

# Mill Valley Estates Subdivision Planning Rationale Addendum

December 19, 2023

**Ms. Melanie Knight**

Acting Director of Development Services and Engineering  
Municipality of Mississippi Mills

**Ms. Koren Lam**

Senior Planner  
Lanark County

**RE: Official Plan Amendment + Zoning By-law Amendment + Draft Plan of Subdivision  
1218 Old Almonte Road, Mississippi Mills**

Dear Ms. Knight and Ms. Lam,

On behalf of Houchaimi Holdings Inc. (the "Owner"), Fotenn has prepared the following Planning Rationale Addendum referencing the revised plan of subdivision layout and details of the planning applications in response to technical circulation comments received by Lanark County on April 20, 2023 and by Mississippi Mills on November 21, 2023. This Planning Rationale Addendum addressed the first submission of materials supporting the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications related to the proposed Mill Valley Estate subdivision, located at the address municipally known as 1218 Old Almonte Road.

In support of the resubmission and the revised design, please find enclosed the following:

- / A response letter specific to the comments received from Mississippi Mills, prepared by Fotenn, dated December 19, 2023;
- / A response table specific to the comments received from Lanark County, prepared by Fotenn with input from other project team members, dated December 15, 2023;
- / Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated December 11, 2023;
- / Conceptual Pond Plan (POND-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Detail Sheet (DS-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Sanitary Drainage Plan Option 1 (OSA-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Storm Drainage Plan Option 1 (OSD-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Erosion Control Plan (EC-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Grading Plan (OGP-2), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Conceptual Site Servicing Plan (OSSP-1), prepared by Stantec Consulting Ltd., dated November 30, 2023;
- / Environmental Noise Control Study, Revision 3, prepared by Paterson Group, dated December 8, 2023;
- / Transportation Impact Assessment, prepared by CGH Transportation, dated December 2023;
- / Draft Plan of Subdivision, prepared by Annis, O'Sullivan, Vollebakk Ltd., dated November 21, 2023;
- / Lotting Plan, prepared by NAK Design Strategies, dated November 8, 2023;

**FOTENN**

- / Phasing Plan, prepared by NAK Design Strategies, dated November 8, 2023; and,
- / Project Statistics, prepared by NAK Design Strategies, dated November 8, 2023.

It is our professional planning opinion; the enclosed submission appropriately addresses comments raised by County and Township staff. Should you have any questions on the revised submission, please don't hesitate to reach out to the undersigned at [warren@fotenn.com](mailto:warren@fotenn.com) or [dallarosa@fotenn.com](mailto:dallarosa@fotenn.com).

Sincerely,



Patricia Warren, M.Pl.  
Planner



Lisa Dalla Rosa, RPP MCIP  
Associate

# 1.0 Introduction

## 1.1 Application History

In December 2022, Fotenn Planning + Design (“Fotenn”) submitted a Planning Rationale in support of Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications for the Mill Valley Estate subdivision. The residential component of the proposed concept consisted of a mix of single-detached dwellings, semi-detached dwellings, townhouse dwellings, and low-rise apartment buildings. The non-residential component of the proposed concept consisted of a business park block, stormwater management lands, and a new municipal park, among other new infrastructure (i.e. roads).

The Official Plan Amendment proposed to redesignate a portion of the lands from “Industrial” to “Business Park” and from “Residential – Community Facility” to “Residential” to accommodate the proposed development and better integrate the proposed business park into the new residential community. The original Official Plan Amendment also proposed to increase the maximum permitted density to 31 units per net hectare from 25 units per net hectare, as per Policy 4 of Section 2.5.3.2.3 of the Mississippi Mills Official Plan. As part of the increase to the maximum permitted density, the housing mix target was also varied to a 55 percent low density and 45 percent medium density from the target of 60 percent low density and 40 percent medium density, as per Policy 1 of Section 3.6.5.

The Zoning By-law Amendment proposed to rezone the entirety of the property as the property is zoned “Development (D)”. The following zones were proposed:

- / Residential First Density Zone, Subzone I, Exception XX (R1I-XX) for the single detached dwellings;
- / Residential Second Density Zone, subzone E, Exception XX (R2E-XX) for the semi-detached dwellings;
- / Residential Third Density Zone, Exception 12 (R3-12) for the townhouse dwellings;
- / Residential Fourth Density Zone, Exception XX (R4-XX) for the low-rise apartment dwellings;
- / Business Park Zone, Exception XX (E1-XX) for the business park; and
- / Parkland and Open Space Zone, Exception XX (OS-XX) for the park and stormwater management facilities.

In consideration of the first round of technical comments, the Draft Plan of Subdivision layout and the implementing Official Plan Amendment and Zoning By-law Amendment have been revised to address several of the comments.

The intent of this Planning Rationale Addendum is to summarize the changes, assess the revised proposal against the applicable policy and regulatory framework, and to provide an analysis of how the proposed revisions to the development is appropriate for the site. The Planning Rationale Addendum should be read in conjunction with the December 2022 Planning Rationale, as information that did not require any further clarification or discussion has not been included within this report but remains applicable for consideration.

## 1.2 Summary of Revisions

As a result of comments received through technical circulation, as well as internal discussions with the Municipality of Mississippi Mills and Lanark County, the proposed development and planning applications have been amended as detailed below.

The proposed concept, as outlined in the December 2022 submission, has been revised to **remove semi-detached dwellings and low-rise apartments** in their entirety and **introduce a new product type – back to back townhouses** – to Almonte. Additionally, the **storm pond has been reconfigured** to introduce additional dwellings that back onto the pond (Figure 1). The proposed **road pattern remains generally similar**, with access from both Appleton Side Road and Old Almonte Road. As part of the revised concept, **additional parkland has also been provided**, resulting in a total of 1.46 hectares of parkland dedication.

