.

3.0 PROPOSED CHANGES

3.1 Changes to the Community Official Plan and Zoning By-law #11-83 to Align with Bill 23

In the context of Mississippi Mills, there are several amendments to the Official Plan which are required to align with the changes to the Planning Act resulting from Bill 23.

Some of these amendments are “housekeeping” which means that the amendments are necessary but are more process-based changes and do not especially alter the planning framework used to evaluate planning applications. Other amendments are more impactful and will change the planning framework or tools that are used to regulate land use and evaluate development in the Municipality.

The following is a summary of the proposed amendments to align with Bill 23:

- (1) The applicability of Site Plan Control for residential development of 10 units or less is no longer a tool that the Municipality can use to regulate infill and small residential development. The Official Plan policies which reference the use of Site Plan Control to regulate residential development will need to be amended.
- (2) The intent of Bill 23 is to improve the planning application process and thus, result in faster housing construction. In keeping with the intent of Bill 23, the Department has identified some minor amendments that can be made to remove hurdles or potential extra steps in the planning process. These amendments are as follows:
 - Update [Section 5.9 Public Consultation and a Fair and Timely Process](#) of the Official Plan to provide an option for alternative notification of all types of planning applications and to amend the policies related to Official Plan Amendment and Zoning By-law reviews. Historically, the Municipality (and Official Plan policy) has required newspaper or individual mail out for notifications for planning applications. With the reduction in the availability of print newspapers, the Department is proposing alternative notification options, which would adhere to the Municipality’s Public Notice Policy to provide flexibility for notifications if/when print newspaper notices are not a viable option. This may mean that with some planning applications or studies, communication tools such as email notices, website and social media notices,



and physical notices posted at local community centres or popular community destinations will be used, either in conjunction with print newspaper or mail-out notices, or as an alternative.

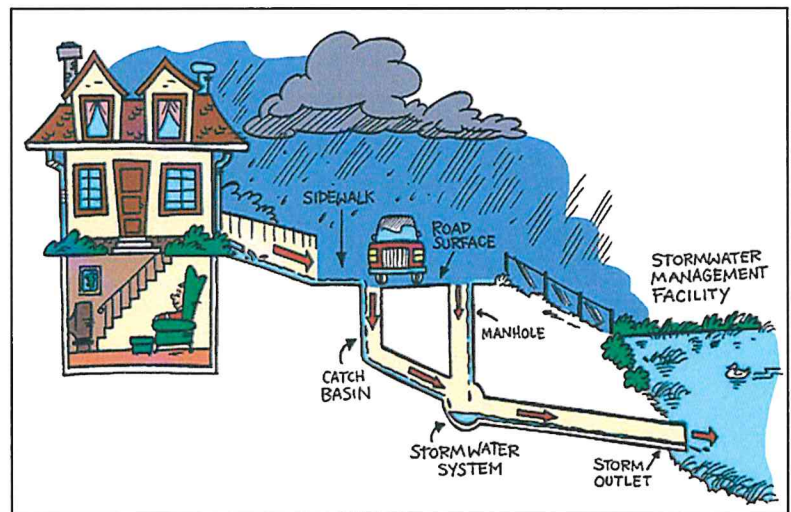
- Add a new section to Section 5 of the Official Plan which provides delegated authority to Staff for certain minor Zoning By-law Amendments. This opportunity for delegated authority is contained in [Section 39.2 of the Planning Act](#) and allows for delegation to Committee or municipal Staff for minor amendments to the Zoning By-law. The Official Plan must first contain this policy before Council can consider amending the Delegated Authority By-law to permit this type of delegation.
- Add a new policy which provides direction for cost sharing between developers and the Municipality when a developer wants to “front-end” infrastructure improvements which are identified in the Municipality Master Plans or Development Charges.
- Add a new policy, referred to as “Latecomer Policy”, which provides direction for cost sharing between developers when a developer builds new infrastructure or “over-sized” infrastructure to accommodate another subdivision not yet constructed.



