

# CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## BY-LAW NO. 21-011

**BEING** a By Law to Adopt Amendment No. 27 to the Mississippi Mills Community Official Plan.

**WHEREAS** the Council of the Corporation of the Municipality of Mississippi Mills held a public meeting on December 15, 2020 respecting a proposal to change the land use designation on the subject lands;

**AND WHEREAS** Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 27 at its January 26, 2021 meeting;

**AND WHEREAS** the Council has reviewed the information and material and has considered public comments as they relate to this amendment and has passed Resolution No 022-21 on February 2, 2021 endorsing Committee of the Whole's recommendation;

**AND WHEREAS** the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Municipality of Mississippi Mills to permit said land use designation;

**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. 27 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 application to the County of Lanark for the approval of the aforementioned Amendment No. 27 to the Mississippi Mills Community Official Plan.

**BY-LAW** read, passed, signed and sealed in open Council this 16<sup>th</sup> day of February 2021.

---

Christa Lowry, Mayor

---

Cynthia Moyle, Acting Clerk

**OFFICIAL PLAN AMENDMENT No. 27**  
**TO THE COMMUNITY OFFICIAL PLAN OF THE**  
**MUNICIPALITY OF MISSISSIPPI MILLS**

**"Houchaimi Seniors' Residence"**

**Part of the East 1/2, Lot 14 on Concession 10 Plan**  
**Almonte Ward, Municipality of Mississippi Mills**

**February 2021**

**AMENDMENT NO. 27  
TO THE COMMUNITY OFFICIAL PLAN  
MUNICIPALITY OF MISSISSIPPI MILLS**

The attached explanatory text constituting Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills was prepared for and recommended to the Council of the Corporation of the Municipality of Mississippi Mills.

This Amendment to the Community Official Plan of the Municipality of Mississippi Mills was adopted by the Corporation of the Municipality of Mississippi Mills in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, by By-law No. 21-011 passed on the 16<sup>th</sup> day of February 2021.

---

Christa Lowry, Mayor

---

Cynthia Moyle, Acting Clerk

**OFFICIAL PLAN AMENDMENT No. 27**  
**TO THE COMMUNITY OFFICIAL PLAN OF THE**  
**MUNICIPALITY OF MISSISSIPPI MILLS**

**PART 1 - THE PREAMBLE**, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

**PART 2 - THE AMENDMENT**, consisting of the following text and schedule constitutes Amendment No. 27 to the Municipality of Mississippi Mills' Community Official Plan (COP).

**PART 3 – THE APPENDICES**, which are listed or attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

## **PART A – THE PREAMBLE**

### **TITLE**

This Amendment when approved by the County of Lanark, shall be known as Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills.

### **PURPOSE**

The purpose of this Site-Specific Amendment is to change the land use designation for certain lands from “Industrial” to “Residential – Community Facility”.

The Site-Specific Amendment will be implemented on “Schedule ‘B’ – Almonte Land Use”, attached hereto.

As per *Planning Act* requirements, the upper tier municipality is the approval authority for local Official Plan Amendments. If approved by the Council of the Municipality of Mississippi Mills, the proposed Official Plan Amendment No. 27 will be reviewed and decided upon by Lanark County.

### **LOCATION**

The lands affected by this Amendment are legally described as Part of East 1/2, Lot 14 on Concession 10, Almonte Ward, Municipality of Mississippi Mills (PIN: Part of 05090-0308).

The subject property is referred to as “Orchard View by the Mississippi Seniors Complex – Phase 2” and will be located adjacent to the existing “Orchard View by the Mississippi Seniors Complex – Phase 1”.

Appendix ‘A’ attached hereto shows the affected lands.

### **BASIS OF THE AMENDMENT**

The applicant requires the Site-Specific Official Plan Amendment in order to permit the development of an aging-in-place complex consisting of a retirement home, semi-detached dwellings and freestanding adult bungalow townhouse units and semi-detached units on approximately 3.41 hectares (ha) of land. The lands are currently designated “Industrial” (employment) and are proposed to be designated “Residential – Community Facility”. A comprehensive review had been completed as part of the Five Year Review of the Mississippi Mills Community Official Plan, in support of OPA 21, which concluded that the land is not required for employment purposes over the long term (report concluded a 7 hectare over supply of employment lands). The proposed development will provide a much-needed aging-in-place complex. The concept includes a four storey retirement home with approximately 48 units for seniors and approximately 48 freestanding adult bungalow townhouse units that will ring the Subject Property along a new private roadway, similar to the successful layout of Phase 1. Vehicular access will be from an extension of Industrial Drive and the property will be on full

municipal services. Appropriate separation distances and buffers will be incorporated into the Site-Specific Zoning By-law Amendment and Site Plan Control to ensure the proposed use would not adversely affect the overall viability of the adjacent employment area. A site servicing study has been submitted to demonstrate that existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The Seniors complex will be run in tandem to and in conjunction with the existing Phase 1 facility. An additional full-time equivalent staff of 15-20 employees will work in this facility, combined with cross over staff from the Phase 1 facility.

Development of Phase 2 of the Orchard View by the Mississippi Complex in conjunction with the existing Phase 1 portion is consistent with the Provincial Policy Statement 2020 (PPS) and can be considered an employment generator for the settlement area. The transition of the Town of Almonte's aging population from their house through the rental townhouses into the Senior's building provides a mix of housing types and tenures for this population.

As per the Lanark County Sustainable Communities Official Plan, the Subject Property is designated in the Settlement Area of Mississippi Mills which is intended to encourage mixed-use developments. The proposal makes efficient use of land, resources, infrastructure and public service facilities.

This Site-Specific Official Plan Amendment is being reviewed concurrently with applications for Zoning By-Law Amendment (Z-18-20), Site Plan Control and consent to create easement(s) and a new lot.

## **PART B – THE AMENDMENT**

### **PREAMBLE**

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedule to Amendment No. 27, constitutes Amendment No. 27 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

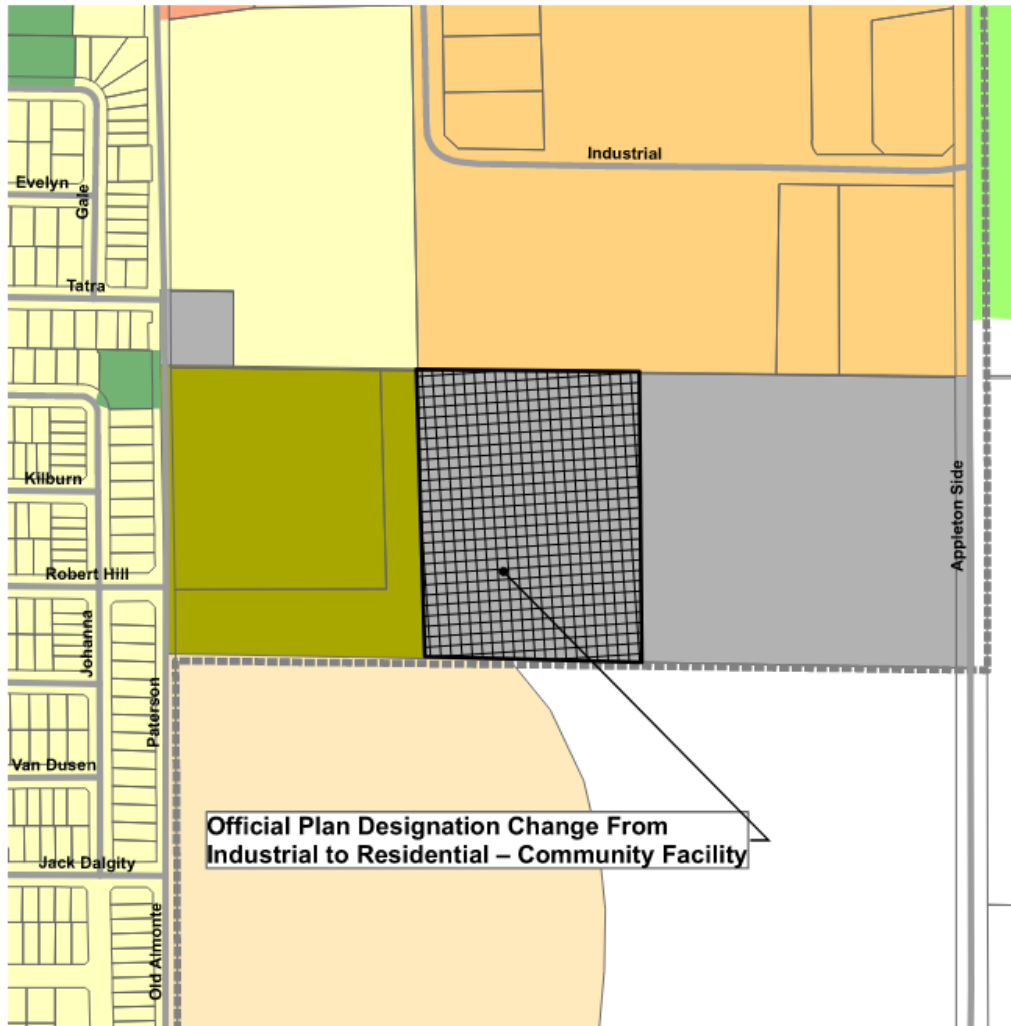
### **DETAILS OF THE AMENDMENT**

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

**Item 1:** In accordance with Schedule “A” attached hereto, “Schedule ‘B’ – Almonte Land Use” of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended by changing the land use designation of the affected lands from ‘Industrial’ to:

“Residential – Community Facility”.

