

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 17, 2021

TO: Council

FROM: Marc Rivet, MCIP, RPP

SUBJECT: Municipality of Mississippi Mills Official Plan Amendment (OPA) No. 22 – Comprehensive Review (Urban Settlement Area Boundary) – AREA 4

RECOMMENDATION:

THAT Council inform Lanark County that AREA 4 be withdrawn from Official Plan Amendment No. 22 (Urban Settlement Area Boundary) and the proposed amendment to Schedule A of the Lanark County Sustainable Community Official Plan.

BACKGROUND:

A Comprehensive Review was undertaken for the Municipality of Mississippi Mills. The final report was prepared by J.L. Richards & Associates Limited (JLR), dated on April 1, 2021. The Comprehensive Review included a review of population and employment projections and, more specifically, residential demand versus supply and employment demand versus supply.

Based on the land supply versus demand analysis, the Comprehensive Review found that the Municipality currently has insufficient residential land to meet the County's growth projections to the year 2038:

- Based on average household sizes, 2,077 units would be required to accommodate the population growth of 4,099 people between 2021-2038.
- There are currently 1,195 units either draft approved or registered for residential development (in the queue).
- There is a residential shortfall of 882 units, including 551 Low Density and 331 Medium Density units (60/40 residential split).
- 64 hectares (assuming 55% residential = 35.2 ha) of expansion lands would be required to accommodate the residential shortfall.

To accommodate this shortfall, three (3) expansion areas, consisting of 64 ha of land had been proposed. Area 1 – revised ("Sonnenburg Lands") 17 ha, Area 2 ("Houchaimi Lands") 21.9 ha, Area 3A ("Henry Lands") 25.1 ha were considered for urban expansion.

In addition, it was recommended that Area 4 ("Mill Run Extension") 8.9 ha also be considered for urban expansion. The rationale was that OPA 26 for 430 Ottawa Street wasn't approved by Lanark County and the related Zoning By-law Amendment was under appeal.