3.2 Environmental Policy

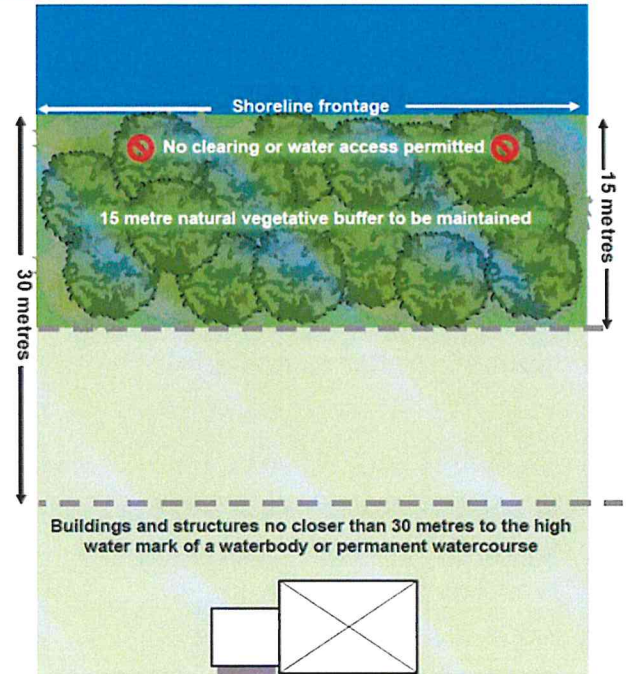
(1) As part of Bill 23, amendments were made to the Conservation Authorities Act. Some of these amendments have impacted the planning process by limiting the Conservation Authorities' Regulatory powers and ability to comment on certain aspects of development. Specifically, the changes have meant that:

- Conservation Authorities can no longer comment on proposed waterbody setback reductions as part of planning applications.
- The Conservation Authority regulated area around wetlands has been reduced from 120 metres to 30 metres. This means that Conservation Authorities can only comment on the area within 30 metres of a wetland as it relates to the impact from a proposed development.
- Conservation Authorities have reduced ability to provide municipalities some of their services and programs such as providing third-party reviews of Environmental Impact Statements (EIS), and professional advice to the Planning Department on specific environmental issues identified as part of planning applications.
- Conservation Authorities have reduced ability to provide analysis on stormwater management with respect to the quality control of stormwater. This means that Conservation Authorities can no longer comment on water quality issues such as the minimum water quality standards for discharge of stormwater in watercourses as part of new development.



(2) The following is a summary list of amendments to the Official Plan to address the above noted changes to the role of Conservation Authorities in the planning process:

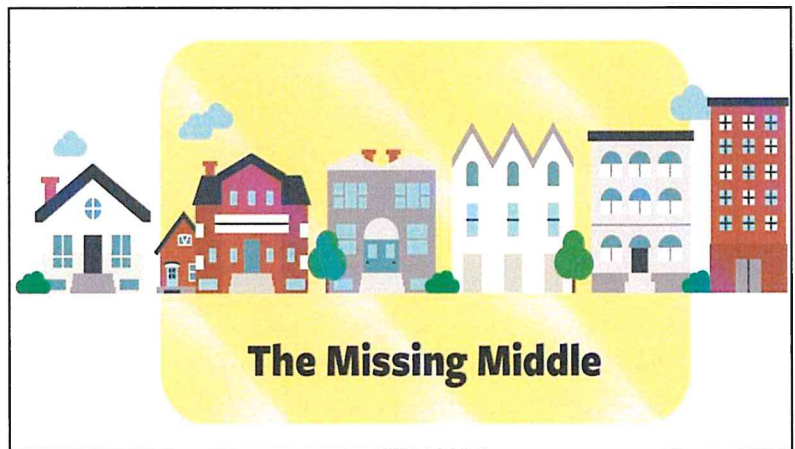
- Amend policies within [Section 4.1.1 Surface and Groundwater Protection](#) to include policies to evaluate requests to reduce the required 15 metre setback from a high-water mark, and 30 metre setback from a watercourse. These policies will be amended using the Mississippi Valley Conservation Authority's technical documents as a reference, which address the evaluation of setback reduction requests.
- Clarify any policies in the Official Plan that reference the Mississippi Valley Conservation Authority to ensure that the policies are up to date with the current Conservation Authorities Act.
- Add policies to [Section 4.1.1.4.2 Stormwater Management Policies](#) to include a new policy related to the minimum water quality standards for stormwater management ponds and stormwater discharging into watercourses, such as the Mississippi River.



3.3 Missing Middle Housing

“Missing middle housing” was a term that was coined by an architect, Daniel Paroleck in 2010 to describe new housing forms that are compatible with low-rise neighbourhoods. These new forms of housing are greater in density than a single detached dwelling and are introduced in neighbourhoods which are predominantly made up of single detached dwellings. Missing middle housing generally refers to housing that is ground oriented, contains more than one unit, but is less dense than mid-rise built forms such as apartment buildings.

