

# Municipality of Mississippi Mills Public Meeting – OPA 27

Orchard View by the Mississippi Seniors Complex – Phase 2

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Mississippi  
Mills



# LOCATION:

- Orchard View by the Mississippi Seniors Complex – Phase 2
- Located on the southeast corner of the Settlement Area for Almonte Ward
- Approximately 3.41 ha of land, with frontage on Industrial Drive (via a private driveway extension).
- Adjacent the “Orchard View by the Mississippi Seniors Complex – Phase 1”.

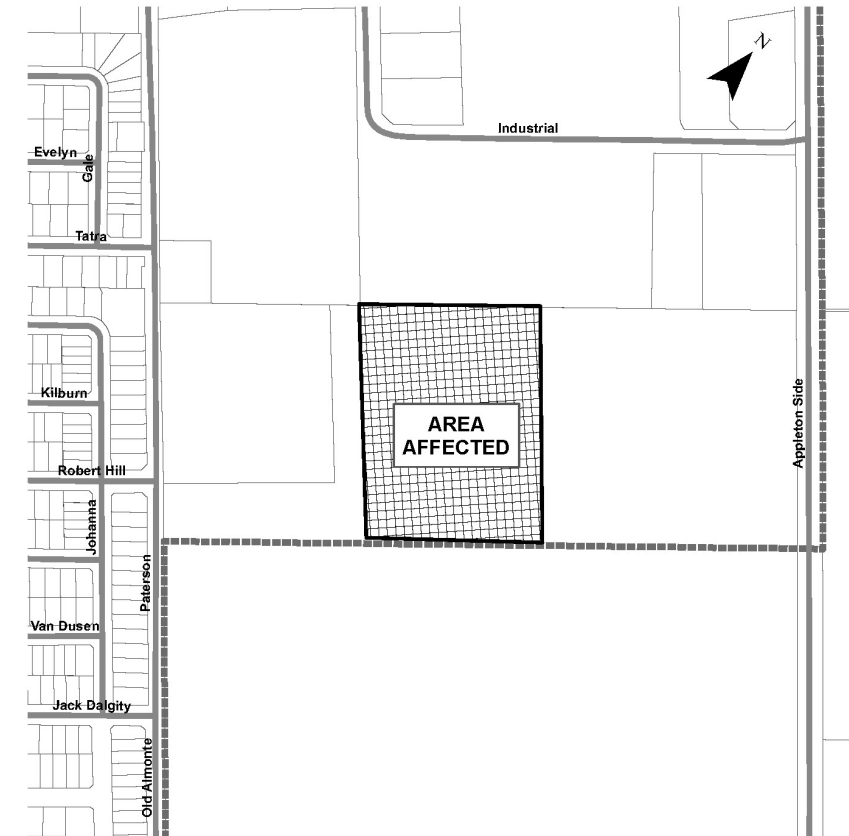


# CONTEXT:

The land uses surrounding the Subject Property include (project north):

- To the north: Business Park (light industrial uses);
- To the south: rural / agricultural lands under same ownership (vacant);
- To the east: Vacant development lands (future industrial under same ownership); and,
- To the west: “Orchard View by the Mississippi Seniors Complex - Phase 1”

## KEY PLAN





- The development consists of an aging-in-place complex, including a four (4) storey retirement home (48 units) and freestanding adult bungalow townhouse units (48).
- Vehicular access will be from a private driveway via Industrial Drive over an unopened right of way.
- The development is to be fully serviced by municipal water and sanitary services as part of the build out of Phase 2.
- Studies have been submitted to demonstrate that the proposed development responds to market conditions and can be properly serviced.



# POLICY FRAMEWORK:

## Provincial Policy Statement (PPS) 2020

- providing an affordable and market-based range of housing, including types, for older persons and long-term care homes (Policy 1.1.1b);
- providing an appropriate mix of employment uses that are compatible with each other and that integrate well with a mix of other uses in order to meet housing policies (Policy 1.3.1); and
- preserving employment areas, including considerations for land use compatibility, appropriate transitions between areas, and long-term employment objectives (Policy 1.3.2).

