

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: February 11, 2025

TO: Committee of the Whole

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Request for Extension to Draft Plan Approval – Mill Valley Living – 09-T-21005
Part of East Half Lot 14, Concession 10,
Ramsay Ward, Municipality of Mississippi Mills**

APPLICANT: Houchaimi Developments

RECOMMENDATION:

THAT Committee of the Whole recommend that Council approve the request for an extension for Draft Approval for the subject lands, for a period of one year and direct staff to forward Council's Resolution to the County of Lanark.

PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT:

The Plan of Subdivision was granted 'Draft Approval' by Lanark County on May 11, 2022. A minor amendment to the Draft Approval eliminating one block (Block 7) was approved by Lanark County on November 8, 2024.

The Draft Approval granted in 2022 lapses three years from the date the approval was granted, which is May 11, 2025.

LOCATION OF SUBJECT LANDS:

The subject lands are located within Almonte and are bounded by industrial lands to the north (along Industrial Drive), vacant lands to the south and the east and the Orchard View retirement residence to the west.

Figure 1: Subject Lands



 Mill Valley Living Subdivision

PUBLIC AND AGENCY COMMENTS RECEIVED:

Technical circulation of a request for draft approval does not require a local technical circulation or public notification.

The County does require approval from the lower-tier municipality prior to proceeding with the extension of draft approval.

EVALUATION:

The Official Plan does not provide detailed direction on the evaluation of requests for extensions to draft approval; however, generally, extensions of draft approval are evaluated based on the progress of the proposed development, if there have been significant policy changes to the Municipality's planning framework (Official Plan) or if there have been significant changes to the Provincial planning framework since the granting of draft approval.

Since the granting of Draft Approval in 2022, the applicant has progressed the development to be aligned with the Weavers Way subdivision and has advanced detailed design of the new public streets, the stormwater management facility and the design and the required infrastructure design of the right-of-way (watermains, sewer, streetlights, sidewalks, tree planting etc.), all of which are a combined development between Mill Valley Living and Weavers Way.

Since 2022, there have been no substantial changes to the Official Plan planning framework, the subdivision conforms to the policies of the Official Plan. A new Provincial Planning Statement was introduced in 2024; however, the new PPS does not speak to extensions of draft approval and the Subdivision is consistent with the PPS, 2024.

Zoning By-law #11-83

Site specific Zoning By-law Amendments were passed for the Mill Valley Living subdivision and no zoning changes have been implemented since the draft approval in 2022. The proposed development continues to meet the Zoning By-law.

SUMMARY:

Having reviewed and assessed the requested extension for draft approval, Staff are satisfied that the Subdivision remains consistent with the Provincial Planning Statement 2024, conforms to the intent of the Community Official Plan and conforms to the intent of Zoning Bylaw #11-83.

It is the professional opinion of the Planning Department that the proposed extension to draft approval is appropriate, desirable and represents good planning.

All of which is respectfully submitted by, Approved by,



Melanie Knight, MCIP, RPP
Director of Development Services and
Engineering

Ken Kelly
CAO

Attachment: Draft Plan of Subdivision (November 2024)