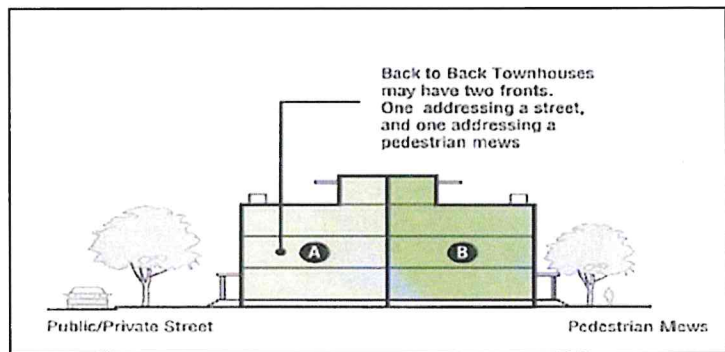
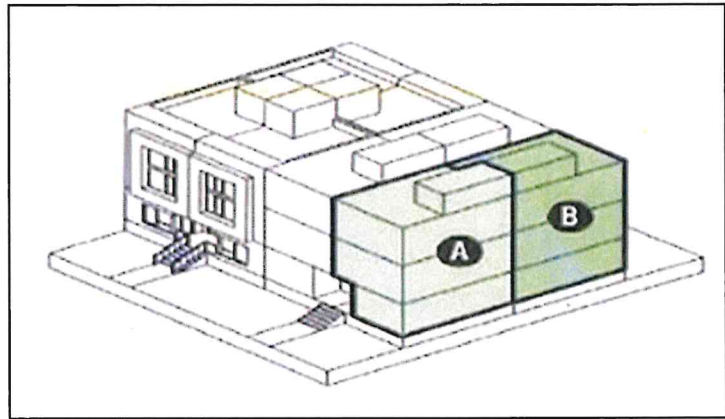
Since 2010, the definition of missing middle housing has evolved and is unique to each municipality and their own contexts. In Mississippi Mills, the Official Plan and Zoning By-law contemplate many forms of housing which can be characterized as missing middle housing such as semi-detached dwellings, townhouses, triplexes, and duplexes. Additional Residential Units are also an example of missing middle housing.



Despite Mississippi Mills having many forms of missing middle housing, there are some notable types of housing forms which have become more commonplace in today's housing developments. Specifically, back-to-back townhomes and stacked townhomes are two built forms that are becoming more common in new subdivisions. Examples and further explanation of these two forms of missing middle housing are below.

(1) Back-to-Back Townhomes

As shown in this section, back-to-back townhomes provide a housing option where a resident can own a unit which does not have a backyard. This type of housing may appeal to older adults who prefer to still own a home but prefer less yard space to maintain, and amenity area only in the front yard. This housing type may also appeal to younger adults who may be first time home buyers, entering the real estate market with a small home and no children.



(2) Stacked Townhomes

Stacked townhomes are townhome units which are built side by side (horizontal) and with a row of units on top of each other (vertical). Each stacked townhome maintains their own independent access to their unit (ground oriented). In some cases, parking is accommodated by way of attached garages and in other cases, parking may be accommodated by way of a separate surface parking lot, typically in the rear yard.

The image to the right shows stacked townhouses. In this design example, each unit is accessed via separate entrances all from the same front porch. In the interior, each unit is separate. There are two units that occupy the main floor and a partial basement and two more units which occupy the top two floors. In the image to the right, there are 8 units (4 units in each stacked townhome).





The image to the left provides an example of stacked townhomes with surface parking at the rear of the buildings and a large amenity area in the back, which essentially serves as a shared backyard for the residents. Stacked townhomes do often include small amenity spaces associated with their units such as balconies or small surface patios.

The Department is proposing to amend the policies of [Section 3.6.5 Range of Housing Types](#) in the Official Plan to add back-to-back townhomes and stacked townhomes as permitted uses in medium density residential areas. Currently the Official Plan policies permit "...four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing" as medium density housing. The amendment would clarify that these new types of missing middle housing are a permitted built form within medium density residential areas.

