



## **NOTICE OF THE ADOPTION OF AN AMENDMENT TO THE MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Mississippi Mills passed **By-law No. 24-022** on **April 23, 2024**, under Section 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13 adopting Official Plan Amendment 31 to the Mississippi Mills Community Official Plan.

**AND TAKE NOTICE** that the Official Plan Amendment is being submitted to the County of Lanark for approval as the approval authority and that any person or public body will be entitled to receive notice of the decision of the County of Lanark if a written request to be notified of the decision (including your address, fax number or email address) is made to the County of Lanark at the following address:

99 Christie Lake Road  
Perth, ON K7H 3C6  
Attention: Koren Lam, Senior Planner

### **PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT**

The purpose of the Official Plan Amendment is to amend the designations to align with the uses proposed in the Plan of Subdivision. Specifically, the amendment seeks to re-designate 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”. The proposed redesignation of “Residential – Community Facility” to “Residential” is to align with the current property fabric between the subject property and the existing Orchard View property and the vacant parcel known as “Mill Valley Retirement Living”.

The Official Plan Amendment also proposes an amendment to the current average density from 25 units per net hectare, which was introduced as part of Official Plan 22. The proposed development results in a net density of 34.7 units per net hectare and a gross density of 20.43 units per gross hectare. These densities do not include the proposed Block for the Business Park uses. The amendment also indicates that the proposed split between low density residential (LDR) and medium density residential (MDR) is 47 (LDR):53 (MDR) as opposed to the targeted split of 60 (LDR):40 (MDR). While this split is only a target and not a specific requirement, it has been added to the Official Plan Amendment.

The amendment also proposes to introduce back-to-back townhouses as a permitted use within the Medium Density Residential policies of the Official Plan. Staff are of the opinion that this is not necessarily a required amendment as the policies in the Medium

Density Residential designation provide for other built forms within the following policy of Section 3.6.5 (4):

*Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and **similar multi-unit forms of housing.** (emphasis added)*

In an abundance of caution and to be transparent with the proposed development, the amendment has been included to add back-to-back townhouses as a permitted use.

### **EXPLANATION OF THE EFFECT OF WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION**

Written and oral submissions relating to the plan were received by the Municipality. Comments from the public were considered as part of the decision-making process and informed final designation mapping and policy text.

### **RELATED APPLICATIONS**

The subject property is also subject to the following applications under the Planning Act: Plan of Subdivision File Number 09-T-23002  
Zoning By-law Amendment File Number Z-01-23

### **ADDITIONAL INFORMATION**

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, has been provided. The complete By-law is available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Melanie Knight, Director of Development Services and Engineering at 613-256-2064 ext. 501 or [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca).



**Dated April 25, 2024 at the Municipality of Mississippi Mills.**

Melanie Knight, Director of Development  
Services and Engineering  
Municipality of Mississippi Mills

## Schedule 'A'- Affected Lands

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;  
Part 1, Plan 27R-11680 County of Lanark



-  Subject Property
-  Approximate area to be re-designated from "Residential – Community Facility" to "Residential".
-  Approximate area to re-designated from "Industrial – Employment Area" to "Business Park - Employment Area".