

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BACKGROUND REPORT

DATE: January 18, 2022

TO: Council

FROM: Melanie Knight, Senior Planner

**SUBJECT: BACKGROUND REPORT – SUBDIVISION APPLICATION No.09-T-21005
East 1/2 Lot 14 Concession 10 Ramsay Except Part 14 PLAN 26R1650,
Parts 1, 4, 5, 6 Plan 27R-10427 AND Part 1 Plan 27R-11168
Subject to an Easement in Gross over Part 11 ON 27R-7754 as in
LC36977 Subject to an Easement over Parts 2, 3 ON 27R-10427 in
favour of Part 1 on 27R-10427 as in LC143783 Municipality of
Mississippi Mills
Almonte Ward, Municipality of Mississippi Mills**

KNOWN AS: Mill Valley (Active Adult Community)

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

PURPOSE OF THE PUBLIC MEETING

The public meeting is intended to provide the opportunity for members of the public to ask questions and review the application prior to a recommendation on a decision for Draft Approval.

It is noted that, as per the Planning Act, subdivision applications will require Council to approve the subdivision application in two phases: Draft Approval and Final Acceptance.

The applicant will require the Approval Authority, with input from agency partners (including the local municipality), to grant a draft approval and then award final acceptance once conditions of draft approval have been met.

DESCRIPTION OF SUBJECT LANDS

As shown in Figure 1, the subject lands are currently vacant and constitute a portion of a larger land holding owned by the proponent. The subdivision application will separate the 3.66 ha from the larger land holding.