(3) Increase Building Height from Three (3) Storeys to Four (4) Storeys

Stacked townhomes can range from three (3) to four (4) storeys depending on the number of units, grading of the site, and architectural design. Low-rise apartment dwellings are another built form that contributes to the variety of housing options in Mississippi Mills, and specifically opportunities for rental housing. Currently the Official Plan permits an overall maximum building height of three (3) storeys. There are a few examples of four-storey buildings in the Municipality, which are mostly located in the downtown commercial core of Almonte. For any buildings exceeding three-storeys, a site-specific Official Plan Amendment to permit the additional storey would be required to add height to the building. Based on the current Official Plan height restriction, if stacked townhomes are introduced as a new built form in Mississippi



Mills, the same Official Plan Amendment process would be required to permit an additional storey (or an additional ½ storey). A site specific Official Plan Amendment process is a long and expensive process, with additional consulting and application fees which not only delay the building of these types of housing options, but incur costs to the development.

Generally speaking, many municipalities consider four storeys as the minimum height for medium density housing. The Department is recommending amending [Section 3.6.5 Range of Housing Types](#) in the Official Plan to permit four storey apartment dwellings and other residential built forms up to four storeys in height in new subdivisions.

(4) Add a definition of Missing Middle Housing in the Official Plan:

Proposed Missing Middle Housing definition:

"...a range of housing types with multiple units between single detached dwellings and low-rise apartment buildings that are compatible in scale with other low-rise built forms and offer more forms of housing ownership and low-density rental options to the community."

3.4 Additional Residential Units

(1) Update Secondary Dwelling Unit Policies with the new Bill 23 Rules

The Planning Department completed a study in 2022 regarding Additional Residential Units (previously known as Secondary Dwelling Units). This study resulted in an update to the Zoning By-law to align the zoning provisions for Additional Residential Units to the Planning Act.

The current policies of the Official Plan for Secondary Dwelling Units state:

3.6.9 Second Dwelling Units Policy

One second unit may be permitted within a single detached dwelling, semi-detached dwelling or duplex dwelling or in a building or structure ancillary to these housing types subject to the requirements of the Zoning By-law.

The Zoning By-law may provide for second unit regulations which allow for such units without an amendment to the Zoning By-law provided the following criteria are satisfied:

- i. only one second unit per property;*
- ii. all requirements of the Zoning By-law are met, including adequate off-street parking, and minimum floor area for apartment units;*
- iii. all building code and fire code requirements are addressed; and,*
- iv. Secondary dwelling unit must connect to existing residential servicing.*

Further amendments are now proposed because Bill 23 has made further amendments to the rules around the development of Additional Residential Units. Most notably, the Province has permitted that a total of two (2) Additional Residential Units are now permitted 'as of right' on residential lots which are serviced by municipal services, and that one (1) Additional Residential Unit is permitted in areas on lots that permit single detached dwellings, which are serviced by private services (well and septic). 'As of right' means that Bill 23 overrides the provisions of the Municipality's Zoning By-law. For example, if a zone only permits single detached dwellings, Bill 23 overrides this zoning and permits up to two (2) additional units.

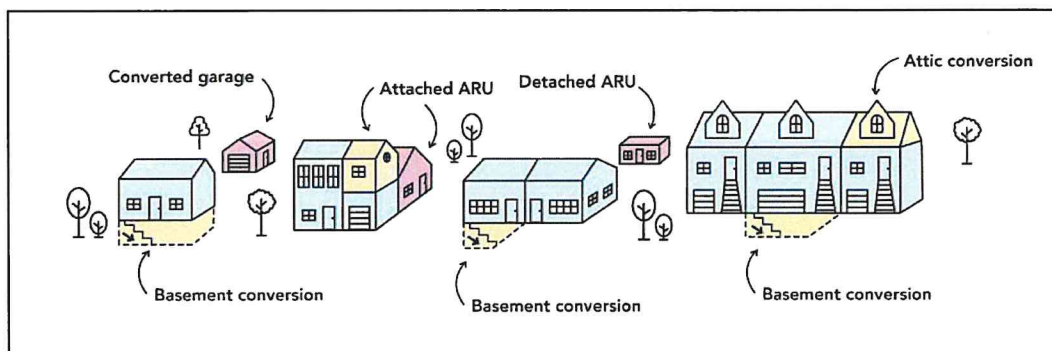
Specifically, [Section 39.2 of the Planning Act](#) now permits 'as of right':

- A total of three (3) dwelling units per lot (in serviced areas) – one of which can

be in an accessory structure such as in a detached garage or standalone unit.