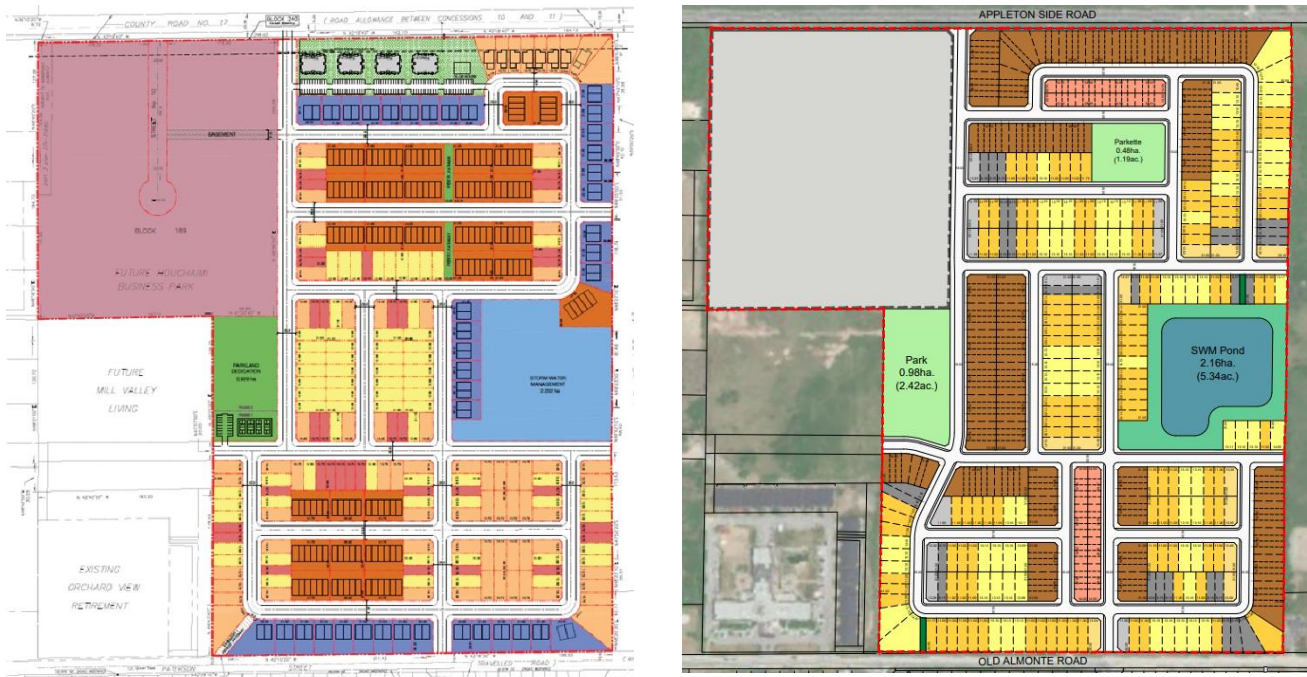


Figure 1. Lotting Plan evolution showing the previous concept (left) and the revised concept (right)

The following table provides an overview of the revised unit mix of the proposed subdivision, compared with the previous unit mix.

Unit Type	December 2022 Concept	December 2023 Concept
Single Detached (30 ft width)	n/a	40 units
Single Detached (35 ft width)	53 units	n/a
Single Detached (36 ft width)	n/a	138 units
Single Detached (42 ft width)	81 units	n/a
Single Detached (43 ft width)	n/a	75 units
Single Detached (45 ft width)	83 units	n/a
Semi-Detached	58 units	n/a
Townhouse	138 units	210 units
Back-to-back Townhouse	n/a	72 units
Low-rise Apartment	4 buildings (48 units)	n/a
<b>Total</b>	<b>461 units</b>	<b>535 units</b>

The proposed business park lands remain part of the concept and will be identified by a separate block on the subdivision plan.

### 1.3 Required Applications

To permit the revised, proposed development, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications are still required. The applications are generally consistent with the previously submitted applications, but the revised Official Plan Amendments and Zoning By-law Amendments are included in 3.4 of this Report. The required studies and reports have been updated to reflect these changes.

# Proposed Development

As a result of comments received through Staff review, the proposed development has been revised from the December 2022 proposal. The intent of the Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications has not changed since the original submission of the applications in December 2022.

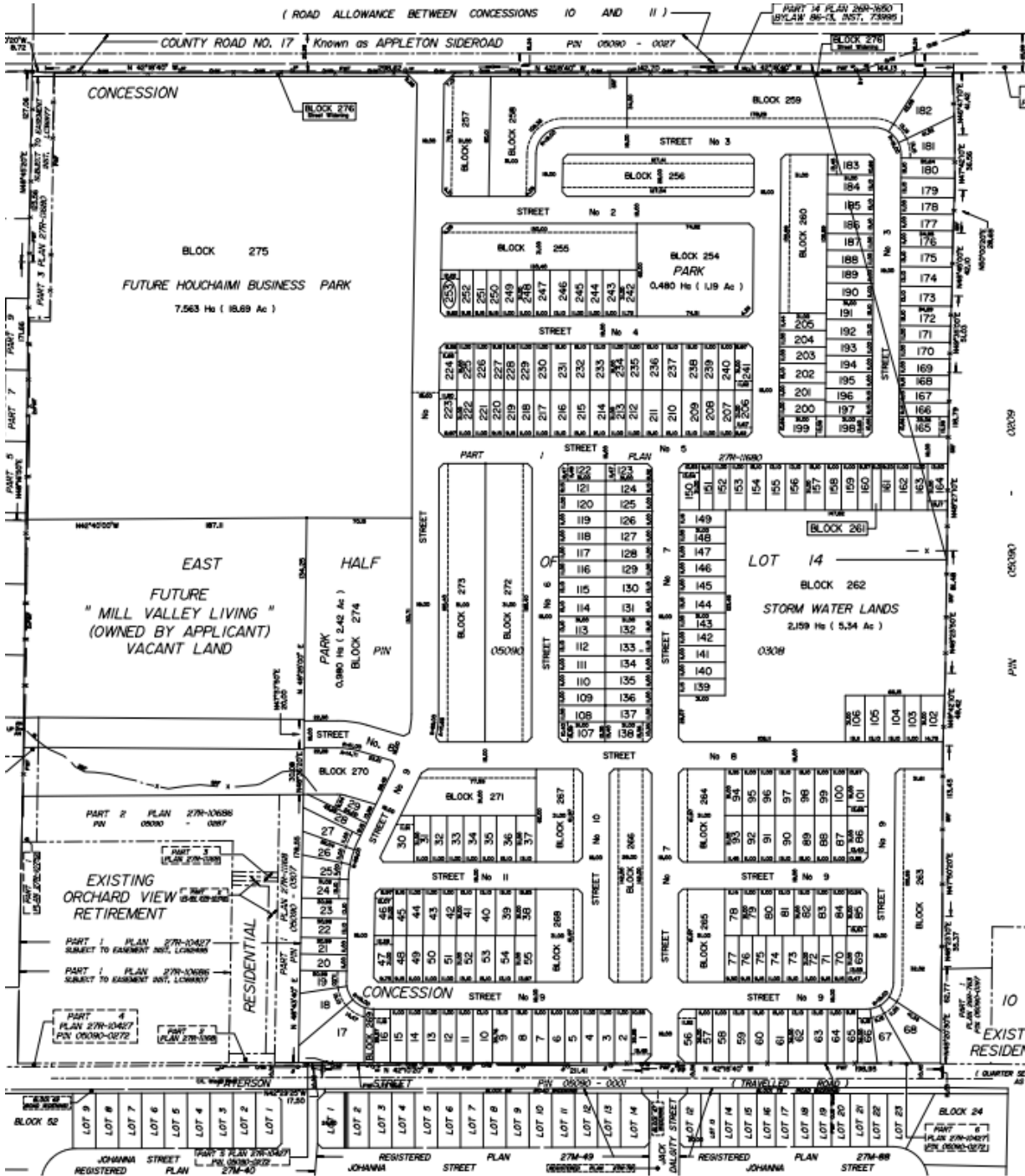


Figure 2. Revised Draft Plan of Subdivision



Houchaimi Holding Inc. is now proposing to develop the subject lands with the following unit types:

- / 253 single detached dwellings (30', 36', and 43' lot widths);
- / 210 townhouses; and
- / 72 back-to-back townhouses

As previously proposed, the residential subdivision will also include a single block for a business park. The proposal also continues to include areas for roads, parkland dedication, pathways, and stormwater management facilities.