## Schedule 'A' - Affected Lands



### Official Plan Designation Change

Residential - Community Facility

### Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Highway Commercial
- Industrial
- Parkland and Open Space
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"  
Amendment No. 27  
to the  
Official Plan  
of the  
Municipality of Mississippi Mills

0 50 100 200 300 400 Meters  
Scale: 1:5,000

Prepared: November 12, 2020

**J.L. Richards**  
INGÉNIEURS-ARCHITECTES-URBANISTES



## **IMPLEMENTATION**

Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills will be implemented by an amendment to the Municipality of Mississippi Mills' Comprehensive Zoning By-law #11-83. This future amendment will rezone the lands from a Development (D) Zone to a Community Facility, Subzone X (I-X) Zone.

## **INTERPRETATION**

The provisions of the Municipality of Mississippi Mills Community Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

## **PART C - THE APPENDICES**

Appendix A - Public Meeting Notice

Appendix B - Staff Report

Appendix C - Committee of the Whole Minutes

Appendix D - Council Resolution

## Appendix A - Public Meeting Notice

## Appendix B - Staff Report

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## OFFICIAL PLAN AMENDMENT NO. 27

**DATE:** January 2, 2021

**TO:** Committee of the Whole

**FROM:** Marc Rivet, MCIP, RPP, Acting Director of Planning

**SUBJECT: STAFF REPORT: OFFICIAL PLAN OPA 27**  
**Part of the East 1/2, Lot 14 on Concession 10 Plan**  
**Almonte Ward, Municipality of Mississippi Mills**

**KNOWN AS:** "Houchaimi Seniors' Residence" (PIN: Part of 05090-0308)

**OWNER:** Houchaimi Holdings Inc. (Agent: McIntosh Perry)

---

### **RECOMMENDATION:**

**THAT Committee of the Whole recommends that Council enacts and passes Official Plan Amendment No. 27 being a site-specific amendment to change the land use designation of the subject property from "Industrial" to "Residential – Community Facility" on Schedule B of the Community Official Plan 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.**

### **PURPOSE AND EFFECT**

The purpose and effect of this report is to provide background on the proposed development and required amendments to permit the "Houchaimi Seniors' Residence". Figures 4 and 5 displayed in this report show the proposed Amendments.

The subject property is located on the southeast corner of the Settlement Area for Almonte Ward (See **Figure 1**) adjacent the "Orchard View by the Mississippi Seniors Complex".

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.

The related Zoning By-law Amendment has been placed on hold pending Site Plan Review and will be brought forward at a later date.



Figure 1: Subject Property

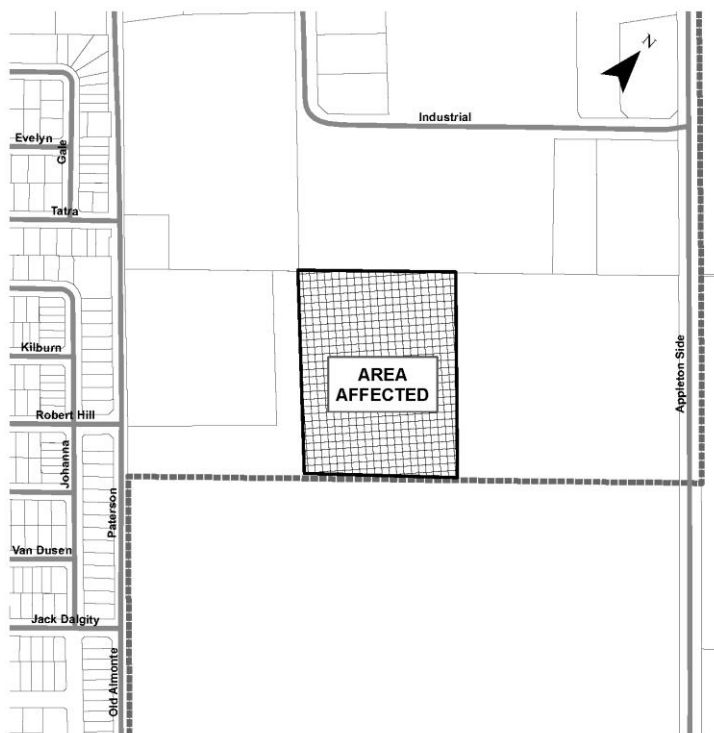
### **DESCRIPTION OF SUBJECT PROPERTY**

The subject property represents an area of approximately 3.41 ha, with frontage on Industrial Drive (via a private driveway extension). The lands are adjacent employment lands as well as “Orchard View by the Mississippi Seniors Complex”. Most of the abutting lands are owned by Houchaimi Holdings Inc.

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”.

# KEY PLAN



**Figure 2: Area Affected**

## **DESCRIPTION OF PROPOSED DEVELOPMENT**

The development consists of an aging-in-place complex consisting of a retirement home and freestanding adult bungalow townhouse units on approximately 3.41 hectares (ha) of land.

In support of the proposed development, the applicant has submitted:

- Cover Letter, Application Forms, Planning Rationale
- Plan of Survey
- Traffic Study
- Geotechnical Report
- Servicing Brief
- Stormwater Management Report
- Site Plan
- Retirement Home Market Demand Study

Proposed Site Plan and Elevations have been included in Appendix.

The Market Demand Study concluded the proposed development will provide a much-needed aging-in-place complex. The concept includes a four-storey retirement home with approximately 48 units for seniors with associated amenity spaces and approximately 48

freestanding adult bungalow townhouse units that will ring the Subject Property along a new private roadway. Vehicular access is now being planned from a new municipal road which will be extended from Industrial Drive over an unopened right of way. This new municipal road would also provide another connection to future expansion lands south of the site.

The abutting 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 this retirement home.

Per the Ministry of Environment (MOE) D-6 Guidelines, appropriate separation distances and buffers will be incorporated into the Site-Specific Zoning By-law Amendment and Site Plan Control Agreement to ensure the proposed uses would not adversely affect the overall viability of the adjacent employment area or be in conflict with these. The D-6 guidelines recommend minimum separation distances from Class I, Class II industrial uses. With the proposed development’s 10 metre side yard setbacks and a future setback on adjacent lands, the recommended minimum separation distance of 20 metres from Class I Industrial Uses in the area will be achieved. Mitigation measures will be required at time of Site Plan Control.

### **SERVICING & INFRASTRUCTURE**

The development is to be fully serviced by municipal water and sanitary services. A site servicing study has been submitted to demonstrate that existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The municipal servicing and infrastructure demands are not anticipated to change as a result of the application and demand needs have been evaluated through a Servicing Report.

### **PROPOSED AMENDMENTS**

The applicant requires the Site-Specific Official Plan Amendment in order to permit the development of an aging-in-place complex consisting of a retirement home, semi-detached dwellings and freestanding adult bungalow townhouse units on approximately 3.41 hectares (ha) of land.

The applicant will also require a Zoning By-Law Amendment to rezone the subject lands from “Development (D) Zone” to “Community Facility Subzone Exception (I-X)”

This Site-Specific Zoning By-Law Amendment (Z-18-20) will be reviewed concurrently with applications for Site Plan Control and consent.

### **PROVINCIAL POLICY STATEMENT (PPS) 2020**

The PPS 2020 is issued under the authority of Section 3 of the Planning Act. According to the PPS, the vision for Ontario’s land use planning system is to carefully manage land to ensure appropriate development to satisfy current and future needs.

In reviewing the proposed development, Staff have considered PPS policies that relate to 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).

Development of Phase 2 of the Orchard View by the Mississippi Complex in conjunction with the existing Phase 1 portion is consistent with the Provincial Policy Statement 2020 (PPS) and can be considered an employment generator for the settlement area. The transition of Mississippi Mills' aging population from their house through the rental townhouses and retirement home.

### **LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (COUNTY SCOP)**

As per Schedule 'A' of the County SCOP, the Subject Property is designated in the Settlement Area designation. In the Settlement Areas, mixed-use development is encouraged as an efficient development pattern that optimizes the use of existing resources, public service facilities and infrastructure (Policy 2.3.1.5).

