

**DRAFT OFFICIAL PLAN AMENDMENT 35
FOR REVIEW AND COMMENT**

DRAFT

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. XX-XXX

BEING a By Law to Adopt Amendment No. 35 to the Mississippi Mills Community Official Plan.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills held a public meeting on **DATE** respecting a proposal to add enabling policies into the Official Plan to allow for the potential consideration of a Community Planning Permit System in the future;

AND WHEREAS Committee of the Whole held a meeting on **DATE** to consider Official Plan Amendment No. 35;

AND WHEREAS Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 35 at its **DATE** 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. **XXX-XX** on **DATE** 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 add enabling policies into the Official Plan to allow for the potential consideration of a Community Planning Permit System in the future;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 22 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Amendment No. 35 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. 35 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this **XX** day of **MONTH**, 2025.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

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**OFFICIAL PLAN AMENDMENT No. 35
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS**

**“Adding Enabling Policies to Allow for Future Potential Consideration of a
Community Planning Permit System”**

Municipality of Mississippi Mills

Draft Date: September 12, 2025

AMENDMENT NO. 35
TO THE COMMUNITY OFFICIAL PLAN
MUNICIPALITY OF MISSISSIPPI MILLS

The attached explanatory text constituting Amendment No. 35 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. XX-XXX passed on the day of MONTH 2025.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

OFFICIAL PLAN AMENDMENT No. 35
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS

PART A - 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 B - THE AMENDMENT, consisting of the following text constitutes Amendment No. 35 to the Municipality of Mississippi Mills' Community Official Plan (COP).

PART A – THE PREAMBLE

Background:

The proposed Official Plan Amendment is part of the initiatives that leverage the Housing Accelerator Fund (HAF), which is a federal program managed by the Canada Mortgage and Housing Corporation (CMHC). The Municipality will be receiving \$3.3 million dollars in funding over the next three (3) years, which will support the building of more housing within the Municipality.

The HAF grant will cover the cost of implementing seven (7) planning initiatives, one (1) of which includes investigating the feasibility of a Community Planning Permit System (CPPS).

Purpose:

The Municipality has initiated this Official Plan Amendment to establish enabling planning policies in the Community Official Plan (COP) for the potential creation of a Community Planning Permit System in the future. This permit system provides municipalities with an alternative method for reviewing and approving development, effectively replacing the zoning, minor variance, and site plan approval processes.

As per Section 70.2(2)(f) of the *Planning Act*, municipalities are required to have policies within their Official Plan before a Community Planning Permit System may be implemented.

Location:

The subject Official Plan Amendment is a Municipality-wide Amendment. All lands within the Municipality are subject to this amendment – both in settlement areas and outside of settlement areas.

PART B – THE AMENDMENT – DRAFT WORDING

The Community Planning Permit System (CPPS), also commonly known as a Development Permit System, is an additional implementation tool that may be used by the Municipality to ensure the goals, objectives, and policies of this Plan are realized. As an integrated and flexible approach to development approvals, the Community Planning Permit System consolidates zoning, site plan control, and minor variance processes into a single, streamlined system.

1. Before passing a By-law to establish a Community Planning Permit Area, an Official Plan Amendment shall be required to:
 - a. Identify the area to which the Community Planning Permit System applies;
 - b. Determine scope of the authority that may be delegated, along with any limitations on such delegation, should the Municipality intend to delegate any authority under the Community Planning Permit By-law;
 - c. Identify specific goals, objectives, and policies of the Community Planning Permit Area;
 - d. Outline conditions and criteria that may be included in the Community Planning Permit By-law;
 - e. Specify height and density provisions;
 - f. Specify complete application requirements; and,
 - g. Identify the classes of development or redevelopment that may be exempt.
2. The Municipality may, in a By-law passed under the Planning Act, establish a Community Planning Permit System for one or more Community Planning Permit Areas within the Municipality.