

**CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 24-022**

BEING a By-Law to Adopt Amendment No. 31 to the Mississippi Mills Community Official Plan.

WHEREAS the recommendation has been made to Municipality of Mississippi Mills Council by the Committee of the Whole that the Explanatory Text and Schedule "A" constituting Amendment No. 31 to the Mississippi Mills Community Official Plan, be adopted by the Council in accordance with the provisions of the Planning Act, R. S. O. 1990.

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. 31 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 an application to the County of Lanark for the approval of Amendment No. 31 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed, and sealed in open Council this 23 day of April 2024.

Christa Lowry, Mayor

Jeanne Harfield Clerk

**OFFICIAL PLAN AMENDMENT NO. 31
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS**

STATEMENT OF COMPONENTS

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| PART A | THE PREAMBLE does not constitute part of this Amendment. |
| PART B | THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No. 031 to the Community Official Plan of the Municipality of Mississippi Mills. |
| PART C | APPENDIX

CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting |

PART B – THE PREAMBLE:

PURPOSE

The purpose of the Official Plan Amendment is to amend the designations to align with the uses proposed in the Plan and 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 60:40. 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 the back-to-back townhouses as a permitted use with in 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.

LOCATION

The subject property is within the Settlement Boundary of Almonte and is located along the northeast side of Old Almonte Road/Patterson Street and along the south side of Appleton Side Road. The property is approximately 33.5 hectares in size and has approximately 614.3 metres of frontage along Appleton Side Road, and approximately 427.5 metres of frontage along Old Almonte Road. The property is currently vacant and was previously used for agricultural purposes.

BASIS

The purpose and effect of the Official Plan Amendment is twofold. The first 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”.

Provincial Policy Statement (PPS), 2020

With respect to the PPS, this guiding document speaks to the managing and directing land uses to achieve efficient and resilient development, addressing housing needs and managing infrastructure and transportation corridors. Generally, the requested Official Plan Amendment is consistent with the PPS.

Density, Built Form and Designations

With respect to the amendment proposed net density, gross density has been included because the Department currently has an active, municipal-led Official Plan Amendment (32) which is proposing to amend the maximum density of 25 units per net hectare, which was introduced through Official Plan Amendment 22. This proposal is to revert back to the gross density range of 15 to 35 units per gross hectare originally contained in the Official Plan. Further details and information can be found here in the [Background Report for Official Plan Amendment 32](#).

With respect to this amendment, the measurement of the maximum 25 units per net hectare is not reflective the existing density in many new neighbourhoods because net density does not account for the variations of subdivisions which can differ with each development. To illustrate this, Table 1 below provides the net density of Mill Run and Riverfront Estates which were developed prior to the maximum 25 units per net hectare for density was introduced in Official Plan Amendment 22. Both developments exceed the net density of 25 units per net hectare.

Table 1 – Density of Existing Subdivisions

Subdivision	Net Density	Gross Density	Lands used for non-residential uses
Mill Run	29.1	18	Stormwater management pond and parks
Riverfront Estates	26.6	15.9	Parkland, open space and stormwater management pond

The use of gross density allows for density to be measured equally amongst subdivisions and provides consistency. While the amendment to the net density is required and may seem like a large deviation from the policy framework, based on the above noted information, the 25 units per net hectare policy is not reflective of the most recent residential development which has occurred in Almonte in the recent past. In

addition, as the table above demonstrates, the gross density of subdivisions removes the varying factors for each individual development so that over time, developments can be more equally compared.

The proposed subdivision has a gross density of 20.43 units per gross hectare which falls within the range of 15 to 35 units per gross hectare proposed in Official Plan Amendment 32. The net density is 34.7 units per net hectare, which is larger than the net density of the Mill Run subdivision. This means that for every hectare of land dedicated to residential uses only (not including streets, parks etc.) there are approximately 5 more units per hectare. The stormwater management pond has been oversized to accommodate the development of the future Business Park and the adjacent future development known as Mill Valley Retirement Living, which is a factor also considered as it relates to net density. As a result, the policies should be amended to include a gross density maximum of 21 units per gross hectare as opposed to using a measurement of net density.

There are no concerns with the modified housing split of 47 LDR: 53 MDR as this is a target in the Official Plan, not a strict requirement and reflects the changing and recommend approval of the requested Official Plan Amendment.

With respect to the introduction of back-to-back townhomes, the municipal-led Official Plan Amendment 32 also includes an introduction of back-to-back townhomes as well as stacked townhomes as two new built forms to be specifically included as a permitted use in the Medium Density Residential policies of the Official Plan.

PART B – THE AMENDMENT

INTRODUCTION

All of this part of the document, entitled Part B – The Amendment, consists of the following text and schedule to Amendment No. 31, constitutes Amendment No. 31 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

DETAILS

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

The Municipality of Mississippi Mills Community Official Plan, as amended, is hereby further amended with a site specific Community Official Plan amendment by revising the policy in **Section 3.6.5.4 and Schedule B – Almonte** with the following amended policy as it applies specifically to 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, identified on Schedule 'A' of this bylaw and **Section 2.5.3.2.3.4** with the following amended policy.

Item 1: In accordance with Schedule B attached hereto, "Schedule 'B' – Almonte Land Use" of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby modified by changing the land use designation of the affected lands from "Residential – Community Facility" to "Residential" and to re-designate the area currently designated as "Industrial – Employment Area" to "Business Park - Employment Area" as illustrated in Schedule A.

Item 2: Section 3.6.5.4 is amended by adding "including back-to-back townhouses and stacked townhouses" to the end of the first sentence.

Item 3: **Section 2.5.3.2.3.4** is amended by adding the following at the end of the Section:

"Notwithstanding the above, for the lands legally described as 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, the maximum density shall be 20.5 units per gross hectare with a target split of 47% low density residential and 53% medium density residential."




IMPLEMENTATION AND INTERPRETATION

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

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".

PART C – APPENDIX

CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR GIVING OF NOTICE PUBLIC MEETING

I, Melanie Knight, Director of Development Services and Engineering for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 31** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17(17), 17 (19), 17(20), and 17(23) of the Planning Act, RSO 1990 as amended.

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