As per Policy 2.6.1.5 of the County SCOP s, the primary objective for the Settlement Area is *"to provide for mixed use communities with appropriate commercial, institutional and employment."*

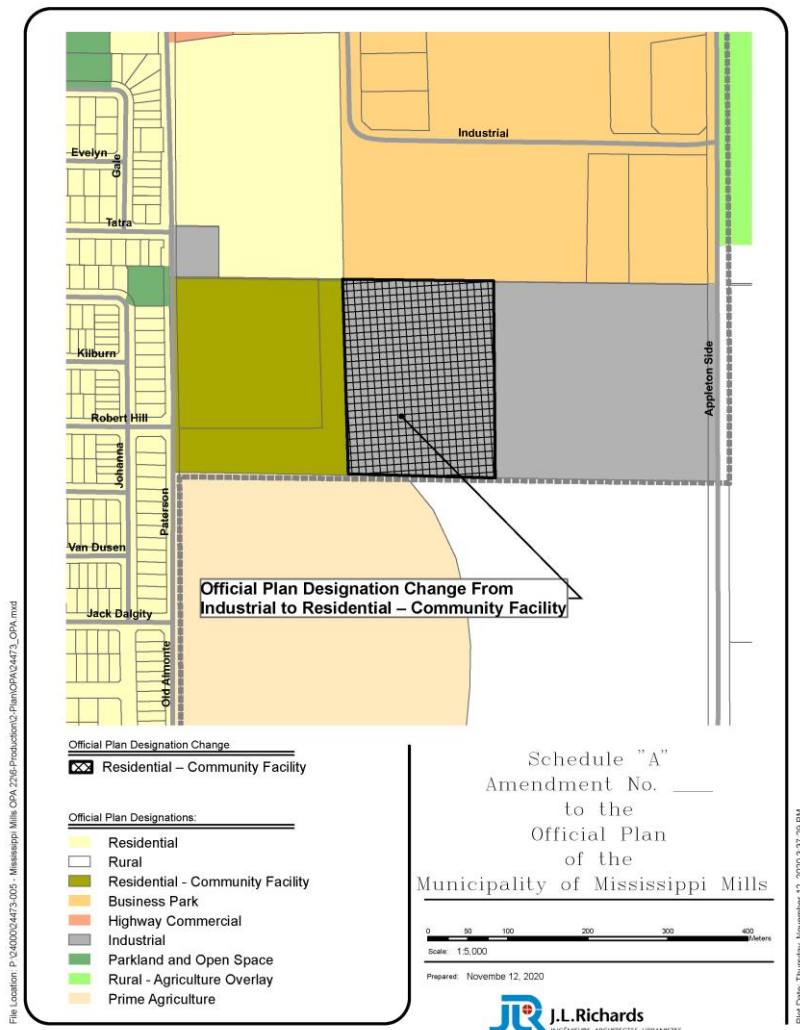
As per the Lanark County Sustainable Communities Official Plan, the Subject Property is designated in the Settlement Area of Mississippi Mills which is intended to encourage mixed-use developments. The proposal makes efficient use of land, resources, infrastructure and public service facilities.

As per *Planning Act* requirements, the upper tier municipality is the approval authority for local Official Plan Amendments. If approved by the Council of the Municipality of Mississippi Mills, the proposed Official Plan Amendment No. 27 will be reviewed and decided upon by Lanark County.

### **MUNICIPALITY OF MISSISSIPPI MILLS' COMMUNITY OFFICIAL PLAN (COP)**

As per Schedule 'A' of the COP the subject lands are currently designated "Industrial" (employment) and are proposed to be designated "Residential – Community Facility" (See **Figure 4**).

As previously mentioned, 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.



**Figure 3: Proposed Change in Land Use Designation**

The lands are currently designated “Industrial”. Although Policy 3.7.5 of the COP identifies industrial development as an important component of the Municipality’s economic base, Staff find that the proposal to change the designation to “Residential – Community Facility” would still meet the Municipality’s long-term economic and employment goals and objectives (Policy 4.4.1.2). The adjacent lands (Phase 1) are currently designated “Residential – Community Facility” which we also find to be appropriate for the Phase 2 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. In other words, the proposed development would result in minimal loss of employment opportunities.

Considering the proposed change in Land Use Designation, the policies that apply to the “Residential – Community Facility” designation were closely considered:

Policy 3.6.2:

*On lands designated “Residential – Community Facility” the permitted uses shall be limited to identified uses in Section 4.7, Community Facilities of this Plan.*

**Policy 4.7:**

*The wide range of community facilities located in Mississippi Mills help define the community's role as a regional service centre. Not only do these facilities draw people into the Town because of their various functions, they also provide a large number and wide range of employment opportunities. Within Mississippi Mills, community facilities are generally concentrated in the Almonte Ward, the village of Pakenham and the villages of Clayton and Appleton.*

*The community facilities shall include uses associated with health, welfare and education purposes, such as hospitals, schools, public libraries, places of worship, youth centres, daycare facilities, association halls, art exhibits and cultural facilities and other similar places of assembly, funeral homes, arenas and similar public recreational facilities, government offices, police or fire stations, public utilities and related uses and activities. These uses shall be permitted within the Residential, Commercial and Industrial designations. Such uses should be located in Almonte, the village of Pakenham and the villages of Clayton, Appleton and Blakeney. Such uses should generally not be located on rural lands.*

**Policy 4.7.1:**

*1. The Town shall encourage community facilities to be designed and located so as to allow for the shared/multiple use of the facility.*

*2. New community facilities shall satisfy the following:*

- (i) the proposal is of a scale and design which is compatible with surrounding uses and able to function as a focal point for the neighbourhood or community;*
- (ii) the anticipated level of vehicular and pedestrian traffic does not have significant negative impacts;*
- (iii) the site area is adequate to accommodate buildings, future expansions, off-street parking, amenity areas and landscaping;*
- (iv) the proposed site is located within close proximity to necessary support facilities; and,*
- (v) the proposed site is strategically located in order to minimize travel time for the existing and anticipated service area population.*

*3. Adequate buffer space, planting or fencing shall be established between community facility land uses and adjacent land uses when required.*

*4. Adequate off-street parking facilities shall be provided and generally located to the rear and side of the principal building. Developers proposing parking in the front yard must demonstrate that no other feasible option exists for accommodating the needed parking.*

A comprehensive review had been completed in 2017 as part of the Five-Year Review of the Mississippi Mills Community Official Plan in support of OPA 21. The analysis concluded that there was approximately a 7 hectare over supply of employment lands. Although not considered employment lands, the conversion of this 3.41-hectare area for

the proposed Orchard View complex will generate employment. A comprehensive review was recently completed as part of OPA 22 which reached the same conclusions.

The proposed development will provide a much-needed aging-in-place complex. Matters of compatibility can be addressed through the site-specific zoning exception and site plan control. Furthermore, existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The proposed development appears to conform to the general intent of the COP, including the policies specific to the “Residential – Community Facility”.

### **MUNICIPALITY OF MISSISSIPPI MILLS’ ZONING BY-LAW #11-83**

The lands are currently zoned as Development (D). The current zoning would not allow for the proposed development.

As such, the Zoning By-Law Amendment proposes to rezone the lands shown on **Figure 5** to “Community Facility, Subzone X (I-X)”. The abutting retirement home is zoned I-3 and I-4. As mentioned above, this rezoning will be brought forward at a later date.





---

Marc Rivet, MCIP, RPP  
Acting Director of Planning

---

Ken Kelly  
Chief Administrative Officer

## **APPENDIX A – CIRCULATION COMMENTS**

**From:** Michael Cooke <[mcooke@mississippimills.ca](mailto:mcooke@mississippimills.ca)>  
**Sent:** November 23, 2020 11:08 AM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Cc:** Dan Prest (MILLS TWP) <[dprest@mississippimills.ca](mailto:dprest@mississippimills.ca)>; Chad Brown <[cbrown@mississippimills.ca](mailto:cbrown@mississippimills.ca)>  
**Subject:** RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

Good morning Maggie,

From the building department's perspective, based on the review with very limit building code information, we don't not have any concerns with the proposal. This is based on the assumption (and preliminary info from Peter Mansfield) that the 4 storey building is only required to face 1 "street" or fire access lane.

I will add that while the fire access routes do meet the minimum widths and radiuses in the building code, these minimum dimensional requirements may still pose challenges for the fire department in the event of an emergency. For the townhouses, fire access and fire hydrant locations are not prescribed in any detail in Part 9 of the code. As such, we'd encourage our Fire Chief to provide his opinion on these items. A more wholesome review of the proposal will of course be conducted during the Site Plan control application process.

On another note, unrelated to building code and fire code, I would like to add that this proposal cuts off the Industrial Drive road allowance from continuing to access other lands to the south-east. The proposal makes use of ~160 m of municipal road allowance, solely for the purposes of this development, without offering up any allowance for access to other lands. Does the planning/traffic rationale support the design of this development being served by a "dead-end" road and locking access of Industrial Drive to the other lands?

Regards,

**Michael Cooke**  
Building Inspector  
Municipality of Mississippi Mills  
3131 Old Perth Road, Almonte ON K0A 1A0  
613-256-2064 EXT. 260  
[mcooke@mississippimills.ca](mailto:mcooke@mississippimills.ca)  
[www.mississippimills.ca](http://www.mississippimills.ca)



**From:** Chad Brown <[cbrown@mississippimills.ca](mailto:cbrown@mississippimills.ca)>  
**Sent:** Thursday, November 19, 2020 12:33:18 PM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Cc:** Mike Williams <[mwilliams@mississippimills.ca](mailto:mwilliams@mississippimills.ca)>  
**Subject:** RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

Maggie,

Our comments are as follows;

The fire protection noted in 3.2 of the servicing brief notes City of Ottawa requirements. We require confirmation that the water supply and demands meet the Ontario Building Code and a drawing showing the hydrant locations and sprinkler connections.

Regards,

Chad Brown  
Fire Chief  
Mississippi Mills Fire Department

478 Almonte St.  
Almonte ON, K0A 1A0  
613-256-1589 (tel)  
613-256-4887 (fax)  
[cbrown@mississippimills.ca](mailto:cbrown@mississippimills.ca)

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

**From:** Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
**Sent:** Thursday, December 17, 2020 9:15:25 AM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Subject:** RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**  
Municipal Planning Analyst  
**Long Range Distribution Planning**

---

**ENBRIDGE**  
TEL: 416-495-5386 | [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com)  
500 Consumers Road, North York, Ontario M2J 1P8

[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect.**

November 30, 2020

## **SWM Engineering Review**

To: Diane Reid, Environmental Planner

Prepared by: Sobha Kunjikutty, Water Resources Engineer

Re: Official Plan and Zoning Amendment Application – 219 Paterson Street, Town of Mississippi Mills

Municipality File No: OPA 27 / Z-18-20

---

Mississippi Valley Conservation Authority (MVCA) engineering staff have been circulated the following report and plans:

- Servicing and Stormwater Management Report, Orchard View Suites, Almonte, ON, prepared by Kollaard Associates Engineers, September 29, 2020.
- 191029-POST-Post-development Drainage Plan, prepared by Kollaard Associates Engineers, September 21, 2020.
- 191029 - GR- Site Grading Plan, prepared by Kollaard Associates Engineers, September 05, 2020.
- 191029 - SER- Site Servicing Plan, prepared by Kollaard Associates Engineers, September 15, 2020.