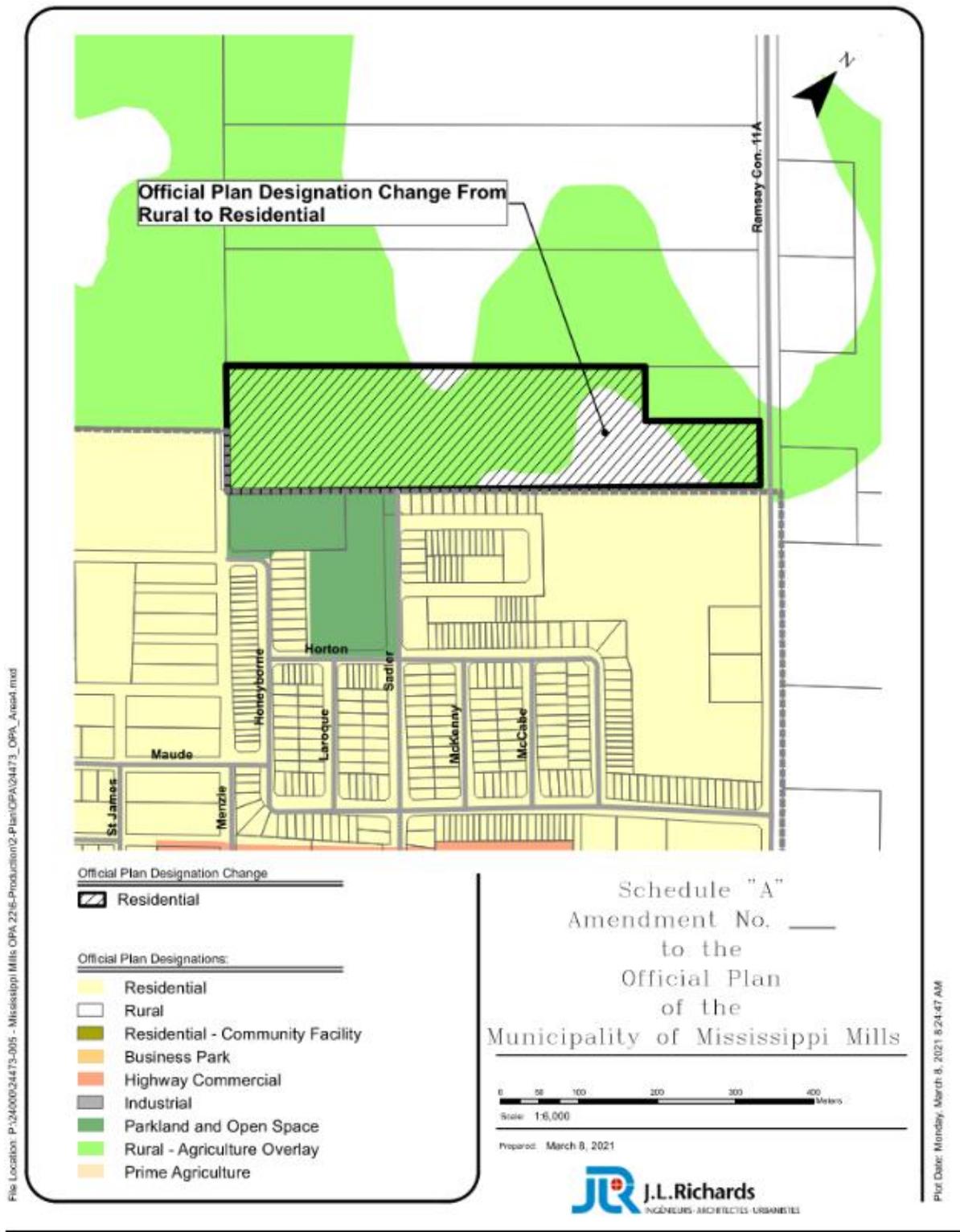


Figure 1: Illustration of Area 4 ("Mill Run Extension")

DISCUSSION:

The County of Lanark approved Official Plan Amendment 0931-OP-20006 to the Municipality of Mississippi Mills Community Official Plan on May 12, 2021 under Section 17 of the *Planning Act*. As no appeals were filed by end of day on June 8, 2021 the decision of the County of Lanark is now final and Official Plan Amendment No. 26 (OPA 26) is now in full force and effect. The effect of the site-specific amendment was to permit medium to high density residential uses with a maximum density of 50 units per hectare. This will allow a total of 125 units in a 4-storey apartment building(s) in the upper storeys of a non-residential building. Although there is still an appeal to the site-specific zoning amendment, these lands are now designated and available for residential use; pending a decision from the Ontario Land Tribunal (OLT). However, the zoning amendment would now be deemed to be in conformity with the Community Official Plan.

As part of discussions with Lanark County, it was agreed that staff would inform Council of such and propose the removal of Area 4 (“Mill Run Extension”) as we have only demonstrated a need for an additional 64 ha of land (which is Areas 1 revised, 2, and 3A).

FINANCIAL IMPLICATIONS:

None identified.

SUMMARY AND RECOMMENDATION

It is recommended that Council withdraw Area 4 (“Mill Run Extension”) from this current settlement area review but that these lands be included for review as part of a subsequent Master Servicing Plan Update.

All of which is respectfully submitted,



Marc Rivet, MCIP RPP
Planning Consultant



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

Appendix A – Notice of Decision OPA 26

APPENDIX A
NOTICE OF DECISION OPA 26



**THE PLANNING ACT
NOTICE OF DECISION
OF AN OFFICIAL PLAN AMENDMENT
BY THE CORPORATION OF THE COUNTY OF LANARK**

TAKE NOTICE that the County of Lanark approved Official Plan Amendment **0931-OP-20006** to the Municipality of Mississippi Mills Official Plan on **May 12, 2021** under Section 17 of the *Planning Act*.

WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the County of Lanark not later than 4:30 p.m. on **June 8, 2021**.

The appeal should be sent to the attention of the County Clerk, at the address shown below and it must:

- 1) Set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies; and
- 2) Must be accompanied by the fee required by the Local Planning Appeal Tribunal (LPAT) payable by certified cheque to the Minister of Finance, Province of Ontario.

WHO CAN FILE AN APPEAL

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

WHEN THE DECISION IS FINAL

The decision of the County of Lanark is final if a notice of appeal is not received on or before the last date for appeal noted above.

ADDITIONAL INFORMATION

DATED IN THE TOWNSHIP OF BATHURST, THIS 18th DAY OF May, 2021.

Leslie Drynan, County Clerk / Deputy CAO
99 Christie Lake Road
Perth ON K7H 3C6 1-613-267-4200

DECISION

With respect of an Official Plan Amendment Subsection 17(34) of the *Planning Act*

The Corporation of the County of Lanark hereby approves the Municipality of Mississippi Mills Community Official Plan Amendment No. 26 adopted by By-law No. 20-113.

Purpose and Effect:

The proposed Official Plan Amendment No. 26 applies to lands described as Part Lot 16, Concession 10, Former Township of Ramsay, Part 1, Plan 27R-8990, Parts 1-4, 9-12, Plan RP 27R-8445, known municipally as 430 Ottawa Street, Ramsay Ward, Municipality of Mississippi Mills, County of Lanark. The amendment is site specific.

The purpose and effect of the Official Plan Amendment is to establish the principle of development to accommodate both a mix of commercial and medium to high density residential uses on the subject property. This is a text change only, adding a new site-specific policy under Section 3.4.3.5 of the OP, and does not change the land use schedules. The effect of the site-specific amendment is to permit medium to high density residential uses with a maximum density of 50 units per hectare. This will allow a total of 125 units in a 4-storey apartment building and apartment dwelling (s) in the upper storeys of a non-residential building.

KEY MAP: SUBJECT LANDS

Pt. Lot 16, Conc. 10, Ramsay Ward, Municipality of Mississippi Mills.



DATED IN THE TOWNSHIP OF BATHURST, THIS 18th DAY OF May, 2021.

We have the authority to
bind the Corporation.

Christa Lowry

) Christa Lowry, Warden
) *Leslie Drynan*

) Leslie Drynan, County Clerk / Deputy CAO