# POLICY FRAMEWORK:

## Lanark County Sustainable Communities Official Plan (SCOP)

- As per Schedule 'A' of the County SCOP, the Subject Property is designated in the Settlement Area designation.
- Mixed-use development is encouraged in the settlement area as an efficient development pattern that optimizes the use of existing resources, public service facilities and infrastructure (Policy 2.3.1.5).
- Policy 2.6.1.5: the primary objective for the Settlement Area is *“to provide for mixed use communities with appropriate commercial, institutional and employment.”*

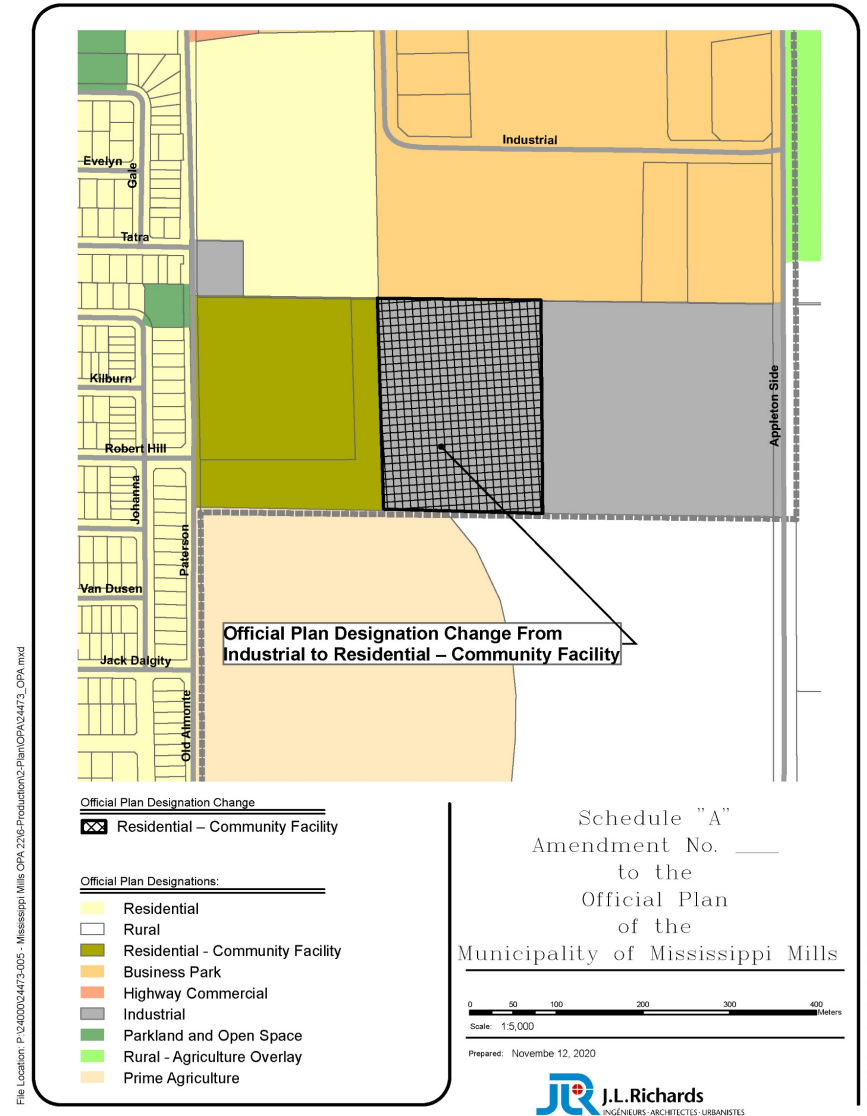
# POLICY FRAMEWORK:

## Municipality of Mississippi Mills Community Official Plan (SCOP)

- As per Schedule 'A' of the COP the subject lands are currently designated "Industrial" (employment) and are proposed to be designated "Residential – Community Facility".
- OPA 21 concluded that there was approximately a 7 hectare over supply of employment lands.
- The proposed long-term care facility would meet the objectives to generate employment (Policy 4.4.1.2) in the area at the same time as promoting better housing options for seniors.

# OFFICIAL PLAN AMENDMENT:

- The purpose and effect of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation of the subject property from “Industrial” to “Residential – Community Facility” in order for an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouses and semi-detached units to be permitted on approximately 3.41 hectares (ha) of land.
- Phase 1 of the Orchard View Complex is currently designated “Residential – Community Facility” as per Schedule ‘A’ of the COP. The applicant is therefore intending to seek the same land use designation for Phase 2 lands.





# ZONING BY-LAW AMENDMENT:

- The lands are currently zoned as Development (D). The current zoning would not allow for the proposed development.
- Zoning By-Law Amendment to rezone the subject lands from “Development (D) Zone” to “Community Facility Subzone Exception (I-X)” and permit the following:
  - a minimum 10.0 m side yard abutting the employment and future industrial zones;
  - to permit “semi-detached” and “townhouse” dwellings;
  - a minimum separation of 3.0 m between dwellings
  - that the private road over the unopened ROW be considered as a public road for zoning purposes and that Section 8.13 of the Zoning By-Law shall not apply.
- The 10 metre side yard setback will be implemented in accordance with the Ministry of Environment (MOE) D-6 Guidelines (e.g. separation distances from Type I Uses.)