Table 1. Revised Land Use Table - Draft Plan of Subdivision

Land Use	Lot(s) / Block(s)	Area (ha)	Units
<b>Single-detached</b>	1 to 253	9.691 ha	253 units
<b>Townhouses</b>	255, 257 to 260, 263 to 265, 267, 268, 270 to 273	4.941 ha	210 units
<b>Back-to-back townhouses</b>	256, 266	0.751 ha	72 units
<b>Walkway</b>	261, 269	0.040 ha	-
<b>Business Park</b>	275	7.563 ha	-
<b>Parkland Dedication</b>	254, 274	1.46 ha	-
<b>Stormwater Management Lands</b>	262	2.159 ha	-
<b>Future Roads</b>	Streets 1 to 11	7.001 ha	-
<b>Road Widening</b>	276	0.146 ha	-
<b>Total</b>	-	<b>33.752 ha</b>	<b>535 units</b>

The proposed concept plan has located single-detached dwellings along Old Almonte Road and townhouse dwellings along Appleton Side Road. Units located along these frontages will have rear yards facing the roads, with the units' facing inwards towards the residential subdivision. This will result in a similar interface with the road as the adjacent Riverfront Estates subdivision on the west side of Old Almonte Road (Paterson Street).

As outlined in the December 2022 Planning Rationale, the business park block, Block 275, has been located in the north corner of the proposed subdivision, bound by Appleton Side Road to the northeast, Street Number 1 to the south and the future Mill Valley Living and Park Block to the southwest. The block proposed to be used for the business park is currently designated "Industrial" in the Mississippi Mills Official Plan, which permits a range of uses from light industrial to heavy industrial uses. As part of the proposed Official Plan Amendment and Zoning By-law Amendment, the business park block will be redesignated and zoned "Business Park", which will permit uses that are generally consistent with the existing business park immediately abutting this subdivision block to the northwest.

Generous setbacks have been proposed between the business park and the surrounding residential uses. As outlined in Figure 2, the single-detached and townhouse dwellings to the southeast of the business park are separated by a 18-metre right-of-way (Street No. 1), with additional setbacks to be provided within the business park block, which will be established in the proposed zoning and through a future site plan control application. Additionally, the townhouse dwellings to the southwest of the business park are separated by 134.25 metres of parkland dedication (Block 274) and an 18-metre right-of-way (Street No. 8), providing an appropriate buffer between any proposed non-residential uses within the business park block and the

proposed residential uses on the remaining subdivision blocks. Further discussion of this appropriate separation can be found in the Mill Valley Estates Land Use Compatibility Study, dated December 14<sup>th</sup>, 2022.

## 2.1 Unit Typology

### 2.1.1 Single Detached Dwellings

The proposed development will incorporate 253 blocks of single detached dwelling, which range in lot widths. The proposed single detached dwellings will be situated on three (3) different lot sizes – 30 foot (9.1 metres), 36 foot (10.9 metres), and 43 foot (13.1 metres). Although no 28-foot (8.5 metre) lots are currently proposed, the proposed zoning for single detached dwellings has considered the smaller lot sizes in the event future changes are made and lot sizes are reduced. Conceptual site plans for the single detached dwellings have been prepared and are outlined below:

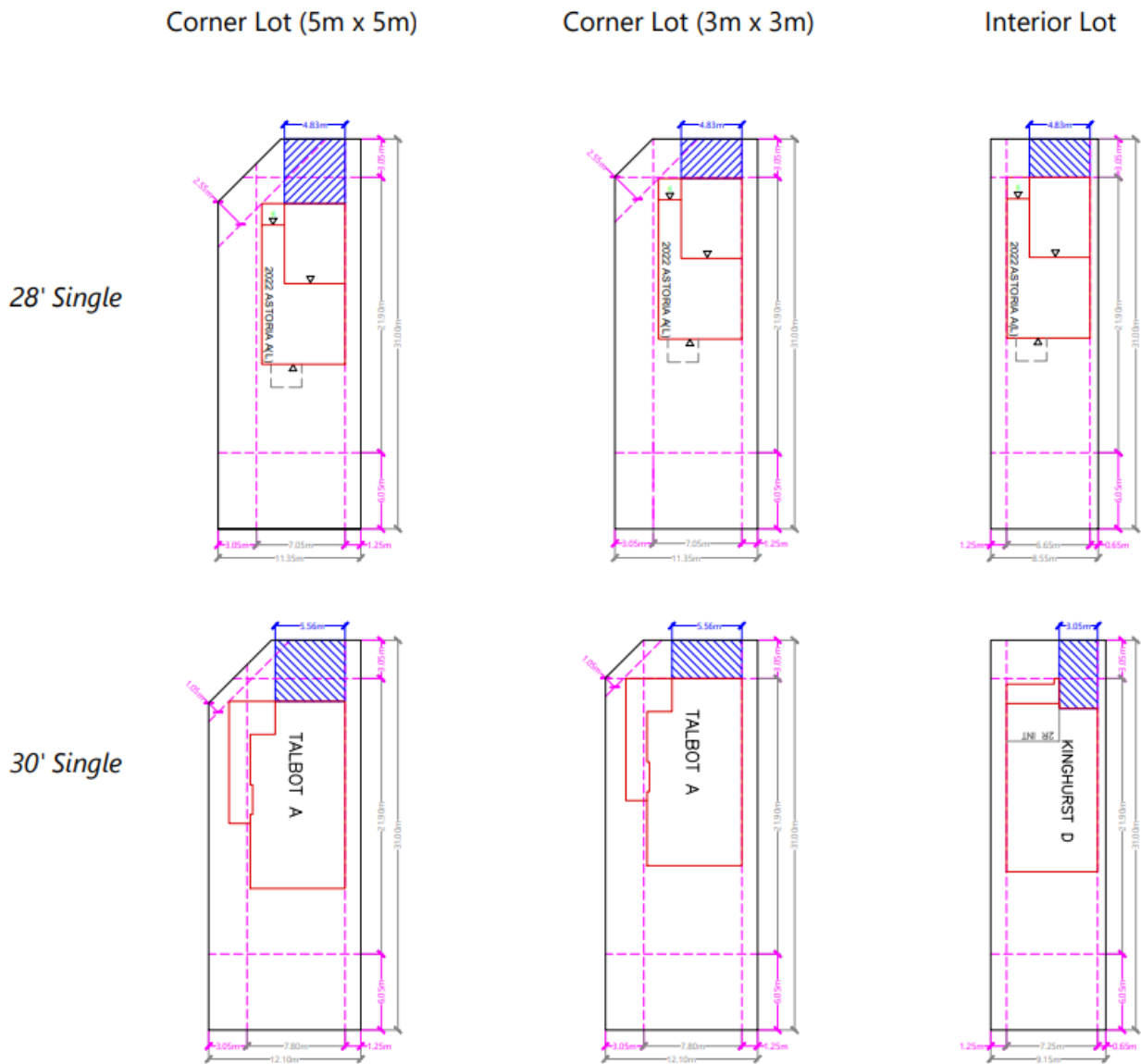


Figure 3. Conceptual Site Plan Layouts for 28' and 30' single-detached dwelling lot widths. House footprints, outlined in red.





