



NOTICE OF STATUTORY PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND NON-STATUTORY MEETING FOR DRAFT PLAN OF SUBDIVISION APPLICATION

Pursuant to Sections 32 and 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

TAKE NOTICE that a **Public Meeting** will be held **in hybrid format via Zoom** on **Tuesday, February 6, 2024, at 6:00 p.m.** to consider a proposed Zoning By-law Amendment and Official Plan Amendment under Sections 32 and 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that the Public Meeting for these applications is being held in hybrid format; in person in Council Chambers at 3131 Old Perth Road, and virtually via the Zoom Platform.

Please be advised that the **Municipality of Mississippi Mills** has received the following Zoning By-law Amendment and Official Plan Amendment request (details below). An attached map identifies the location of the property.

File Numbers:	Z-01-23; OPA 31; 09-T-23002
Owner:	Houchaimi Holdings Inc
Applicant:	Patricia Warren, Fotenn Planning + Design
Legal Address:	Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680
Municipal Address:	1218 Old Almonte Road
Ward:	Almonte
Location and Description of Property:	The subject property is located along the northeast side of Old Almonte Road/Paterson Street, and along the south side of Appleton Side Road. The property is approximately 33.5 hectares in size and has approximately 614.3 metres of frontage along Appleton Side Road and 427.5 metres of frontage along Old Almonte Road. The property is currently vacant and was previously used for agricultural purposes. Surrounding land uses include the Mississippi Mills Business Park to the north; a retirement home, a school, and low-rise residential developments

	to the west; and rural land uses, including non-farm residential uses to the south and to the east.
Purpose And Intent of The Official Plan Amendment and Zoning By-Law Amendment and details of the Plan of Subdivision:	<p>The subject applications have been submitted concurrently with a Plan of Subdivision application (File Number: 09-T-23002, Mill Valley Estates) to permit the development of the proposed subdivision.</p> <p>Official Plan Amendment:</p> <p>The subject lands are currently split-designated as “Residential”, “Residential - Community Facility” and “Industrial - Employment Area” in the Community Official Plan (COP). The Official Plan Amendment proposes to amend the designations to align with the uses proposed in the Plan of Subdivision. Specifically, the amendment seeks to redesignate a portion of the area currently designated as “Residential - Community Facility” to “Residential” and to re-designate the area currently designated as “Industrial - Employment Area” to “Business Park - Employment Area”.</p> <p>The Official Plan Amendment application is also proposing an amendment to the current average density from 25 units per net hectare to 34.9 units per net hectare and to amend the housing mix ratio from 60% low density residential and 40% medium density residential to 55% low density residential and 45% medium density residential. The amendment also proposes to add back-to-back townhouses as a new medium density residential use.</p> <p>Zoning By-law Amendment:</p> <p>The subject property is currently zoned “Development” (D). The Zoning By-law Amendment application seeks to rezone the property to a variety of site specific Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3), Residential Fourth Density (R4), Business Park (E1), and Parkland and Open Space (OS) zones and subzones in accordance with the proposed subdivision.</p> <p>Draft Plan of Subdivision:</p> <p>The subdivision proposes a range of residential uses including 253 single detached units; 210 townhouse units and 72 back-to-back townhouse units for a total of 535 residential units. The subdivision is also proposing two new parks, a large stormwater management pond and a number of new local streets.</p>
Application Details:	<p>To review all of the plans and studies submitted with the application, please visit the Municipality’s website under Active Planning Notices here: https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx</p>
Associated	<p>Lanark County Plan of Subdivision Application 09-T-22003:</p>

Applications:	https://www.mississippimills.ca/en/build-and-invest/active-planning-notices-and-applications.aspx
Public Meeting Details:	<p><u>Tuesday, February 6, 2024, at 6:00 p.m.</u> <u>Hybrid Meeting (Please contact the assigned planner noted below to participate)</u></p> <p>IF YOU WISH TO SPEAK AT THE PUBLIC MEETING before Council, please send an email to the assigned planner noted below with the subject line “Z-01-23 and OPA 31 Registered Speaker Request”. The maximum allotted time per delegation will be 5 minutes.</p> <p>IF YOU WISH TO VIEW THE VIRTUAL PUBLIC HEARING ONLY, please follow this link to the Municipality’s web page: events.mississippimills.ca/council. When the meeting is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link.</p> <p>IF YOU WISH TO VIEW THE MEETING IN-PERSON, you may attend the hybrid Council Meeting during the above noted time held in the Municipality of Mississippi Mills Municipal Office, 3131 Old Perth Road, Almonte, ON K0A 1A0. Please note that there will be no opportunity to speak as an in-person attendee. If you wish to speak at the Public Meeting, please contact the assigned planner noted below to participate virtually via the Zoom Platform.</p>

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed zoning by-law and official plan amendments, **you must make a written request to the Municipality of Mississippi Mills, 14 Bridge Street, Almonte, ON K0A 1A0 or by emailing a written request to the assigned planner noted below.**

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Ontario Land Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

IF YOU ARE THE OWNER OF A BUILDING WITH SEVEN (7) OR MORE RESIDENTS, it is requested that you post this notice in a location visible to all of the residents.

ADDITIONAL INFORMATION about this application is available at the Municipality's web page: mississippimills.ca/modules/news/en. For more information about this matter, including information about appeal rights, contact the assigned planner:

Melanie Knight, Senior Planner

Municipality of Mississippi Mills

14 Bridge Street, P.O. Box 400

Almonte, ON K0A 1A0

613-256-2064 ext. 501

mknight@mississippimills.ca

Dated January 16, 2024

LOCATION MAP

Ramsay Concession 10, Part of East Half of Lot 14;
Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 1218 Old Almonte Road



 Subject Property