

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

**STAFF REPORT**

**DATE:** July 22, 2022

**TO:** Committee of the Whole

**FROM:** Melanie Knight, Senior Planner

**SUBJECT:** **Mill Valley Retirement Living – 09-T-21005 - Subdivision Agreement Part East Half, Lot 14, Concession 10, Ramsay Ward Municipality of Mississippi Mills**

**OWNER/APPLICANT:** Houchaimi Holdings Inc.

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**RECOMMENDATION**

**THAT the Committee of the Whole authorize the Mayor and Clerk to enter into a Subdivision Agreement for Mill Valley Retirement Living, subject to final review of the Acting Director of Public Works; and THAT the Committee of the Whole recommend that Council approve the Lifting of the Holding Zone on the subject property as detailed in Attachment C.**

**BACKGROUND**

In March 2022 Council authorized staff to provide the County of Lanark with conditions for Draft Approval of the above noted subdivision. A link to this report can be found here: [Committee of the Whole - March 01, 2022](#) The applicant received Draft Plan approval from the County of Lanark for the above noted subdivision on May 18, 2022. The Draft Plan is attached as Attachment A.

For Committee's information, there is also a related Site Plan Control application related to the development and there is a sequence of applications required in order for the development to proceed.

**COMMUNITY OFFICIAL PLAN (COP)**

The subject lands were part of an Official Plan Amendment (0931-OP-21001, OPA 27) and associated Zoning By-law Amendment (Z-18-20) which were approved in spring of 2021 to facilitate the proposed development.

The Official Plan Amendment re-designated the lands from Industrial to Residential – Community Facility. The subdivision complies with the policies of the Official Plan.

## **ZONING BY-LAW #11-83**

The Zoning By-law Amendment rezoned the lands from Development (D) to Community Facility, Subzone 6 with a holding provision (I-6h) to permit an aging-in-place development consisting of an apartment dwelling, townhouse and semi-detached dwelling units and addressing site-specific zone exceptions.

The holding provision is in place until such time that the property has frontage on an open municipal road. This requirement will be achieved through the Plan of Subdivision application as it includes the creation of Gerry Emon Road.

Holding zones are used as a 'hold' on an approved zoning until such time that an outstanding issue or condition has been satisfied. Staff had originally suggested that the lifting of the holding can be completed after the Site Plan approval stage; however, as soon as the registration of the subdivision has taken place, the property will technically have frontage on an open, municipal road because the subdivision process creates the municipal road (Gerry Emon Road). As a result, staff are of the opinion that the lifting of the holding can occur during the registration phase rather than waiting for the Site Plan Control agreement registration stage.

## **EVALUATION**

The conditions of Draft Plan Approval issued by the County of Lanark have been satisfied. A draft Agreement has been prepared and is being reviewed by the developer, their consultants and their solicitor.

All plans associated with the development have been reviewed and approved by staff and all relevant external agencies. Furthermore, the applicant is proceeding through the Ministry of Environment process for the required Certificate of Approval regarding the required infrastructure.

Upon execution of the Agreement, the developer will be required to provide all required securities for the development to the municipality to cover administration costs and registration fees.

## **SUMMARY**

The proposed Draft Plan of Subdivision and Site Plan satisfies the provisions of the Zoning By-law and is consistent with relevant planning policies of the Community Official Plan. The applicant has completed the Draft Plan process by satisfying the required conditions of draft approval. Staff recommend that this application can proceed to the registration phase.

Respectfully submitted by,



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Melanie Knight  
Senior Planner

Reviewed by:



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Ken Kelly  
CAO

**ATTACHMENTS:**

ATTACHMENT A – DRAFT PLAN

ATTACHMENT B – LIST OF DRAFT CONDITIONS

ATTACHMENT C – DRAFT BY-LAW LIFTING OF HOLDING ZONE