Figure 4. Product renderings of 28' (left) and 30' (right) single detached dwellings

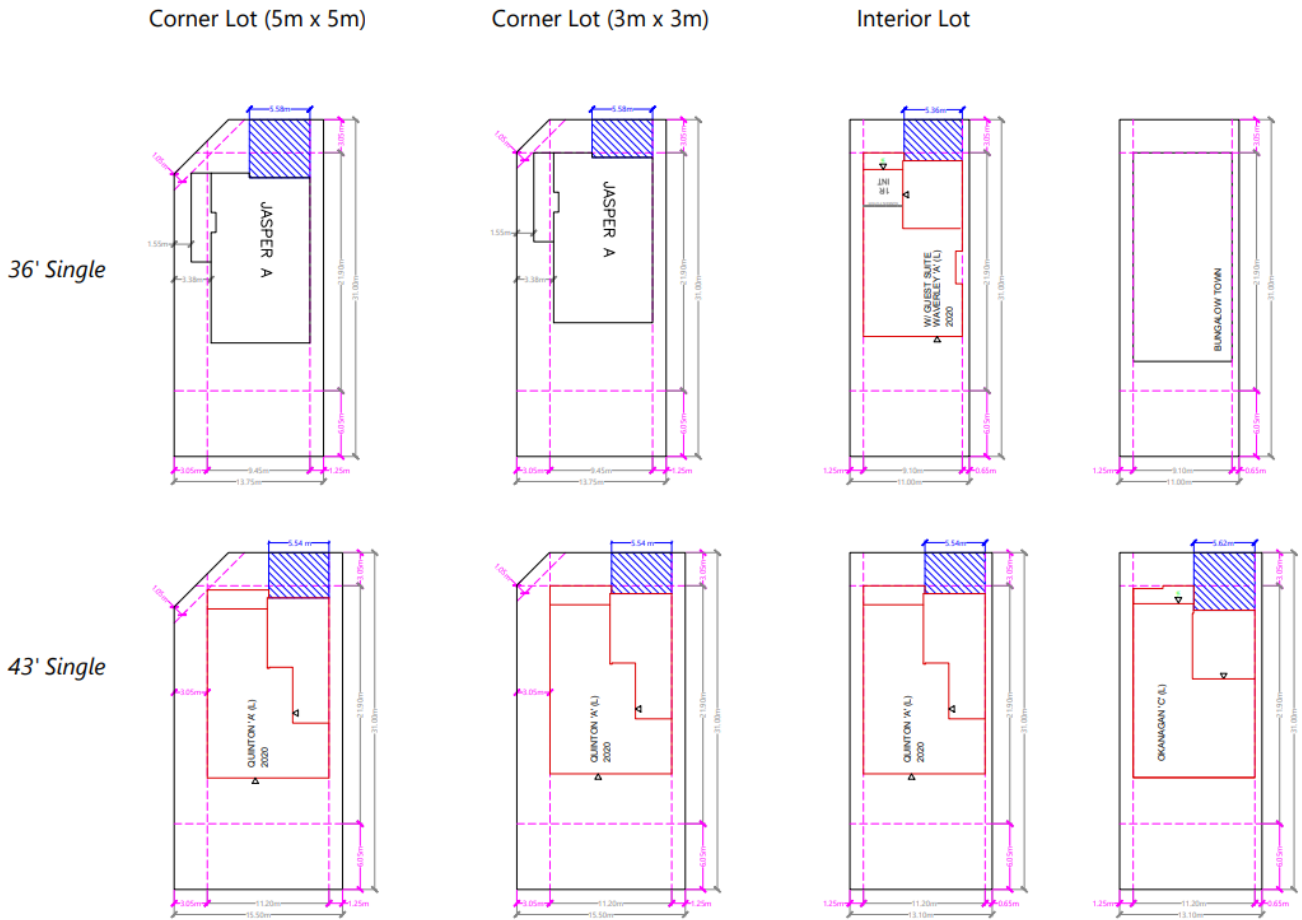


Figure 5. Conceptual Site Plan Layouts for 36' and 43' single-detached dwelling lot widths. House footprints, outlined in red.



Figure 6. Product renderings of 36' (left) and 43' (right) single detached dwellings

**2.1.2 Townhouse Dwellings**

The proposed development will incorporate 14 blocks of townhouse dwellings, with a total of 210 townhouse dwelling units proposed. Conceptual site plans for the townhouse dwellings have been prepared and are outlined below:

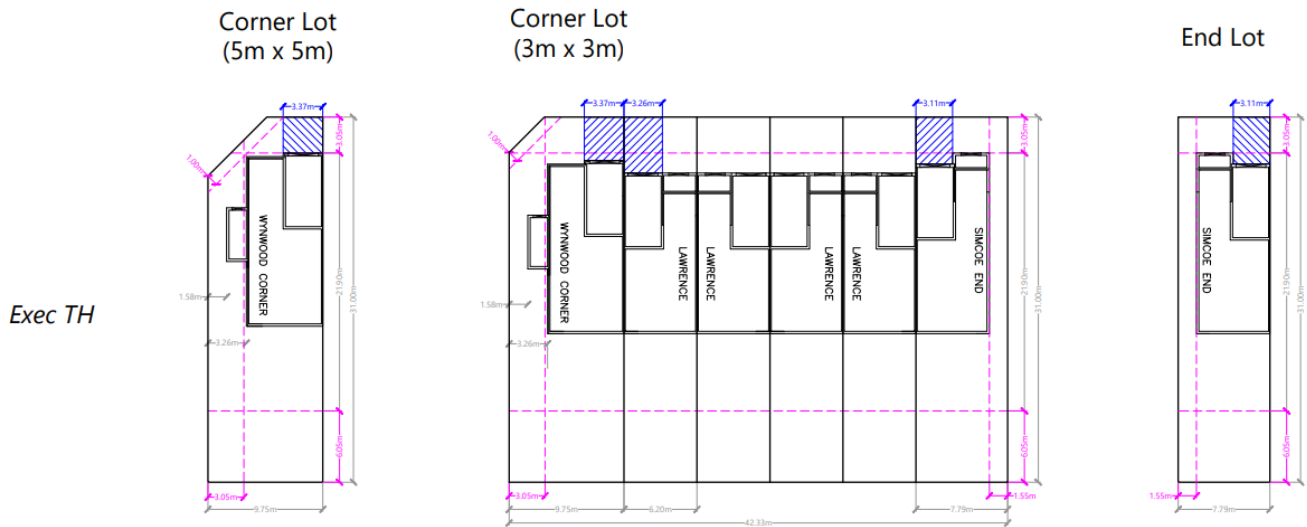


Figure 7. Conceptual Site Plan Layouts for townhouse dwellings. House footprints, outlined in black.



Figure 8. Product rendering of townhouse dwellings

**2.1.3 Back-to-Back Townhouse Dwellings**

The proposed development will incorporate 2 blocks of back-to-back townhouse dwellings, with a total of 72 back-to-back townhouse dwelling units proposed. Conceptual site plans for the back-to-back townhouse dwellings have been prepared and are outlined below:

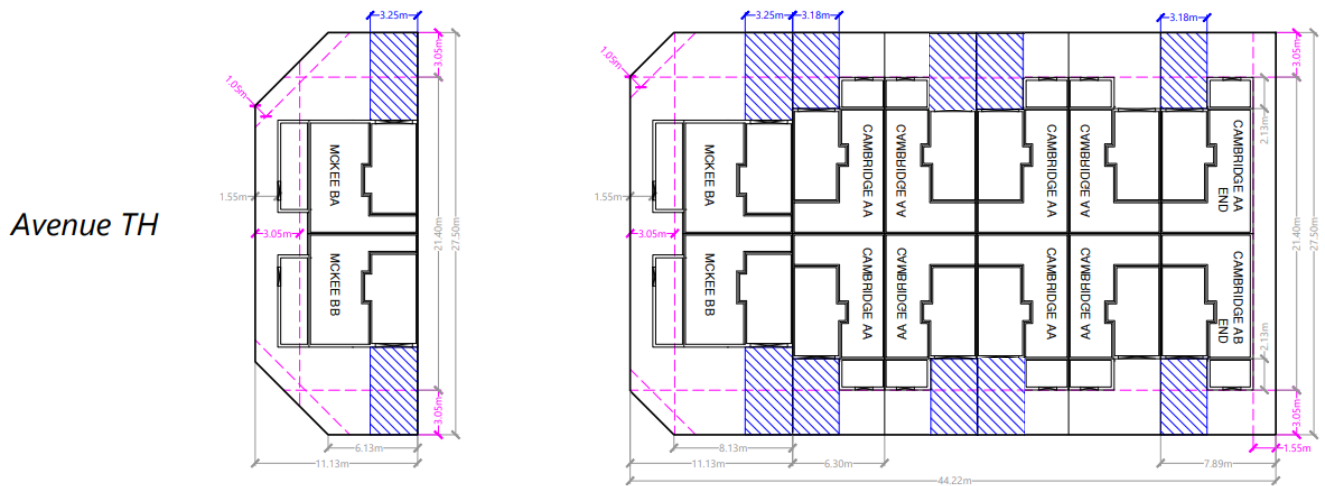


Figure 9. Conceptual Site Plan Layouts for back-to-back townhouse dwellings. House footprints, outlined in black.





Figure 10. Product rendering of back-to-back townhouse dwellings



Figure 11. Revised Concept Lotting outlining all proposed dwelling types

## 2.2 Rights-of-Way

Vehicular access for the proposed development is proposed to be provided via two (2) public streets – Street 1 and an extension to Jack Dalgity Street, as shown on the Draft Plan of Subdivision. All streets will be 18 metres wide, as per ongoing discussions with Municipal and County staff, and will be designed as two-way streets with sidewalks on one side.

Walkways have been proposed to provide increased pedestrian connectivity throughout the subdivision (Blocks 261, 269). These walkways will be 6 metres wide to provide ample space for servicing needs and users, who may be walking, cycling, etc.

## 2.3 Parkland Dedication

The Municipality of Mississippi Mills requires that up to 5% of the lot area for residential development and 2% of the lot area for non-residential development be conveyed to the Municipality as parkland. As part of the proposed development, parkland has been proposed as part of the Mill Valley Estates Subdivision, shown as Block 254 and 274 on the Draft Plan of Subdivision. The proposed parkland within the subdivision is a total of 1.46 hectares, split into two (2) parks. The proposed park that makes up Block 254 is proposed to be constructed as part of Phase 1 of the development. As proposed, the parkland dedication is fully met with the proposed land, and it is understood that cash-in-lieu of parkland would not be required.

## 2.4 Phasing

The proposed development is intended to be phased, as per the following phasing diagram.

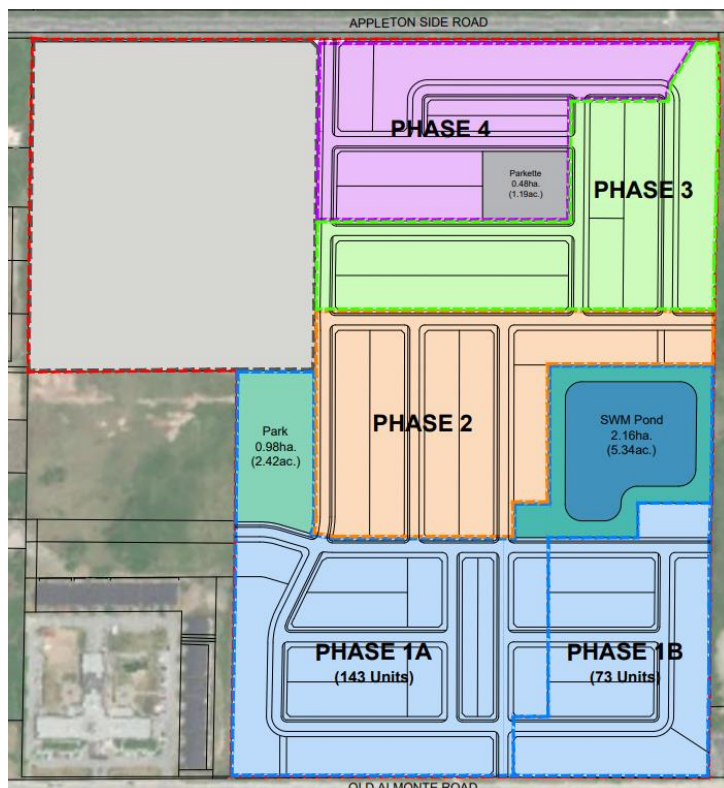


Figure 12. Revised Subdivision Concept Phasing Plan

## 3.0 Policy & Regulatory Framework

The conclusions of the original report stand and are unchanged, except where otherwise outlined below.

### 3.1 Provincial Policy Statement (PPS) (2020)

The Provincial Policy Statement, 2020 (PPS) was reviewed in detail in the December 2022 Planning Rationale. The discussion within the report as it relates to the PPS is unchanged and remains valid. The revised subdivision concept continues to represent efficient development of a mix of low-rise dwelling types, as well as an opportunity for employment uses. The proposed development will continue to ensure land use compatibility between the residential and non-residential uses and will provide an opportunity for a mix and range of employment uses.

**The December 2022 Planning Rationale should be referred to for a full discussion regarding the PPS.**

### 3.2 Lanark County Official Plan (SCOP) (2012)

The Lanark County Official Plan was reviewed in detail in the December 2022 Planning Rationale. The discussion within the report as it relates to the County Official Plan is unchanged and remains valid. The revised subdivision concept maintains and efficient development patterns, utilizing land within the Almonte Ward boundary. The proposed development provides a range of low and medium density housing types, providing a full range of low-rise housing options. The proposed development will front onto two (2) municipal road, one (1) of which is a County Road. The revised subdivision concept has maintained the required 15 metres setback from the road right-of-way of Appleton Side Road.

**The December 2022 Planning Rationale should be referred to for a full discussion regarding the Lanark County Official Plan.**

### 3.3 Municipality of Mississippi Mills Community Official Plan (COP) (2006, as amended)

The Municipality of Mississippi Mills Official Plan was reviewed in detail in the December 2022 Planning Rationale. The discussion within the report as it relates to the Mississippi Mills Community Official Plan remains valid and applicable to the revised subdivision concept. Additional discussion regarding the revised concept, that should be read in conjunction with the December 2022 Planning Rationale, follows.

#### 3.3.1 Growth and Settlement

- / **Policy 4 of Section 2.5.3.2.2** – Due to the existence of municipal sewer and water services, Almonte can develop at a much higher density than Pakenham village, the smaller villages or rural settlement areas. The Municipality should strive for an urban residential density of approximately 15 to 35 residential units per gross hectare of land.

**The revised subdivision concept will provide a density of approximately 15.8 units per gross hectare (includes business park) and 34.9 units per net hectare when parkland, walkways, the business park, streets and road widening, and stormwater management pond areas are removed from the total site area. The proposed density is consistent with the growth policies of the Community Official Plan.**

#### 3.3.2 Land Use Policies

As outlined in the December 2022 Planning Rationale, the subject property is split-designated “Residential”, “Residential – Community Facility”, and “Industrial” on Schedule B – Almonte Land Use, of the Community Official Plan.

#### Residential Designation:

The following Residential policies are applicable to the proposed development:



- / Policy 3.6.5.3 – Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare.
- / Policy 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. In general, medium density residential development shall have a maximum net density of 35 units per net hectare.
- / Policy 3.6.5.6 – Medium density residential development shall be placed in separate zones in the Zoning By-law and shall be subject to Site Plan Control.