MVCA staff reviewed the report with a focus on stormwater quantity and quality management from the receiving watercourse perspective. The existing Phase 1, known as the Orchard View (about 3.34 ha) is located at 219 Paterson Street. The proposed development, Phase 2, known as Orchard View Suites, is approximately 3.41 ha of land east of the existing development.

## **Site Servicing Report Summary**

The proposed stormwater management (SWM) plan is to attenuate the majority of the post-development runoff on-site and outlet into an SWM swale along the south side of the site. The SWM swale will provide additional attenuation by providing sufficient storage volume to restrict runoff from 100-yr post-development to the 5-yr pre-development levels. The SWM swale is equipped with an Inlet Control Device (ICD) will restrict the outflow to the allowable release rate. There is an additional 0.432 ha off-site area drains to the SWM swale, therefore the pre-development flow for a 5-yr storm is calculated for the entire site (3.84 ha) is 134 L/s. The total post-development flows from the site for storm events including and up to 100-yr events should be restricted to the pre-development 5-yr rate of 134 L/s. The site included 19 L/s of uncontrolled flow for a 100-yr storm event, therefore the allowable release rate should reduce to 115L/s.

Stormwater Conveyance and Quantity Control:

Runoff from the road-allowances will collect on sub-drain swales and convey to storm sewers within the site, and eventually outlets to the SWM swale. However, the runoff from the rear

yards of the row house blocks backing onto the shared property line will flow directly to the SWM swale. The SWM swale was constructed during the Phase 1 development (between the Phase 1 and 2 areas). The allowable release rate to the swale was calculated for Phase 1 was calculated as 50,5L/s (SWM report, Kollaard, 2018). However, with phase 2 development, the SWM swale has to provide additional capacity to attenuate the flows from Phase 2 and restrict the outflow from the swale to 115L/s for a 100-yr storm event.

The post-development runoff from catchment area CA1 will be collected by storm sewers, and the flow will restrict with an inlet control device (ICD) at the storm manhole upstream of the SWM swale. The invert elevation of the orifice was designed to control the outflow to 126 L/s and 129 L/s for 1: 5 and 1: 100-yr storm events. Storage is provided on-site on the grassed areas north and east of the main building and between the parking area and the roadway. Surface storage is also provided in parking areas for the main building. Runoff from the catchment area CA1 will be directly conveyed to the SWM swale. The report states that the SWM swale design incorporated runoff from drainage areas CA2, CA1, and allowable release rate from Phase 1 (50.5 L/s).

#### Stormwater quality control:

The outflow from the SWM swale is currently controlled by an ICD (Tempest HF) within the outlet pipe of a storm manhole at the west end of the SWM swale. The runoff will then be conveyed through an OGS unit (CDS hydrodynamic OGS) to the roadside ditch along Paterson Street. The OGS unit should be sized to treat the runoff to the required enhanced level of water quality protection.

MVCA provides the following comments for your consideration.

1. Communication with Kollaard Associated clarified that the current Phase 2 development (3.41 ha) is different from the one in Novatech (2014) and Kollaard (2018) SWM reports. However, the details given in the second and third paragraphs of the background section are misleading (pages # 2 and 4). Please clarify.
2. What is rational for choosing the 'velocity method' over the 'lag method' that was used in previous submissions to calculate the Time of Concentration (Tc).
3. Please include the location and details of ICDs and OGS unit in the report and on the drainage or site servicing plan. Please use a specific name for the storm manhole (with a number) to specify where the ICD and OGS are being installed.
4. It is shown in the report that 'the overland flow is directed to the Phase 1 stormwater management swale at an elevation of 127.80 limiting the maximum ponding depth' (page # 12). Please check and correct the elevation as required (is it meant to indicate 137.8 m?)
5. Provide a combine drainage area plan of the SWM swale, including catchment areas from both Phase 1 and Phase 2 developments.
6. The design details of the SWM swale should be provided at the detailed design stage. The swale should have adequate capacity to attenuate the flow from the Phase 2 development and second stage of Phase 1 that outlets to the SWM swale.

7. Storage calculations should be provided in the detailed design demonstrating adequate storage will be provided on surface and SWM swale.
8. Design details of the rear yard swale, including but not limiting sizing, storage calculations, elevations, cross-section, etc.
9. It is recommended to the ponding depth, volume, and extend for 2 and 100-yr storm events, in the grading plan.
10. Design details of the OGS unit should be included in the SWM report of the Phase 2 development.

Thank you for providing MVCA the opportunity to review the development proposal. Should you have any questions, please do not hesitate to contact the undersigned.

Sobha Kunjikutty, Ph.D, P.  
Eng. Water Resources  
Engineer

**From:** planning <[planning@ucdsb.on.ca](mailto:planning@ucdsb.on.ca)>

**Sent:** November 30, 2020 11:02 AM

**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>

**Cc:** Flaro, Suzanne <[suzanne.flaro@ucdsb.on.ca](mailto:suzanne.flaro@ucdsb.on.ca)>; Bosch, Peter <[peter.bosch@ucdsb.on.ca](mailto:peter.bosch@ucdsb.on.ca)>;  
planning <[planning@ucdsb.on.ca](mailto:planning@ucdsb.on.ca)>

**Subject:** UCDSB Response RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Maggie,

On behalf of the UCDSB, there are no comments to provide regarding the abovementioned zoning amendment application.

Thanks,  
Sarah

Sarah Crawford  
Manager, Planning and Service Excellence  
Upper Canada District School Board  
613 342 0371 ext 1327  
Cell: 613 498 4460

## **APPENDIX B – PUBLIC COMMENTS**



## APPENDIX B – PUBLIC COMMENTS

The Planning Department received correspondence from the public regarding OPA No. 27 and has provided a summary and response for Council's consideration.

Commenting Party	Comment Received	Planning Department's Response for Council's Consideration
Ann LeBlanc & Malcolm Graham 727 Maurice Stead Street	I read the "Notice of Complete Application and Public Meeting - 219 Paterson Street (Zoning)" and would like any additional information you have that you are permitted to share with the public. I live in Riverfront Estates and since this proposal is close to my house I would like as much information as possible.	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p>
Ann LeBlanc & Malcolm Graham 727 Maurice Stead Street	<p>Thank you very much for the information.</p> <p>It is nice to see the increase in housing for seniors (I will be one someday soon... yikes) ... The existing Orchard view Residence is beautiful, so I can only imagine that the next one will be just as attractive.</p> <p>We fully support the rezoning application.</p>	Support for OPA 27

<p>Debbie Merrithew 78 Johanna Street</p>	<p>Thank you for the notice "A Proposed Amendment to MM Community Official Plan" - An Aging-in-Place complex: retirement home, freestanding adult bungalow townhouse and semi-detached units. (Orchardview?).</p> <p>The Amendment is vague; therefore, these questions may be premature:</p> <p>How many stories tall will the "retirement home" be and how many units? How many freestanding adult bungalow townhouses (# units/dwellings)? How many semi-detached units/dwellings?</p> <p>Important: Will the developer plan for sufficient <u>off-street</u> parking for both residents <u>and</u> Visitors to the complex.</p> <p>When (what date/year) will development / construction begin, and When (date/year) will the project be complete?</p>	<p>...</p> <p>Although the current application if for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p> <p>The OPA 27 report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer...</p>
<p>Brenda and Wayne Munro</p>	<p>We live at 95 Johanna Street, Almonte. Our residence backs onto Patterson Street across from Orchard View on the Mississippi.</p> <p>We have questions/concerns concerning the proposed OPA 27.</p> <p>1/ Is this amendment an extension to the existing Orchard View facility?</p> <p>2/ What allowances are made for Resident/visitor parking?</p> <p>Our concern is the parking issue. Currently, visitors park on</p>	<p>Although the current application if for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p>

	<p>Patterson Street, which is narrow and very busy. There are two schools in the area, there is heavy construction traffic to the new home construction site. This traffic will only increase as construction takes place as proposed.</p> <p>When there are events at Orchard View, visitors end up parking well beyond Robert Hill onto the Old Almonte Road.</p> <p>Also, traffic speed is an issue. As people leave the stop sign on Patterson, they go into launch mode and are travelling well beyond the posted speed limit, in both directions!</p> <p>These do not present a safe environment for vehicle or pedestrian traffic. There has already been one collision at the Robert Hill/Patterson Street intersection.</p> <p>We need the developer to allocate sufficient ON-SITE parking for this site!</p>	
Brenda and Wayne Munro	<p>This provides some comfort that the plan is providing sufficient parking for non-residents, which was not done for Phase 1. Hence our street parking concerns.</p>	
Susan Law 43 Johanna St.	<p>I received notice in the mail of the proposed zoning changes near the Orchard View Development. I have read the materials provided. My concern with the proposal is that there is no mention of improving Paterson Street. Currently Paterson has parking in front of Orchard View. The space allocated on the road does not seem to be sufficient as it frequently causes traffic flow problems. Lines should be placed on the road for traffic and parking.</p>	<p>Although the current application is for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p>

