



NOTICE OF APPLICATION AND CONSULTATION

(Clause 51 (19.4) & 51(23) of the *Planning Act*)

TO:	PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.:	09-T-23005, Regional Group
Subject Land:	Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168 and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 and 169-175 and part of Malloch Street, James Street, Mary Street, William Street, Malcolm Street, and John Street (closed by by-law LC204530), Burnside Section Plan 6262, Formerly Town of Almonte, now Municipality of Mississippi Mills, County of Lanark
Municipality:	Municipality of Mississippi Mills
Agent:	Regional Group
Owner(s):	Strathburn Almonte Regional Inc. (c/o Regional Group)

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06, as amended. The total area of the subject property is 15.3 hectares. The site is in the west end of the Town of Almonte, along Strathburn Street and extends from County Road 29 to the Mississippi River. The subject property is currently comprised of fields used for cultivation and contains three grain silos and a small structure, which are all proposed to be demolished.

TAKE NOTICE: The application was deemed to be complete by Lanark County on March 16, 2023, as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*, and the information and material provided is available to the public as identified below.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Community Official Plan of the Municipality of Mississippi Mills. The proposed draft plan includes 152 blocks and six new internal streets. Blocks 1-133 are proposed to be developed with 133 detached dwellings; blocks 134-142 are proposed to be developed with 92 townhouse units; Block 143 is proposed as parkland; Block 144 is proposed to be used for a pumping station; Blocks 145-148 are proposed as open space; Block 149 is proposed to be used for servicing purposes; Block 150 is proposed for future development; and Blocks 151-152 are proposed as future road connections to lands to the north.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before **April 25, 2023**.

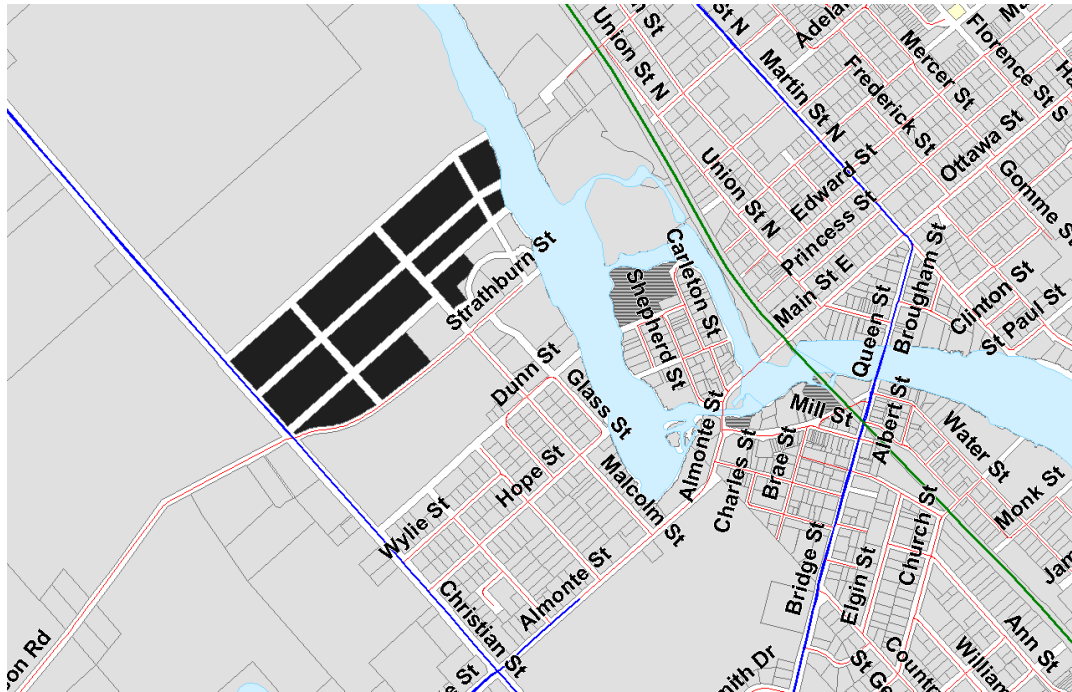
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the County of Lanark c/o the County Planner, 99 Christie Lake Road, Perth ON K7H 3C6 indicating the County application file number **09-T-23005**.

For more information about this matter, contact the County Planner at 99 Christie Lake Road, Perth, On K7H 3C9, via phone 613-267-4200 ext. 1520 or by e-mail at jestewart@lanarkcounty.ca. Information is also available on the Lanark County web site at www.lanarkcounty.on.ca.

Dated in Tay Valley Township, this 23rd day of March, 2023.



Julie Stewart, MCIP, RPP
County Planner
County of Lanark



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION

Pursuant to Section 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment request (details below). An attached map identifies the location of the property and the area subject to this application.

File Number:	D14-STR-23/Z-04-23
Owner:	Strathburn Almonte Regional Inc. (c/o Regional Group)
Applicant:	Evan Garfinkel, Regional Group
Legal Address:	Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168 and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 and 169-175 and part of Malloch Street, James Street, Mary Street, William Street, Malcolm Street, and John Street (closed by by-law LC204530), Burnside Section Plan 6262, Formerly Town of Almonte, now Municipality of Mississippi Mills, County of Lanark
Municipal Address:	N/A
Ward:	Almonte
Location and Description of Property:	The subject property is located within the Town of Almonte boundaries, north of Strathburn Street and east of County Road 29. The subject property measures approximately 17 hectares in size and is currently vacant. Surrounding land uses include low-rise residential uses, farmland and the Mississippi River.
Purpose And Intent of The Zoning By-Law Amendment:	The proposed development is a 225-dwelling unit subdivision that consists of 133 single detached dwellings with varying lot widths, 4 semi-detached dwellings and 52 two-storey townhouses and 36 single storey townhouses. Residential zoning of varying densities with special exception (RX-XX) is proposed for the residential blocks and lots. The stormwater management and conservation blocks are proposed to be zoned Parkland and Open Space (OS).
Application Details:	To review all of the plans and studies submitted with the application, please visit the Municipality's website under Active Planning Notices here:

	https://www.mississippimills.ca/en/build-and-invest/active-planning-notice-and-applications.aspx
Associated Applications:	Lanark County Plan of Subdivision Application: https://www.lanarkcounty.ca/en/doing-business/planning-notice.aspx#09-T-23005-Brown-Lands
Public Meeting Details:	<u>Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact the assigned planner noted below for more information.</u>

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed zoning by-law amendment, **you must make a written request to the Municipality of Mississippi Mills, 14 Bridge Street, Almonte, ON K0A 1A0 or by emailing a written request to the assigned planner noted below.**

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Ontario Land Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Mississippi Mills before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE RESIDENTS, it is requested that you post this notice in a location visible to all of the residents.

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

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064 ext. 502
mknight@mississippimills.ca

Dated April 5, 2023

LOCATION MAP

Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168 and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 and 169-175 and part of Malloch Street, James Street, Mary Street, William Street, Malcolm Street, and John Street (closed by by-law LC204530), Burnside Section Plan 6262, Formerly Town of Almonte, now Municipality of Mississippi Mills, County of Lanark



 Subject Property