**The proposed development generally conforms to the residential policies of the Community Official Plan. The proposed development will provide a mix of low and medium density housing types that will contribute to a range of housing options within Almonte. The proposed development has a housing mix of 47.2% low-density development and 52.7% medium-density development, resulting in an overall density of approximately 34.9 units per net hectare. It is recognized that these densities are greater than what are identified in the Official Plan, and therefore will be included as part of the Official Plan Amendment.**

### **3.3.3 Community Official Plan Amendment 22 (OPA 22)**

As outlined in the December 2022 Planning Rationale, Community Official Plan Amendment 22 was adopted by the Municipality of Mississippi Mills on June 4, 2021, and later approved by Lanark County on October 13, 2021. OPA 22 expanded the settlement area boundary of Almonte, to accommodate projected growth to the year 2038. The entirety of the subject property is now located within the Almonte Ward boundary, and the portion of the property that was designated Rural and Prime Agriculture are now designated Residential. In addition to the change in land use designation for the lands that were brought into the Almonte Ward boundary, a number of policies were updated as part of OPA 22. The updated policies that are applicable to the proposed development include the following:

- / Policy 2.5.3.2.3.4 – 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.
- / Policy 3.6.5.2 – The Municipality has established the following housing mix targets:
  - i. Low Density – 60%
  - ii. Medium Density – 40%
- / Policy 3.6.5.3 – Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare.
- / Policy 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. Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare.

**As outlined above, the proposed development does not conform to the policies of Community Official Plan as they relate to the permitted densities for low and medium density residential development. The proposed development provides a low and medium density housing mix of 47.2% and 52.7%, respectively. Similarly, the proposed net density is approximately 34.9 units per net hectare, which exceeds the average maximum density of 25 units per net hectare. The density as proposed remains appropriate for a large parcel of land, contributing to housing supply within a settlement area. Through the proposed Official Plan Amendment, the maximum density for development will be increased to accommodate the proposed development.**

### 3.4 Municipality of Mississippi Mills Zoning By-law Amendment

As outlined in the December 2022 Planning Rationale, the subject property is zoned “Development (D)”. Lands that are zoned “Development” are not permitted to erect or use any building or structure, and as such, the lands are required to be rezoned in order to permit the proposed subdivision development.

As part of the revised subdivision five (5) new zones are proposed in order to facilitate the development. Three (3) residential zones are proposed to permit the detached, townhouse, and back-to-back townhouse dwellings. The business park, parkland and open spaces will all have their own zones as well. The proposed zones are outlined and further explained in Table 2.

It is noted that back-to-back townhouses are not currently an identified use within the Zoning By-law. As such, **it is proposed that back-to-back townhouses be introduced as a dwelling type and that the following definition be used to describe the use:**

**“a building that is divided vertically into four or more dwelling units, including a common rear wall, each of which has independent entrances to a front yard immediately abutting the front wall of each dwelling unit”**

Table 2. Proposed Zoning - Full Site

Proposed Zoning	Blocks on Draft Plan	Description of Uses
R1I-XX	1 to 253	Detached dwellings
R3-XX	255, 257 to 260, 263 to 265, 267, 268, 270 to 273	Townhouse dwellings
R4-XX	256, 266	Back-to-back townhouse dwellings
E1-XX	275	Business Park
OS-XX	254, 274 262	Park Stormwater Management Pond

\*Walkway blocks 261 and 269 are permitted in all zones.

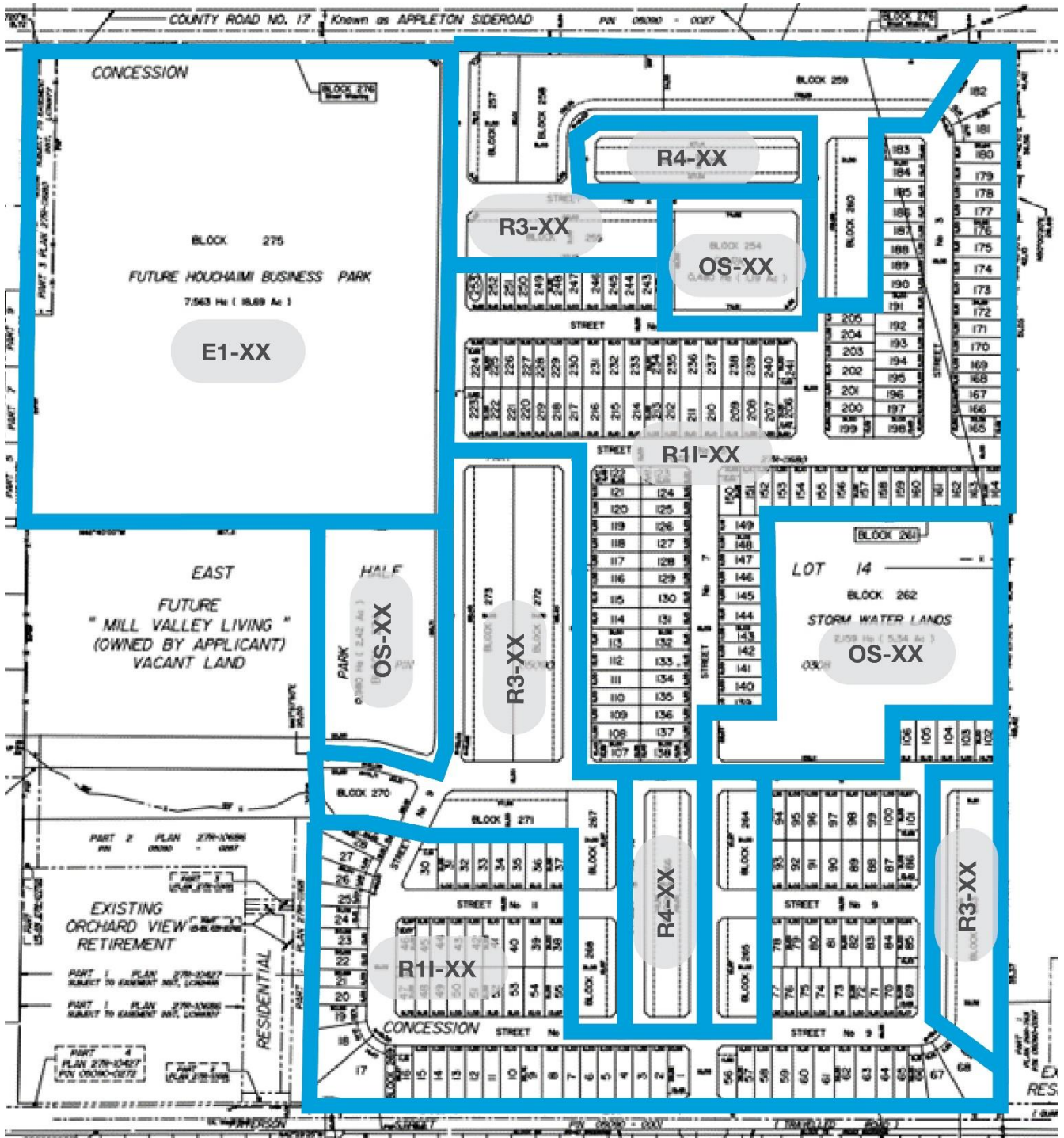


Figure 13. Proposed Zoning Map overlaid on the Draft Plan of Subdivision

### Residential First Density – R1

Table 3 outlines the zoning provisions applicable to the Residential First Density and assesses the compliance of the revised development concept, creating the building envelope and performance standards for future single-detached dwelling

development. The red font indicates where the proposed development does not comply with the underlying R1I zone and requires further relief by way of a site-specific exception.