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

Figure 1 – Context Map



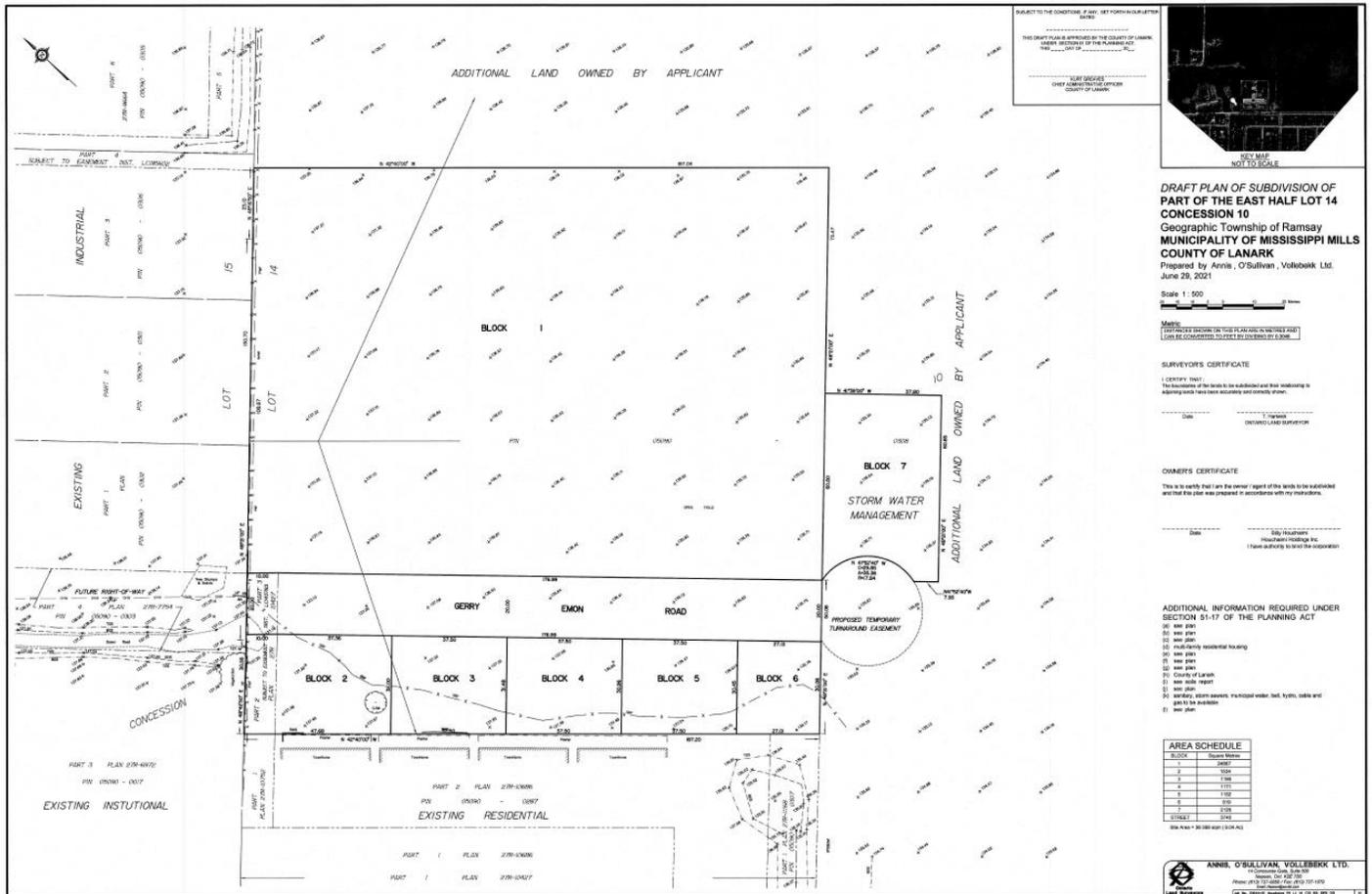
PROPOSED DEVELOPMENT

The proposed draft plan as shown in Figure 2 below includes one new street, as an extension of an existing public right-of-way, six (6) new blocks for residential development, and 1 block for stormwater management.

Block 1 is proposed to contain one, four-storey seniors apartment building which will include 48 dwelling units and seven (7) townhouse units (27 dwelling units); Blocks 2, 3, and 5 include four, 4-unit townhouse dwellings for a total of 16 dwelling units; Block 6 contains one 2-unit townhouse (2 dwelling units). Block 7 is a stormwater management block.

The application has been received and screened for completeness by the County of Lanark (the Approval Authority) and has been circulated to the municipality to host a local public meeting. The application has undergone one technical circulation and has recently been re-circulated for a second technical circulation.

Figure 2 – Proposed Draft Plan of Subdivision



CONCURRENT APPLICATION

There is also a Major Site Plan Control application (D11-21-HOU) for the above noted development to address the detailed design of the individual blocks on the proposed Draft Plan of Subdivision.

Figure 3 is the proposed Site Plan detailing the development for each individual block. As this is a Major Site Plan Control application, it will require Committee of the Whole review and Mississippi Mills Council approval at a later date. The Site Plan Control application is being reviewed concurrently with the proposed Draft Plan of Subdivision.

SERVICING & INFRASTRUCTURE

The development is to be serviced by municipal water and sanitary services. The applicant has submitted a Servicing and Stormwater Management Report for the proposed development which has been reviewed by the A/Director of Public Works. Revisions to the report has been resubmitted and are currently under review.

A Traffic Impact Study for the proposed development has also been submitted and a revision to the study has been resubmitted for review.

The proposed development includes the construction of a public street, Gerry Emon Road, to connect to the existing public right-of-way/Industrial Drive.

Gerry Emon Road also includes the construction of a temporary cul-du-sac for proper turnaround and for future connection to the adjacent vacant lands. At this time, there are no active Planning Act applications for the adjacent, vacant lands to the south and west.

LAND USE POLICIES

The subject lands were part of an Official Plan Amendment (0931-OP-21001, OPA 27) and associated Zoning By-law Amendment (Z-18-20) which were approved in spring of 2021 to facilitate the proposed development.

The Official Plan Amendment re-designated the lands from Industrial to Residential – Community Facility.

The purpose of the Residential – Community Facility designation is, in addition to residential uses, to provide a wide range of community facilities within the municipality, providing for a variety of uses associated with health, welfare and educational purposes as well as places of assembly and public recreational facilities. The policies for Community Facilities are within Section 4.7 of Mississippi Mills Official Plan:

4.7.1 Community Facility Policies

1. The Municipality 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.

The Zoning By-law Amendment rezoned the lands from Development (D) to Community Facility, Subzone 6 with a holding provision (I-6h) to permit an aging-in-place development consisting of an apartment dwelling, townhouse and semi-detached dwellings units and addressing site-specific zone exceptions.

The holding provision is in place until such time that the property has frontage on an open municipal road. This requirement will be achieved through the Plan of Subdivision application as it includes the creation of Gerry Emon Road.

COMMENTS RECEIVED:

County staff have circulated the application in accordance with the provisions of the Planning Act. The Planning Act prescribes that notice be placed on site and mailed to all property owners within 120m of the subject lands.

As previously mentioned, the application has been revised and resubmitted and recirculated to technical agencies for review and comment.

The County continues to collect public comments as part of the application process. In addition, comments received as part of the statutory public meeting will also be considered as part of the application review process.

A full synopsis of public comments and technical agency comments will be included in a future staff report analyzing the merits of the application and include a recommendation on the proposed Draft Plan of Subdivision application.

SUPPORTING DOCUMENTATION

In support of the Draft Plan of Subdivision application, the following supporting documents have been received:

1. Draft Plan of Subdivision
2. Planning Rationale
3. Traffic Impact Study
4. Servicing and Stormwater Management Report
5. General Plan of Services and Lot Grading and Drainage Plan

All documents are available for public review and can be viewed by contacting the Municipal Office during regular business hours, or in some cases can be provided electronically.

All of which is respectfully submitted,

A handwritten signature in black ink, appearing to be 'MK', with a long horizontal line extending to the right.

Melanie Knight MCIP, RPP
Senior Planner

Ken Kelly
Chief Administrative Officer