- A total of two (2) dwelling units per lot (in unserviced areas) – one of which can be in an accessory structure, such as in a detached garage or standalone unit.
- No more than one (1) parking space can be required for each Additional Residential Unit.
- The Municipality cannot regulate a minimum floor area for an Additional Residential Unit.

The Municipality has to update the Secondary Dwelling Unit policies in the Official Plan and Zoning By-law to align with the changes introduced in Bill 23.



(2) Additional Residential Units in New Subdivisions

In addition to updating the policies for Additional Residential Units to align with the changes from Bill 23, a separate initiative originating from a motion from Council directed Staff to study the potential for a policy which would 'require' a minimum number or percentage of Additional Residential Units in new subdivisions.

The Department provided a project overview for this initiative along with a report at their [December 20, 2022 meeting](#). The Department has undertaken consultation with the development industry and included this initiative in the first public information centre (open house) hosted by the Municipality in April 2023 for public awareness and feedback.

The results of the consultation with the development industry resulted in the following summarized feedback:

- Concerns with *requiring* a minimum amount of Additional Residential Units in new subdivisions as mandatory.
- Support for encouraging Additional Residential Units in new subdivisions by providing at least one type of housing model for sale, which includes a purpose built Additional Residential Unit.

- Support for requiring an additional parking space for each Additional Residential Unit provided.
- Support for a wider variety of housing types such as back-to-back townhomes and stacked townhomes.

Supportive policies for Additional Residential Units in new subdivisions would require the following:

- At least one type of model home with purpose-built Additional Residential Units is offered for sale in new subdivisions.
- If a proposed subdivision does not meet the minimum density requirements of the Official Plan, at least 25% of the new homes would require roughed-in Additional Residential Dwelling Units.

As part of this project, Staff will continue to consult with the development industry on the above proposed policies to ensure that any policy added to the Official Plan is reasonable and reflects current planning trends.

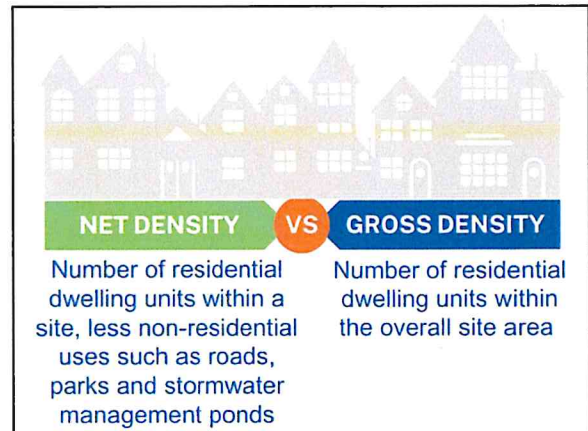
(3) Amend policies and references to Secondary Dwelling Units

In response to the requirements introduced in Bill 23 for Additional Residential Units, the Department is recommending the following amendments in the Official Plan and Zoning By-law:

- Amend the current Secondary Dwelling Unit policies and references to the term Additional Residential Unit for consistency and clarity.
- Provide distinct policies for Additional Residential Units in serviced settlement areas (Almonte), and unserviced settlement areas (rural areas and villages).
- Require one (1) parking space per unit, permitted to be located in the rear yard, interior side yard or in the front yard only on a driveway leading to a garage.

3.5 Density Requirements for New Development and Infill

Density is a measurement of the number of residential dwelling units within a certain area of land (hectares). Density can be measured using gross density or net density. Gross density is the calculation of the number of residential dwelling units within the overall site area and is measured as # of units per gross hectare.



Net density is the calculation of the number of residential dwelling units within a site after subtracting the areas that include non-residential uses such as roads, parks and stormwater management ponds and is measured as # of units per net hectare.

For reference, prior to Official Plan Amendment 22, Section 2.5.3, Mississippi Mills Growth and Settlement Strategy general policies under 2.5.3.2.3.(4) originally noted that *“the Municipality should strive for an urban residential density of approximately **15 to 35 residential units per gross hectare** (includes road, parks and other natural features) of land (6 to 15 residential units per gross acre of land).*

Prior to Official Plan Amendment 22, there was also no maximum density in the Official Plan, except for within the medium density residential policies (townhomes and apartment buildings). This maximum density was prescribed as 35 units per net hectare.