Table 3. Proposed R1I-XX Zoning Provisions

Zoning Provisions	Required – R1I	Proposed R1I-XX
<b>Minimum Lot Frontage</b>	12 m	8.5 m
<b>Minimum Lot Area</b>	360 m <sup>2</sup>	250 m <sup>2</sup>
<b>Maximum Building Height</b>	9.5 m	Where a lot has a lot width of less than or equal to 9.2 m: 12 m  All other cases: 11 m
<b>Minimum Front Yard Setback</b> Endnote 3	3 m (5 m max) 4 m for an attached garage and the minimum vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m	3 m  The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m.
<b>Minimum Exterior Side Yard Setback</b>	3 m	3 m
<b>Minimum Rear Yard Setback</b>	6 m	6 m
<b>Minimum Side Yard Setback</b> Endnote 4	Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m	Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m
<b>Maximum Lot Coverage</b>	n/a	n/a
<b>Minimum Parking Rate</b> Section 9.2	1 space / dwelling unit	1 space / dwelling unit
<b>Parking Space Size</b> Section 9.3.6	2.75m x 5.75m	2.75m x 5.75m
<b>Private Garage Size</b> Section 9.3.6	Minimum area: 14.3 m <sup>2</sup> Minimum width: 2.6 m	Minimum area: 14.3 m <sup>2</sup> Minimum width: 2.6 m
<b>Driveway Size</b> Section 9.3.9	Maximum width: 9 m or 50% of the width of the lot, whichever is less	Maximum width: 9m or 60% of the width of the lot, whichever is less
<b>Driveway Location</b> Section 9.3.9	Minimum distance from interior lot line: 1 m unless a joint driveway is proposed that services two lots	Minimum distance from interior lot line: 0.6 m unless joint driveway is proposed to align with the side yard setback
<b>Minimum Number of Bedrooms</b>	Not currently a requirement	Where a lot has a lot width less than or equal to 9.2 m: 3 bedrooms  All other cases: 2 bedrooms
<b>Permitted Projections Into Required Yards</b> Section 6.19 (6)	Section 6.19(6) permits covered or uncovered balcony, porch, deck, platform and verandah as permitted projections, among others.	Porches with a foundation are considered a permitted projection

### Residential Third Density – R3

Table 4 outlines the zoning provisions applicable to the Residential Third Density and assesses the compliance of the revised development concept, creating the building envelope and performance standards for future townhouse dwelling

development. The red font indicates where the proposed development does not comply with the underlying R3-12 zone and requires further relief by way of a site-specific exception.

Table 4. Proposed R3-XX Zoning Provisions

Zoning Provisions	Required – R3-12	Proposed
<b>Minimum Lot Frontage</b>	5.5 m	5.5 m
<b>Minimum Lot Area</b> Special Exception 8	165 m <sup>2</sup>	160 m <sup>2</sup>
<b>Maximum Building Height</b>	11 m	11 m
<b>Minimum Front Yard Setback</b> Special Exception 8	3 m for the main residential dwelling, with a garage located a minimum 6 m from the front lot line	3 m  The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m.
<b>Minimum Exterior Side Yard Setback</b> Special Exception 8	3 m	3 m
<b>Minimum Rear Yard Setback</b> Special Exception 12	6 m	6 m
<b>Minimum Side Yard Setback</b> Special Exception 8	0 m for interior walls, and 1.2 m for end units	0 m for interior walls, and 1.2 m for end units
<b>Minimum Dwelling Unit Area</b> R3 Footnote 3	46 m <sup>2</sup> plus 9.5 m <sup>2</sup> for each bedroom	Not required – removing this requirement as per Bill 23
<b>Maximum Lot Coverage</b> Special Exception 12	62%	62%
<b>Minimum Parking Rate</b> Section 9.2	1 space / dwelling unit	1 space / dwelling unit
<b>Minimum Visitor Parking</b> Section 9.3.1	0.2 spaces / dwelling unit	0.2 spaces / dwelling unit
<b>Parking Space Size</b> Section 9.3.6	2.75m x 5.75m	2.75m x 5.75m
<b>Private Garage Size</b> Section 9.3.6	Minimum area: 14.3 m <sup>2</sup> Minimum width: 2.6 m	Minimum area: 14.3 m <sup>2</sup> Minimum width: 2.6 m
<b>Driveway Size</b> Section 9.3.9	Maximum width: 9 m or 50% of the width of the lot, whichever is less	Maximum width: 9 m or 55% of the width of the lot, whichever is less
<b>Driveway Location</b> Section 9.3.9	Minimum distance from interior lot line: 1 m unless a joint driveway is proposed that services two lots	Minimum distance from interior lot line: 0.6 m unless joint driveway is proposed to align with the side yard setback
<b>Permitted Projections Into Required Yards</b> Section 6.19 (6)	Section 6.19(6) permits covered or uncovered balcony, porch, deck, platform and verandah as permitted projections, among others.	Porches with a foundation are considered a permitted projection

### Residential Fourth Density – R4

Table 5 outlines proposed Residential Fourth Density zoning provisions for back-to-back townhouse dwellings. The Zoning By-law does not currently provide zoning provisions for back-to-back townhouse dwellings, and as such, these proposed zoning provisions have been derived from the R3 zoning provisions for townhouse dwellings. The full zoning table below is proposed to be incorporated into the Zoning By-law as a site-specific exception.

Table 5. Proposed R4 Zoning Provisions for back-to-back townhouse dwellings

Zoning Provisions	Proposed
Minimum Lot Frontage	5.5 m
Minimum Lot Area	80 m <sup>2</sup>
Maximum Building Height	11 m
Minimum Front Yard Setback	3 m  The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m.
Minimum Exterior Side Yard Setback	3 m
Minimum Rear Yard Setback	0 m
Minimum Side Yard Setback	0 m for interior walls, 1.2 m for end units
Maximum Number of Dwelling Units Permitted within a Townhouse Dwelling Block	16 units per block
Minimum Parking Rate Section 9.2	1 space / dwelling unit
Minimum Visitor Parking Section 9.3.1	0.2 spaces / dwelling unit
Parking Space Size Section 9.3.6	2.75 x 5.75 m
Private Garage Size Section 9.3.6	Minimum area: 14.3 m <sup>2</sup> Minimum width: 2.6 m
Driveway Size Section 9.3.9	Maximum width: 9 m or 55% of the width of the lot, whichever is lesser
Driveway Location Section 9.3.9	No minimum distance is required for interior lot lines
Permitted Projections Into Required Yards Section 6.19 (6)	Porches with a foundation are considered a permitted projection

### Business Park – E1

The revised subdivision concept has not altered the proposed business park, however, upon discussions with Mississippi Mills Staff, it was brought to our attention there is an updated version of the Zoning By-law which includes additional permitted uses for the E1 zone (By-law No. 22-091). The proposed zoning for the business park is not intended to deviate from the existing E1 zoning provisions, with the exception of limiting the location of Class I Industrial uses, as noted in the below permitted uses list in red.