	<p>There is frequent honking and anger due to the poor development of the street and/or poor driving. I live on Johanna and hear the problems it causes. I also drive on the road and people need to squeeze in between parked cars to allow on coming traffic through. I fear with further development, the problems will only increase.</p> <p>Until the traffic/parking issue on Paterson Dr is resolved I cannot support the change in zoning. Can you please advise if the issue is being addressed by council and if not, how do I submit a formal request to deny the change in zoning?</p>	
Susan Law 43 Johanna St.	<p>Thank you very much for your response. It does address my concerns. I see no issues with the amendment to the zoning for the area.</p>	
Tracy Julian	<p>Could you please provide more information on what this new development would include? How many new units and what type of units?</p>	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and</p>

		<p>agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p>
<p>Tracy Julian, Almonte.</p>	<p>Thank you for this information. Although I absolutely support more housing for seniors, I feel that these units will not support the Mississippi Mills Community Official Plan in regard to providing 25 percent of new development to be Affordable as defined by the Provincial Policy Statement. Therefore, I would object to this Official Plan Amendment and Rezoning By-law at this time.</p> <p>In a background Affordable Housing report provided on January 28, 2019 by Mississippi Mills staff it states an Affordable one-bedroom apartment to rent as being less than 710 dollars a month and less than 950 dollars a month for the 2 bedrooms. A home to be purchased would be 323,700 dollars. The Ministry of Municipal Affairs has stated in 2019 that an Affordable rental home in Lanark County would be 1,050 dollars a month and a purchased home would be 308,000 dollars. My objections are:</p> <ul style="list-style-type: none"> <li>-There is no pricing given as to what these units will be rented for and or purchased for if some will be purchased.</li> <li>- There has been no updated pricing as to what is an Affordable price to rent and or purchase a home in Mississippi Mills or Lanark County. There hasn't been an attempt to provide Affordable units even in conformity with the latest prices given by Lanark County or the Ministry of Municipal Affairs and Housing.</li> <li>- There is no evidence to show that there has been any attempt to</li> </ul>	<p>The current Community Official Plan (COP) was reviewed and updated to conform to Lanark County Sustainable Community Official Plan and Provincial Policy Statement (December 2019).</p> <p>Per Section 8.2.9 of Lanark County's Sustainable Community Official Plan, Council and local councils will provide affordable housing enabling a full range of housing types and densities, etc. At this time, there are not more specific requirements or inclusionary zoning requirements.</p> <p>The COP does establish a 'target' of 25% affordable housing (as an objective).</p> <p>In addition to affordable housing, the Lanark County Housing and Homelessness Plan, 2019, identified 7 Social Housing Providers in Mississippi Mills:</p> <p>There are some 183 units (RGI &amp; Market Rent Units) in MMills.</p> <p>The COP aims at providing a mix of housing types, densities, and tenure (ownership, rental).</p> <p>The proposal includes both retirement home and live-in-place seniors housing (townhomes) as rental properties.</p> <p>Although not 'affordable' per the PPS, the project does include a mix of housing types geared to seniors and as rental properties offering</p>

	<p>provide Affordable Housing as defined by the Provincial Policy Statement (which is actually a formula to come up with a quantifiable number). The National Housing Strategy, The Canada Mortgage and Housing Corporation, The Ontario Ministry of Municipal Affairs and Housing, The Provincial Policy Statement, The Lanark County 10 year Homeless and Housing Plan, The Mississippi Mills Community Official Plan all include the idea that we need to provide Affordable Housing to our communities. Municipalities (lower tiers included) are supposed to work together with our Service Manager at Lanark County who is responsible for our regional market area (Lanark County) to provide Affordable Community Housing.</p> <p>Please accept this as my written objection.</p>	choice to ownership.
Tracy Julian, Almonte	<p>Thank you for your reply. I still feel that my objections are legitimate and would like them noted for the public meeting and included as a written objection.</p>	
Gill Morris	<p>We received in the mail this week a copy of the application to turn the field immediately behind Orchard View Retirement Home from Industrial land to Residential with the proposed view to build another Retirement Residence, Townhomes and Semi Bungalows. I believe I understand this correctly.</p> <p>My question is regarding the field to the side of this which according to the plan is still Prime Agricultural Land. My home is 91 Johanna Street but backs onto the road where this is located which is Paterson Street or may still be called Old Almonte. There has been a lot of activity in the past couple of weeks with persons</p>	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home</p>

	<p>walking this land which indicates there may also be planning in the works for this field. Can you please tell me if there is anything in planning for this land?</p>	<p>is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p> <p>No development applications have been filed for the lands south of this property. I can't say what the Owner is doing (if anything) on his lands. Note was identified as "Future Expansion Lands" and the Municipality is studying various growth scenarios.</p>
Benjamin Clare McIntosh Perry	<p>As you're aware, Orchard View is a retirement home use (community/establishment) and includes services available to residents as needed. Only rental is proposed, per Orchard View Ph 1, which I understand will help the municipality achieve it's target rental/ownership tenure mix.</p>	<p>Support for OPA 27 (applicant's agent).</p>

**OFFICIAL PLAN AMENDMENT No. 27**  
**TO THE COMMUNITY OFFICIAL PLAN OF THE**  
**MUNICIPALITY OF MISSISSIPPI MILLS**

**PART 1 - THE PREAMBLE**, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

**PART 2 - THE AMENDMENT**, consisting of the following text and schedule constitutes Amendment No. 27 to the Municipality of Mississippi Mills' Community Official Plan (COP).

**PART 3 – THE APPENDICES**, which are listed or attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.



## **PART A – THE PREAMBLE**

### **TITLE**

This Amendment when approved by the County of Lanark, shall be known as Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills.

### **PURPOSE**

The purpose of this Site-Specific Amendment is to change the land use designation for certain lands from “Industrial” to “Residential – Community Facility”.

The Site-Specific Amendment will be implemented on “Schedule ‘B’ – Almonte Land Use”, attached hereto.

As per *Planning Act* requirements, the upper tier municipality is the approval authority for local Official Plan Amendments. If approved by the Council of the Municipality of Mississippi Mills, the proposed Official Plan Amendment No. 27 will be reviewed and decided upon by Lanark County.

### **LOCATION**

The lands affected by this Amendment are legally described as Part of East 1/2, Lot 14 on Concession 10, Almonte Ward, Municipality of Mississippi Mills (PIN: Part of 05090-0308).

The subject property is referred to as “Orchard View by the Mississippi Seniors Complex – Phase 2” and will be located adjacent to the existing “Orchard View by the Mississippi Seniors Complex – Phase 1”.

Appendix ‘A’ attached hereto shows the affected lands.

### **BASIS OF THE AMENDMENT**

The applicant requires the Site-Specific Official Plan Amendment in order to permit the development of an aging-in-place complex consisting of a retirement home, semi-detached dwellings and freestanding adult bungalow townhouse units and semi-detached units on approximately 3.41 hectares (ha) of land. The lands are currently designated “Industrial” (employment) and are proposed to be designated “Residential – Community Facility”. A comprehensive review had been completed as part of the Five Year Review of the Mississippi Mills Community Official Plan, in support of OPA 21, which concluded that the land is not required for employment purposes over the long term (report concluded a 7 hectare over supply of employment lands). The proposed development will provide a much-needed aging-in-place complex. The concept includes a four storey retirement home with approximately 48 units for seniors and approximately 48 freestanding adult bungalow townhouse units that will ring the Subject Property along a new private roadway, similar to the successful layout of Phase 1. Vehicular access will be from an extension of Industrial Drive and the property will be on full

municipal services. Appropriate separation distances and buffers will be incorporated into the Site-Specific Zoning By-law Amendment and Site Plan Control to ensure the proposed use would not adversely affect the overall viability of the adjacent employment area. A site servicing study has been submitted to demonstrate that existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The Seniors complex will be run in tandem to and in conjunction with the existing Phase 1 facility. An additional full-time equivalent staff of 15-20 employees will work in this facility, combined with cross over staff from the Phase 1 facility.

Development of Phase 2 of the Orchard View by the Mississippi Complex in conjunction with the existing Phase 1 portion is consistent with the Provincial Policy Statement 2020 (PPS) and can be considered an employment generator for the settlement area. The transition of the Town of Almonte's aging population from their house through the rental townhouses into the Senior's building provides a mix of housing types and tenures for this population.

As per the Lanark County Sustainable Communities Official Plan, the Subject Property is designated in the Settlement Area of Mississippi Mills which is intended to encourage mixed-use developments. The proposal makes efficient use of land, resources, infrastructure and public service facilities.

This Site-Specific Official Plan Amendment is being reviewed concurrently with applications for Zoning By-Law Amendment (Z-18-20), Site Plan Control and consent to create easement(s) and a new lot.