As part of the Official Plan Amendment 22 (OPA 22), a new average density within the settlement area was added to the Official Plan. Specifically, Official Plan Amendment 22 changed the policies for new development as follows (emphasis added):

*“Intensification within the built-up areas (including infill and redevelopment) shall be in accordance with the policies of Section 3.6.7 “Infilling”. Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per Section 3.6.5 Range of Housing Types of the Plan with **low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare to an average maximum of 25 units per net hectare.** Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas and 21 to 28 units per gross hectare for*

medium density areas to an average maximum of 19.25 units per gross hectare.

As noted above, the new net density of 25 units per net/ha (13.75 units/ gross ha) was introduced through Official Plan Amendment 22; however, when calculating net density for Official Plan 22, it was assumed that only 55% of a site would be used for residential uses and 45% of a site would be used for roads, parks, stormwater management ponds and other non-residential uses. When predicting net density of subdivisions, the industry standard uses a range of 65-70% of a site used for residential development.

The Subdivision Density Chart below provides existing densities in Mill Run and Riverfront Estates subdivisions as well as the proposed densities in some of the new subdivision applications that the Municipality has received since 2022. This information illustrates the existing and proposed densities of the residential subdivisions in Almonte in the past ten years.

Subdivision Density Chart

Development	Gross Density	Net Density (using industry standard)	Non-residential features that are typically not included in the calculation of density
Mill Run (existing)	18	29.1	Stormwater Management Pond and Parkland
Mill Run (phases 7 & 8)	22.28	29.34	Small addition to offsite Stormwater Management Pond and Open Space (wetland)
Riverfront Estates (existing)	15.9	26.6	Parkland and Open Space, Stormwater Management Pond
Mill Valley Expansion (updated Dec 2023)	20.43	30.59	Stormwater Management Pond (including offsite Mill Valley Retirement) and Parkland
Brown Lands (proposed)	14.7	23.8	Parkland and Open Space (wetlands)
Hilan Village (proposed)	18.7	24	Parkland and Open Space (hazard lands)

In addition to the issue of density, the policies of Official Plan Amendment 22 require a range of densities for low and medium residential development, as well as meeting the “split” of housing of 60% low density residential and 40% medium density residential (known as the “60/40 split”). Excerpts of these two policies are below (emphasis added):

*Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per **Section 3.6.5 Range of Housing Types of the Plan** with **low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare** to an average maximum of 25 units per net hectare.*

*Section 3.6.5.2 is modified from changing the **percentage of low density and medium housing mix targets** from 70% and 30% to **60% and 40%** respectively.*

In reviewing the new subdivision applications that have been received in the past two years, Staff have determined that it is difficult, if not almost impossible, for new subdivisions to meet the required 60/40 split; also be within each of the ranges of 15 to 30 units per net hectare (for low density) and 30 to 40 units per net hectare (for medium density); and also meet the maximum density of 25 units per net hectare. There are just too many mathematical requirements for new subdivisions to meet.

In addition, these mathematical requirements do not reflect the context of each subdivision. For example, some subdivisions require parkland and protected open space areas (wetlands, hazard lands), while other subdivisions do not because there is an adjacent area with parkland, or no environmental features exist in the site area. Some



subdivisions may require a stormwater management pond, while other subdivisions can outlet the stormwater directly to the Mississippi River or only need to connect to an existing stormwater management pond in a

nearby neighbourhood. Some subdivisions are required to build wider collector roads, whereas other subdivisions only need narrower local roads. The more land that is removed for non-residential development, the higher the net density calculation is, regardless of the context. Essentially, using net density to evaluate subdivisions does not provide a clear 'apples to apples' comparison with other subdivisions or adjacent neighbourhoods.

1. Amend density measurement from net density to gross density for new subdivisions

The Department is recommending changing the measurement of density from net density to gross density. The proposed change to the density requirements would allow every new

subdivision, regardless of the area used for roads, parks, stormwater management or other non-residential uses, to be accurately compared with other subdivisions and nearby neighbourhoods. This approach allows for density to be measured equally amongst subdivisions and provides consistency. The proposed change to density requirements would also include a minimum and maximum density so that new subdivisions are providing the needed mix of housing types and the necessary number of minimum units to meet the housing demands for municipalities like Mississippi Mills.