The following uses are permitted within the E1 zone:

/ business office

/ business and government services



- / communication and information establishment
- / computer, electronic or data processing establishment
- / drive-through facility
- / education and training facility
- / equipment rental outlet
- / factory outlet
- / garden centre
- / home furnishing retail
- / hotel
- / light industrial uses
- / lodging facility
- / medical facility
- / motel
- / public use
- / repair and service establishment
- / research and development centre
- / restaurant
- / retail store
- / scientific or technological establishment
- / showroom
- / training centre
- / warehousing
- / wholesale outlet
- / wholesaling and distribution centre
- / uses permitted in Sections 21 (Highway Commercial) and 28 (Light Industrial)
- / **Class I Industrial uses or accessory uses to a Class I Industrial use are not permitted within the rear yard setback of any lots abutting a residential zone.**

Table 6. Required E1 Zoning Provisions (By-law No. 22-091)

Zoning Provisions	Required – E1
<b>Minimum Lot Frontage</b>	No minimum
<b>Minimum Lot Area</b>	No minimum
<b>Maximum Lot Coverage</b>	65%
<b>Minimum Front Yard Setback</b>	6 m
<b>Minimum Exterior Side Yard Setback</b>	3 m
<b>Minimum Side Yard Setback</b>	Abutting a residential zone: 15 m All other cases: 3 m
<b>Minimum Rear Yard Setback</b>	Abutting a residential zone: 15 m All other cases: 3 m
<b>Minimum Width of Landscaped Area</b>	Abutting a residential zone: 3 m Abutting a street: 3 m All other cases: no minimum
<b>Maximum Building Height</b>	Within 20 m of a residential zone: 11 m All other cases: 14 m
<b>Open Storage</b>	Permitted in the provided rear yard and: <ul style="list-style-type: none"> <li>/ Must be an accessory use;</li> <li>/ Complies with the exterior side yard and side yard provisions above;</li> <li>/ Concealed from view by an opaque fence</li> <li>/ Shall be located a minimum of 20 m from a residential zone.</li> </ul>

**Parkland and Open Space – OS**

Similar to the proposed zoning for the business park, the proposed zoning for the parks and open spaces within the subdivision is not intended to deviate from the existing OS zoning provisions, with the exception of adding stormwater management facilities as a permitted use within the OS zone, as noted in the below permitted uses list in red.

The following uses are permitted within the OS zone:

- / Amusement park
- / Park
- / Community park
- / Place of assembly
- / Environmental preserve and educational area
- / Recreational and athletic facility
- / Fairground
- / Sports arena
- / Museum
- / Stormwater management facility
- / Municipal boat launching and docking

Table 7. Required OS Zoning Provisions

Zoning Provisions	Required – OS
Minimum Lot Frontage	6 m
Minimum Lot Area	No minimum
Maximum Building Height	11 m
Minimum Front Yard Setback	7.5 m
Minimum Exterior Side Yard Setback	7.5 m
Minimum Rear Yard Setback	7.5 m
Minimum Side Yard Setback	7.5 m
Maximum Lot Coverage	50%
Parking (Recreational and Athletic Facility)	4 per alley, court, ice sheet, game table, or other games surface plus 10 per 100 m <sup>2</sup> of gross floor area used for dining, assembly or common area

## 4.0 Required Amendments

### 4.1 Official Plan Amendment

**The purpose of the Official Plan Amendment is to redesignate the lands designated as “Industrial” to “Business Park” and “Residential – Community Facility” to “Residential”.** The purpose of redesignating the existing Industrial lands to Business Park is to ensure that the permitted uses are more compatible with the residential use proposed within the remainder of the subdivision. The redesignation will still ensure that the lands are identified as employment lands, consistent with the Provincial Policy Statement (2020), however Class II Industry uses will no longer be permitted on the lands. With the redesignation, the proposed zoning for the lands, as outlined in the Planning Rationale, will be consistent with the existing abutting business park, permitting all of the same uses.

The purpose of **redesignating the existing Community Facility lands to Residential** is technical in nature. It appears that the Community Facility designation is left over from previous development and the boundary to develop a community facility use consistent with what is required in Section 4.7 of the Community Official Plan is irregular. The lands are proposed to be redesignated to Residential lands, which will permit a variety of housing types to be developed on the lands. Additionally, a portion of the lands to be redesignated will include the future park for the proposed development, which will include pickle ball courts that are accessible to the public, a community facility that has been identified as being needed by the Municipality.

As part of the Official Plan Amendment, **Policy 4 of Section 2.5.3.2.3 will be amended to permit a maximum density of 36 units per net hectare** on the subject property instead of the current maximum of 25 units per net hectare. The purpose of this amendment is to reflect the proposed housing mix, which is proposed to be 47.2% low-density and 52.7% medium-density. The proposed **housing mix varies from the target outlined in Policy 1 of Section 3.6.5**, which provides a target of 60% and 40% of low- and medium-density housing, respectively. In addition to updating the density requirements, the **Official Plan Amendment will also introduce back-to-back townhouses as a medium-density built form.**

**The proposed Official Plan Amendment does not alter the underlying intent of each designation. The proposed Business Park designation will not remove employment lands from the municipality; however, it will alter what types of uses are permitted. The proposed Business Park designation will provide an opportunity for softer uses to be permitted compared to the uses currently permitted within the Industrial designation, minimizing and mitigating land use compatibility concerns. Similarly, the Residential designation will still permit the development of a community facilities, in addition to a range of housing types. The proposed amendment for density ensure there is a mix of housing types, as outlined in the Official Plan and is an appropriate amendment. The increased density allows for the introduction of new dwelling types, contributing to the range and mix of housing permitted as outlined in the Provincial Policy Statement.**

### 4.2 Zoning By-law Amendment

A Zoning By-law Amendment is required for the proposed development as the lands are currently zoned “Development (D)”. Five (5) new zones have been proposed to permit the Mill Valley Estates subdivision and are outlined in detail in previous sections of the Planning Rationale. The proposed zones for the subdivision include the following:

- / Residential First Density Zone, Subzone I, Exception XX (R11-XX) for the single detached dwellings;
- / Residential Third Density Zone, Exception XX (R3-XX) for the townhouse dwellings;
- / Residential Fourth Density Zone, Exception XX (R4-XX) for the back-to-back townhouse dwellings;
- / Business Park Zone, Exception XX (E1-XX) for the business park; and
- / Parkland and Open Space Zone, Exception XX (OS-XX) for the park and stormwater management facilities.

The requested development specific relief as outlined in red in Tables 3-7 are required to enable the proposed subdivision development and are consistent with the planning policy framework outlined in the previous sections. The proposed zoning throughout the site is generally consistent with existing zones in the immediate area, and any deviation from this zoning is required to permit the proposed housing product, and to ensure land use compatibility concerns are mitigated.

## 5.0 Conclusion

It is our professional planning opinion that the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications to facilitate the development of residential subdivision with a business park are appropriate, represent good planning, and are in the public interest as follows:

- / The revised subdivision concept conforms to the general intent of the Provincial Policy Statement;
- / The revised subdivision concept conforms to the Lanark County Sustainable Communities Official Plan;
- / The revised subdivision concept generally conforms to the Mississippi Mills Community Official Plan;
- / The revised subdivision concept maintains the general intent of the Mississippi Mills Zoning By-law;
- / The revised subdivision concept is supported by a range of technical studies.

Sincerely,



Patricia Warren, M.Pl.  
Planner



Lisa Dalla Rosa, RPP MCIP  
Associate