## **PART B – THE AMENDMENT**

### **PREAMBLE**

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedule to Amendment No. 27, constitutes Amendment No. 27 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

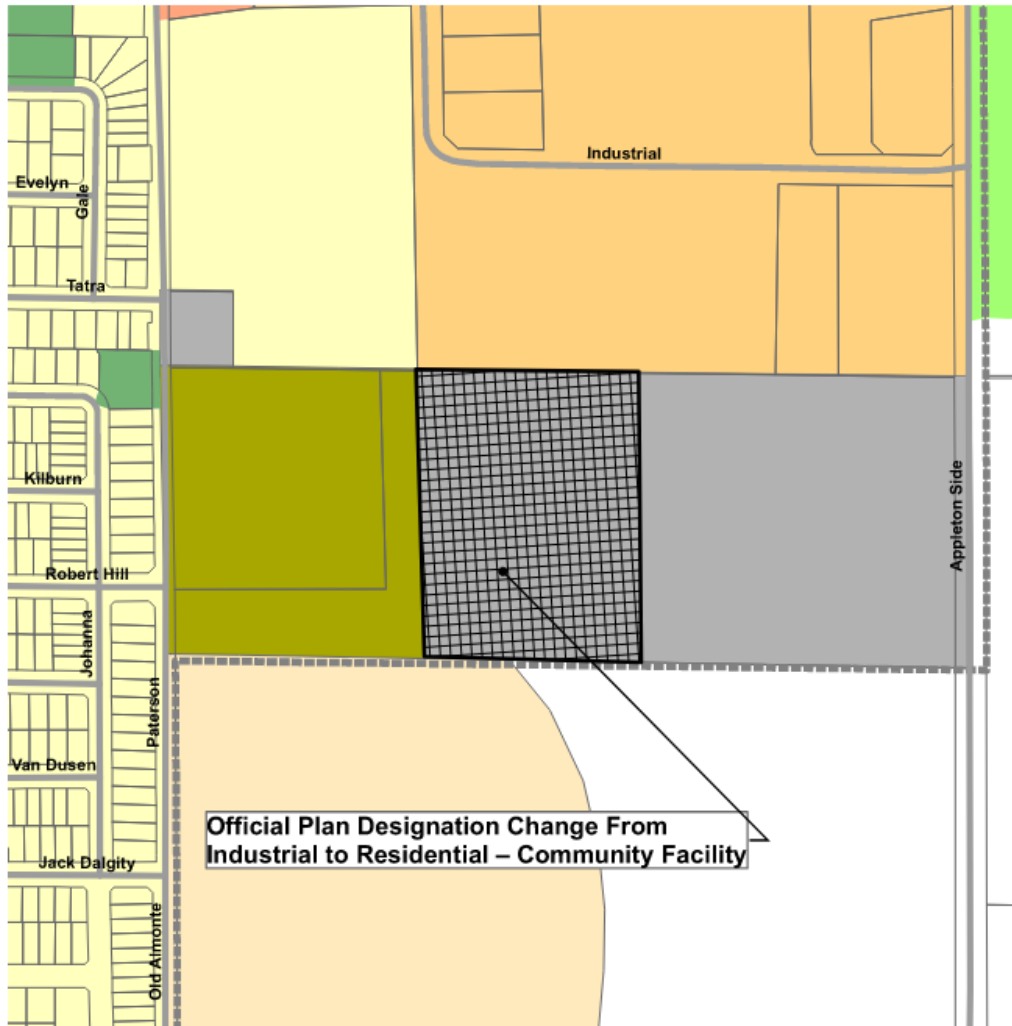
### **DETAILS OF THE AMENDMENT**

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

**Item 1:** In accordance with Schedule “A” attached hereto, “Schedule ‘B’ – Almonte Land Use” of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended by changing the land use designation of the affected lands from ‘Industrial’ to:

“Residential – Community Facility”.

## Schedule 'A'- Affected Lands



### Official Plan Designation Change

Residential – Community Facility

### Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Highway Commercial
- Industrial
- Parkland and Open Space
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"  
Amendment No. 27  
to the  
Official Plan  
of the  
Municipality of Mississippi Mills

0 50 100 200 300 400 Meters  
Scale: 1:5,000

Prepared: November 12, 2020

**J.L. Richards**  
INGÉNIEURS-ARCHITECTES-URBANISTES

## **IMPLEMENTATION**

Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills will be implemented by an amendment to the Municipality of Mississippi Mills' Comprehensive Zoning By-law #11-83. This future amendment will rezone the lands from a Development (D) Zone to a Community Facility, Subzone X (I-X) Zone.

## **INTERPRETATION**

The provisions of the Municipality of Mississippi Mills Community Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

## **PART C - THE APPENDICES**

Appendix A - Public Meeting Notice

Appendix B - Minutes of December 15, 2020 Public Meeting



# NOTICE OF PUBLIC MEETING

MUNICIPALITY OF MISSISSIPPI MILLS  
PURSUANT TO SECTION 22 and 34 OF THE PLANNING ACT  
R.S.O. 1990, CH. P.13.

## CONCERNING A PROPOSED AMENDMENT TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN AND ZONING BY-LAW #11-83

**TAKE NOTICE** that a **Virtual Public Meeting** will be held on **Tuesday, December 15<sup>th</sup>, 2020 at 6:00 p.m.**, in the **Municipality of Mississippi Mills** to consider a proposed Official Plan and Zoning By-law Amendment under Section 22 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

**Legal Description:** Part of the East 1/2, Lot 14 on Concession 10  
(PIN: Part of 05090-0308)  
**Ward:** Almonte Ward, Municipality of Mississippi Mills.  
**Known as:** “Orchard View by the Mississippi Seniors Complex – Phase 2”

**THE PURPOSE AND EFFECT** of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation for the subject property from Industrial to Residential – Community Facility in order of an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouse and semi-detached units on approximately 3.41 hectares (ha) of land.

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment application is to change the zoning of the proposed subject property from “Development” (D) Zone to “Community Facility Subzone Exception” (I-X) Zone to require 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.

**ADDITIONAL INFORMATION** and material about the proposed Official Plan Amendment No. 27 or proposed by-law, **[or options for participation in the virtual public meeting](#)**, is available to the public for inspection by contacting Maggie Yet from the Municipality’s Planning Department at (613) 256-2064 x206 or by e-mail at [myet@mississippimills.ca](mailto:myet@mississippimills.ca).

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact Maggie Yet from the Municipality’s Planning Department at (613) 256-2064 x206 or by e-mail at [myet@mississippimills.ca](mailto:myet@mississippimills.ca).

**Dated at the Municipality of Mississippi Mills on the 16<sup>th</sup> day of November, 2020.**



**MUNICIPALITY OF MISSISSIPPI MILLS  
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO  
SECTIONS 22 THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.**

**CONCERNING A PROPOSED AMENDMENT TO  
THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN**

**TAKE NOTICE** that a **Public Meeting** will be held on **Tuesday, December 15<sup>th</sup>, 2020 at 6:00 p.m.**, in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario, to consider a proposed Official Plan Amendment under Sections 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that as the Province of Ontario declared a State of Emergency and continues to take significant steps to limit the transmission of the COVID-19 virus, the Municipality of Mississippi Mills continues to protect the health and safety of the public, Council, and employees while at the same time processing *Planning Act* applications.

THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19 MEASURES. THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH/LISTEN TO THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY. THERE ARE ALSO A VARIETY OF OTHER WAYS AS OUTLINED BELOW, THAT YOU CAN SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE PROPOSED BY-LAW, PRIOR TO THE MEETING, SO THAT YOUR COMMENTS CAN BE CONSIDERED BY COUNCIL PRIOR TO A DECISION BEING MADE ON THE BY-LAW.

You are strongly encouraged to contact the Municipality by telephone or email if you have any questions prior to the Public Meeting. Physical attendance at the Municipal Office related to the By-law is discouraged as Staff can explain and review the proposed By-law and supporting information with you by telephone as the answers to some questions may also require input from the Consultant. You can then either provide written comments by mail, fax or email to [myet@mississippimills.ca](mailto:myet@mississippimills.ca) referencing "OPA 27" in the subject line, or verbal comments to Municipal Staff or its Consultant prior to the Public Meeting or during the Public Meeting.

**THE PURPOSE AND EFFECT** of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation for the subject property from Industrial to Residential – Community Facility in order of an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouse and semi-detached units on approximately 3.41 hectares (ha) of land.