2. Amend the maximum density, include a minimum density for new subdivisions, and remove density restrictions in the Zoning By-law

In addition to modifying how density is measured, the Department is also proposing to modify the density requirements by increasing the maximum density and adding a minimum density as follows:

- Minimum density: 15 units per gross hectare (equivalent to 23.1 units per net hectare based on industry standard calculations)
- Maximum density: 35 units per gross hectare (equivalent to 53.8 units per net hectare based on industry standard calculations)

The maximum density proposed of 35 units per gross hectare (53.8 units per net hectare) reflects the denser end of the medium density range of 30 to 40 units per net hectare currently permitted in the Official Plan. This increase is proposed to allow for flexibility with development and in anticipation that some new subdivisions will propose newer types of housing forms, such as stacked townhomes and back-to-back townhouses, as well as apartment buildings. These types of housing can provide much needed rental housing stock in the Municipality. Increasing the high end of the density range does not mean that every new subdivision will build to the highest density. For example, the original density range of 15 to 35 units per gross hectare, prior to Official Plan Amendment 22, did not result subdivisions that built to the highest density.



Maintaining the 60/40 split in this same policy will ensure that there is an appropriate range of housing types and densities within one subdivision area. These new neighbourhoods may be denser than some of the historical neighbourhoods; however, maintaining the 60/40 split will ensure new subdivisions are reflective of more recent subdivisions and will contain 60% low density development (singles, semi's, duplexes, converted dwellings,

triplexes) and 40% medium density development (3+ unit townhomes, apartment dwellings, and other multi-unit dwellings).

To clarify the intent of the Official Plan policies in the Zoning By-law, the Department is proposing to remove existing density restrictions in the Zoning By-law. The reason for this is that with any amendment to the Official Plan of density or housing forms, the Zoning By-law will then subsequently need to be amended to align with these changes. Similar to removing the minimum dwelling unit area from the Zoning By-law (which was done in 2022), removing specific density limits in the Zoning By-law would reflect current planning trends including the 'as of right' additional residential units which are now permitted regardless of what the Municipality's Zoning By-law may restrict.

3. Move the density ranges to the Infilling Section of the Official Plan

The Department is also recommending moving the ranges for new subdivisions to the Infilling Section of the Official Plan:

- 15 to 30 units/net ha for low density; and
- 30 to 40 units/net ha (for medium density)



Moving the range to the infilling section of the Official Plan will provide a better planning framework used to evaluate infill proposals in the future and ensure that infill proposals are utilizing the existing roads and infrastructure as best as possible to provide a range of housing types. The reason that a measurement of net hectare is used for infill is because land uses such as roads and parks are already in existing neighbourhoods and so are

essentially already 'subtracted' from the site area, and so by default, infill is already considered as 'net density'.

4. Revise Density Definitions

In addition to the amendments above, the Department is also recommending updating the definitions of gross density and net density so that it is clear what is included in the calculations and is also reflective of current planning trends.

As currently defined by OPA 22, gross density "means that the total number of dwelling units divided by the total project area", and Staff are proposing to revise this definition to:

Gross Density: The density of the residential development in an area, including all local roads and parks, stormwater management ponds and other natural features.

As currently defined in OPA 22, net density *"means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lanes and parking area internal to developments and private amenity areas, but excluding public streets (right-of-way), parks and open space, infrastructure (e.g. stormwater management facilities) and all non-residential uses"*. Staff are proposing to revise this definition to:

Net Density: The density of only the area within a development which is used for residential uses and does not include local roads and parks, stormwater management ponds, blocks for infrastructure facilities, open spaces and other natural features.



4.0 PURPOSE AND INTENT

The purpose and intent of the subject Official Plan Amendment and Zoning By-law Amendment are to:

- Implement changes associated with the Provincial Planning Legislation, Bill 23, More Homes Built Faster Act;
- Introduce environmental policy to address reduced scope of review for Conservation Authorities;
- Introduce missing middle housing forms, including back-to-back townhouses and stacked townhouses;
- Update Additional Residential Units policies; and
- Revise density requirements for consistency and clarity.

This study, and the implementation of proposed amendments, will establish clear and uniform provisions for the above noted policies across the entire Municipality. These provisions will reflect the intent of the Official Plan and *Planning Act*, remain cognizant of the Municipality's housing needs, and respect the Municipality's existing character.

5.0 AFFECTED LANDS

The subject Official Plan Amendment and Zoning By-law Amendment are Municipality-wide Amendments. All lands within the Municipality are subject to this amendment – both in settlement areas and outside of settlement areas.

6.0 SERVICING & INFRASTRUCTURE

The servicing and infrastructure implications of the subject Official Plan Amendment and Zoning By-law Amendment have been reviewed.

It is important to note that for the active subdivision applications, servicing capacity has already been determined and there are no concerns raised for these proposed subdivisions.