**IF YOU WISH TO BE NOTIFIED** of the decision of Lanark County on the proposed official plan amendment, you must make a written request to the Municipality of Mississippi Mills, 3131 Old Perth Road, R.R. #2, P.O. Box 400, Almonte, Ontario, K0A 1A0.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of Lanark County to the Local Planning Appeal Tribunal but the 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 proposed official plan amendment No.27 is adopted, 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 proposed official plan amendment No.27 is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

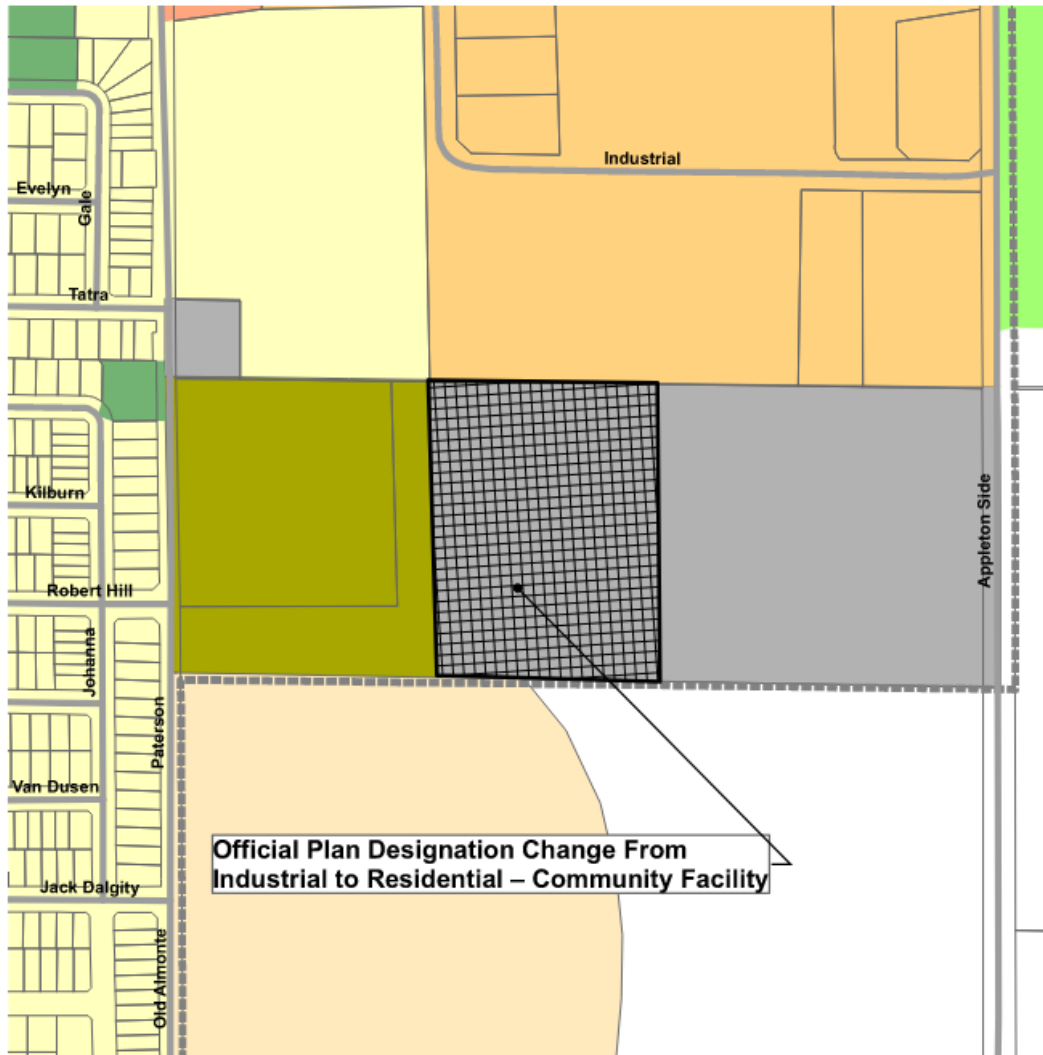
**AFTER A DECISION** has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the prescribed fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in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

The proposed Official Plan Amendment No. OPA 27 applies to a portion of the lands described as Part of the East 1/2, Lot 14 on Concession 10, Almonte Ward, Municipality of Mississippi Mills (PIN: Part of 05090-0308). The subject lands are also subject to Zoning By-law Amendment Z-18-20 and a consent application.

**ADDITIONAL INFORMATION** including a copy of the proposed Official Plan Amendment **or information for registering and submitting comments** are available by contacting the Planning Department at (613) 256-2064 ext. 259 or by e-mail at [myet@mississippimills.ca](mailto:myet@mississippimills.ca) .

**Dated at the Municipality of Mississippi Mills this 13<sup>th</sup> day of November 2020.**

Marc Rivet, MCIP, RPP  
Planning Consultant  
Municipality of Mississippi Mills



Official Plan Designation Change

Residential - Community Facility

Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Highway Commercial
- Industrial
- Parkland and Open Space
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"  
Amendment No. \_\_\_\_  
to the  
Official Plan  
of the  
Municipality of Mississippi Mills

0 50 100 200 300 400 Meters  
Scale: 1:5,000

Prepared: November 12, 2020

J.L. Richards  
INGÉNIEURS - ARCHITECTES - URBANISTES



**The Corporation of the Municipality of Mississippi Mills**

**Council Meeting**

**MINUTES**

**December 15, 2020**

**5:40 p.m.**

**Council Chambers, Municipal Office**

**3131 Old Perth Road**

**PRESENT:**

Mayor Lowry  
Deputy Mayor Minnille  
Councillor Dalgity  
Councillor Maydan  
Councillor Holmes  
Councillor Guerard  
Councillor Ferguson

**Staff Present**

Ken Kelly, CAO  
Cynthia Moyle, Acting Clerk  
Jennifer Russell, Deputy Clerk  
Rhonda Whitmarsh, Treasurer  
Christine Row, Chief Librarian  
Chad Brown, Fire Chief  
Tiffany MacLaren, Community and Culture Coordinator  
Maggie Yet, Planner I  
Cory Smith, A/Director of Roads and Public Works

---

**A. CALL TO ORDER**

Mayor Lowry called the meeting to order at 5:43 p.m.

**B. CONSIDERATION OF A CLOSED SESSION**

**Resolution No 471-20**

**Moved by** Councillor Dalgity

**Seconded by** Councillor Ferguson

**THAT** Council enter into an in camera session at 5:43 p.m. re: personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b)).

**CARRIED**

**B.1 HR Matter**

**C. RISE AND REPORT**

Council recessed at 5:51 p.m.

Council resumed at 6:01 p.m

**C.1 HR Matter**

**Resolution No 472-20**

**Moved by** Councillor Holmes

**Seconded by** Councillor Dalgity

**THAT** Council approve the payout of accumulated overtime for employees 0553 and 0665.

**CARRIED**

**D. O CANADA**

Council stood for the playing of O Canada.

**E. MOMENT OF SILENT MEDITATION**

Council observed a moment of silent meditation.

**F. ATTENDANCE**

Clerk announced the attendance.

**G. MAYOR'S ANNUAL ADDRESS**

The Mayor's Annual Address is attached to the minutes.

**G.1 Years of Service Recognition**

The Mayor congratulated and thanked staff who received an award. Years of Service recognition was given to the following:

- Amanda McCartney, Assistant Teacher, Daycare - 10 years
- Gina Timmins, Assistant Teacher, Daycare - 10 years

- Jessica Jones, ECE Teacher, Daycare - 10 years
- John Larose, Cleaner/Janitor, Daycare - 10 years
- Sarah Fourney, ECE Teacher, Daycare - 10 years
- Geoff Timmins, Water Operator, Lead Hand Public Works – 15 years
- Cindy Hartwick, Roads and Public Works Admin Clerk – 20 years
- Heather Hahn, Former Library Assistant, Almonte Branch – 20 years
- Joanne Silief, Tax and Water Clerk – 20 years
- Patricia Shanks, Assistant Teacher, Daycare - 20 years
- Rhonda Whitmarsh, Treasurer – 20 years
- Ryan Byers, Head Teacher, Daycare - 20 years
- John Gleeson, Operator 1, Lead Hand, Roads & Public Works – 25 years
- Sue Robertson, Former ECE Teacher Daycare - 35 years

## **G.2 Presentation to Karen Kane, Daycare Director (Retired)**

Karen Kane, former Director of Daycare, retired in March 2020 as a long serving employee. Council and staff presented Karen with her certificate of 35 years of service and retirement gift.

Council recessed at 6:23 p.m.

Council resumed at 6:32 p.m.

## **H. APPROVAL OF AGENDA**

### **Resolution No 473-20**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Dalgity

**THAT** the agenda be approved as presented.

**CARRIED**

## **I. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

Councillor Dalgity declared a pecuniary interest on items M.1. 2021 Budget.

Councillor Dalgity declared a pecuniary interest on items M.3.b. Mississippi River

Power Corporation Selection Committee Minutes - November 12, 2020.  
Deputy Mayor Minnille declared a pecuniary interest on item M.3.b. Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020.

**J. APPROVAL OF MINUTES**

**Resolution No 474-20**

**Moved by** Councillor Holmes

**Seconded by** Councillor Maydan

**THAT** the minutes dated December 1, 2020 be approved.

**CARRIED**

**K. DELEGATION, DEPUTATIONS, AND PRESENTATIONS**

None

**L. PUBLIC MEETINGS**

**L.1 Official Plan Amendment 27 and Z-18-20 - Orchard View (Houchaimi Holdings Inc)**

Marc Rivet, Planning Consultant, JLRichards, provided an overview of the proposed amendments. The presentation slides have been attached to the minutes. The following comments were sent to the Planning department:

- Tracy Julian - How many units will this include? Objects to proposal due to unknown costs of units and affordable housing availability, proposal does not support COP target to provide 25 percent of new housing to be affordable
- Susan Law - Concerns on Paterson St. parking and traffic. Supports development
- Ann LeBlanc and Malcolm Graham - Requested additional information and supports development.
- Debbie Merrithew - Questions as to number of units and stories, off street parking provided, when will construction begin and be completed
- Gill Morris - Question regarding the field to the side of proposed development designated as Prime Agricultural Land
- Brenda and Wayne Munro - Is this an Orchard view development, concerns regarding on street parking and traffic problems on Paterson Street

- McIntosh Perry - further information regarding the proposal

Should anyone wish to make additional comments, they may do so directly to the Planning Department.