7.0 PUBLIC CONSULTATION AND TECHNICAL CIRCULATION

Planning Staff will circulate the application in accordance with the provisions of the *Planning Act* to the public, internal departments and external agencies and organizations.

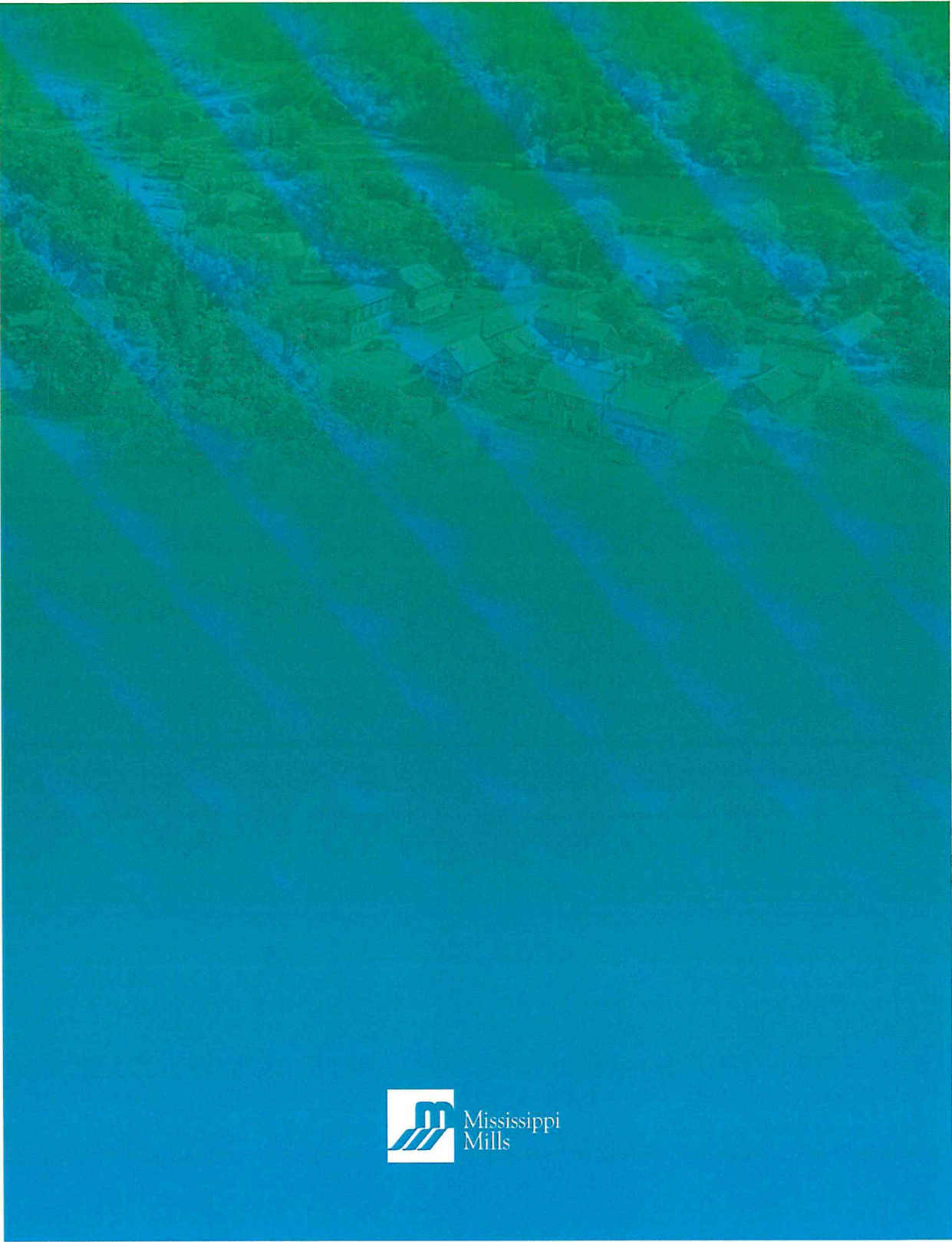
8.0 NEXT STEPS

A staff report with a more fulsome analysis of the proposed amendment will be prepared

following the Public Meeting scheduled for January 18, 2024, to fully consider all public comments received. Planning Staff will prepare draft proposed Official Plan and Zoning By-law Amendments along with a full staff report to be presented to Council at a later date.

For more information, please contact:

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