## **L.2 Stop Up and Close Request - Portion of Old Perth Road Allowance**

Maggie Yet, Planner I, provided an overview of the proposed surplus lands for stop-up and disposition. The following comments were sent to Planner 1:

- BEAST - Snowmobile trail resides on a portion of the property, not in favour of the sale
- Audy Bedard - Request to not sell property due to trail use
- Julie-Anne Bedard - Request to not sell property due to trail use
- Nick de Boer - Questions regarding lot size, setbacks, detailed map and objects to sale of property
- Ron Deschamps - Family owns property beside road allowance and uses trail regularly, option to purchase for other neighbours
- Craig Halpenny - Represents Patricia Deschamps, objects proposal for 5 reasons
- Tammy Kleiboer- Objects to proposal due to trail use and interested in purchasing land
- Paul and Sarah Smith - Objects due to development within the area, inconsistent with Official Plan due to size and regular trail use, environmental impacts, protection of rural activities
- Noel and Janet Noyes-Brown - Petition received on December 14th that meets the Petition Policy requirements and objects to the sale of property with \_\_\_\_\_ signatures.
- Catherine Blake - Long term ramifications of development and disruption of rural life.
- Valerie Wilkinson - Use of trail for activities, provides access to nearby roads

## **M. COMMITTEE OF THE WHOLE REPORT**

### **M.1 2021 Budget**

Councillor Dalgity declared a pecuniary interest on the Operational Daycare Budget and did not participate or vote on this item.

**Resolution No 475-20**

**Moved by** Councillor Holmes

**Seconded by** Deputy Mayor Minnille

**THAT** Council approve the 2021 Daycare Operational Budget.

**CARRIED**

Councillor Guerard requested a recorded vote on item M.1 2021 Budget excluding Daycare

**Resolution No 476-20**

**Moved by** Councillor Dalgity

**Seconded by** Councillor Ferguson

**THAT** Council approve the 2021 Budget, excluding the Daycare Operational Budget.

YAS (6): Mayor Lowry, Deputy Mayor Minnille, Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Ferguson

NAS (1): Councillor Guerard

**CARRIED (6 to 1)**

**M.2 Zoning By-law Amendment Application Z-17-20 Plan 6262 MS PT Lots 7 and 8; RP 27R10569 Part 2, Carss St. Almonte (Ortt)**

**Resolution No 477-20**

**Moved by** Deputy Mayor Minnille

**Seconded by** Councillor Dalgity

**THAT** Council approve the Zoning By-law Amendment to change the zoning on the lands describe as PLAN 6262 MS PT LOTS 7 AND 8;RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills from “Residential First Density (R1)” to “Residential Second Density – Subzone D (R2D)”, to permit and facilitate the construction of a semi-detached bungalow fronting onto Carss Street.

**CARRIED**



**Amendment:**

**Resolution No 478-20**

**Moved by** Councillor Maydan

**Seconded by** Councillor Holmes

**AND THAT** the By-law be amended to reflect the 6 m setback of the attached garage.

**CARRIED**

**M.3 Committee of the Whole Report - December 1, 2020**

**Resolution No 479-20**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Maydan

**THAT** Council approve the Committee of the Whole motions from the December 1, 2020 meeting;

**AND THAT** items M.3.b. Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020 and M.3.i. Joint Cost Sharing Recreation Agreement with Beckwith and Carleton Place Status be pulled for further consideration.

**CARRIED**

M.3.a Consent Items (Committee Minutes and Reports)

M.3.c Emergency Management By-law

M.3.d Opportunities under the Local Improvement Act for Broadband

M.3.e Joint Cost Sharing Recreation Committee Appointment – Councillor Guerard

M.3.f Amendment to the Recruitment, Selection and Hiring Policy

M.3.g Vacation Usage Amendment to Employee Benefits Bylaw

M.3.h Mississippi Mills Youth Centre Lease Renewal

M.3.j Information List #14-20 Item #10 - Howick Township Resolution re: Tile Drain Loans

M.3.b Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020

**Resolution No 480-20**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Maydan

**THAT** Council change the weighting criteria to:

- Governance 20%
- Generation / Utility Experience / Knowledge 20%
- Business Experience / Knowledge 40%
- Personal Capabilities and Knowledge 20%

**CARRIED**

M.3.i Joint Cost Sharing Recreation Agreement with Beckwith and Carleton Place Status

**Resolution No 481-20**

**Moved by** Councillor Ferguson

**Seconded by** Deputy Mayor Minnille

**THAT** Council accept the "Joint Cost Sharing Recreation Agreement with Beckwith & Carleton Place Status" report as information.

**CARRIED**

**N. BY-LAWS**

**N.1 By-law 20-114 ZBLA - Carss St. (Ortt)**

Deferred to January 12, 2020 Council meeting.

**N.2 By-law 20-120 Emergency Management By-law**

**Resolution No 482-20**

**Moved by** Councillor Holmes

**Seconded by** Councillor Ferguson

**THAT** By-law 20-120 Emergency Management By-law be read, passed, signed and sealed in Open Council.

**CARRIED**

**O. ANNOUNCEMENTS AND INVITATIONS**

Councillor Ferguson - Best wishes to all for the holiday season

Councillor Guerard - Lanark, Leeds and Grenville Health Unit now in Yellow Zone for Covid. Almonte General Hospital providing testing December 18th for pre-booked appointments.

Deputy Mayor Minnille - Congratulations to Mayor Lowry for being elected as 2021 Lanark County Warden

**P. CONFIRMATORY BY-LAW**

**Resolution No 483-20**

**Moved by** Councillor Maydan

**Seconded by** Councillor Ferguson

**THAT** By-law 20-121 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 15th day of December 2020, be read, passed, signed and sealed in Open Council this 15th day of December, 2020.

**CARRIED**

**Q. ADJOURNMENT**

**Resolution No 484-20**

**Moved by** Councillor Guerard

**Seconded by** Deputy Mayor Minnille

**THAT** the meeting be adjourned at 8:10 p.m.

**CARRIED**

---

Christa Lowry, MAYOR

---

Cynthia Moyle, ACTING CLERK

## Appendix C - Committee of the Whole Minutes

**D. APPROVAL OF MINUTES**

**Resolution No CW014-21**

**Moved by** Councillor Maydan

**Seconded by** Mayor Lowry

**THAT** the minutes dated January 12, 2021 be approved.

**CARRIED**

**E. CONSENT REPORTS**

**Resolution No CW015-21**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Holmes

**THAT** the following consent reports and committee minutes be received.

**CARRIED**

**E.1 Mississippi River Power Corporation Operations Report and Minutes  
- November 6, 2020**

**E.2 Mississippi River Power Corporation Selection Committee Minutes -  
December 10, 2020 and January 6, 2021**

**F. STAFF REPORTS**

Building and Planning

**F.1 Official Plan Amendment (OPA) 27 - Houchaimi Seniors' Residence  
(Houchaimi Holdings Inc)**

Marc Rivet, Planning consultant with JLRichards, provided a overview of the application and minor changes to the original application.

**Resolution No CW016-21**

**Moved by** Deputy Mayor Minnille

**Seconded by** Councillor Maydan

**THAT** Committee of the Whole recommends that Council enacts and passes Official Plan Amendment No. 27 being a site-specific amendment to change the land use designation of the subject property from “Industrial” to “Residential – Community Facility” on Schedule B of the Community Official Plan 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.

**CARRIED**

Fire Department

**F.2 Fire Protection Agreement to Provide Automatic Aid**

**Resolution No CW017-21**

**Moved by** Mayor Lowry

**Seconded by** Councillor Ferguson

**THAT** Committee of the Whole recommend to Council that it authorize the Mayor and Acting Clerk to execute a Fire Protection Agreement for Automatic Aid with the Township of Lanark Highlands.

**CARRIED**

Finance and Administration

**F.3 Countdown Public Art Legacy Project**

**Resolution No CW018-21**

**Moved by** Councillor Holmes

**Seconded by** Deputy Mayor Minnille

**THAT** the Committee of the Whole recommends to Council to partner with Lanark County Interval House and Community Support (LCIHCS) on the Countdown Public Art Legacy Project at a location to be determine at a later date with a financial commitment of \$1,100;

**AND THAT** the public be provided with an opportunity to consult.

**CARRIED**

**F.4 Live Streaming Service Upgrade**

**Resolution No CW019-21**

**Moved by** Mayor Lowry

**Seconded by** Councillor Ferguson

**THAT** Committee of the Whole request Council approve the annual cost of \$6,625 plus an annual fee increase for livestreaming upgrades;

## Appendix D - Council Resolution



# COUNCIL RESOLUTION

February 2, 2021

**Resolution No 022-21**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Holmes

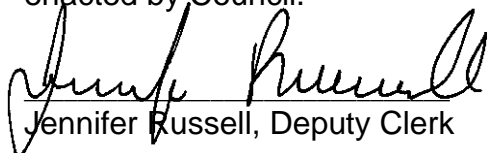
**THAT** Council approve the Committee of the Whole motions L.1 to L.6 and L.8 from the January 26, 2021 meeting;

**AND THAT** item L.7 Information List #02-21 Item #4 - Gravel Watch Ontario Letter re: Ontario on the Rocks, be pulled for further consideration.

**L.2 Official Plan Amendment (OPA) 27 - Houchaimi Seniors' Residence  
(Houchaimi Holdings Inc)**

**THAT** Council enacts and passes Official Plan Amendment No. 27 being a site-specific amendment to change the land use designation of the subject property from "Industrial" to "Residential – Community Facility" on Schedule B of the Community Official Plan 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.

I, Jennifer Russell, Deputy Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.

  
Jennifer Russell, Deputy Clerk

