



NOTICE OF APPLICATION AND CONSULTATION

(Clause 51 (19.4) & 51(23) of the *Planning Act*)

TO:	PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.:	09-T-23002, Mill Valley Estates
Subject Land:	Part of East Half Lot 14, Concession 10, geographic Township of Ramsay, now Municipality of Mississippi Mills, County of Lanark
Municipality:	Municipality of Mississippi Mills
Agent:	Fotenn Planning + Design
Owner(s):	Houchaimi Holdings Inc

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06, as amended. The total area of the subject property is 33.59 hectares, with approximately 614.3 m of frontage on Appleton Side Road and 427.5 metres of frontage on Old Almonte Road. The subject property is known municipally as 1218 Old Almonte Road. The subject property is currently vacant.

TAKE NOTICE: The application was deemed to be complete by Lanark County on February 2, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*; and the information and material provided is available to the public as identified below.

DESCRIPTION: The subject property has recently been included in the Settlement Area designation, through Official Plan Amendment No. 11 to the Lanark County Sustainable Communities Official Plan. The subject property was recently included as part of the Settlement Area boundary of the Town of Almonte, through Official Plan Amendment No. 22. The subject property is split-designated “Residential”, “Residential – Community Facility” and “Industrial”. An Official Plan Amendment application has been concurrently submitted to the Municipality of Mississippi Mills. The subject property is currently zoned Development (D), in the Municipality of Mississippi Mills Comprehensive Zoning By-law 11-83.

The developer, Houchaimi Holdings Inc., proposes to develop the subject lands with a total of 471 residential units and one block for a Business Park as follows:

- One-hundred seventy-nine (179) lots for single detached dwelling units;
- Forty-one (41) blocks for a total of 78 semi-detached dwelling units;
- Twenty-seven (27) blocks for a total of 166 townhouse dwelling units;
- One (1) block containing four (4) low-rise apartment buildings, for a total of 48 units;
- Three (3) blocks are proposed for internal pathways;
- One block for a park;
- One block for a Business Park;
- One block for stormwater management,
- One block for a pump station,
- Two (2) blocks for future roads,
- One block for a road widening along County Road No. 12 (Appleton Side Road);
- Ten (10) internal streets are proposed.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. A copy of the application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail,

facsimile transmission or e-mail, on or before **March 7, 2023**.

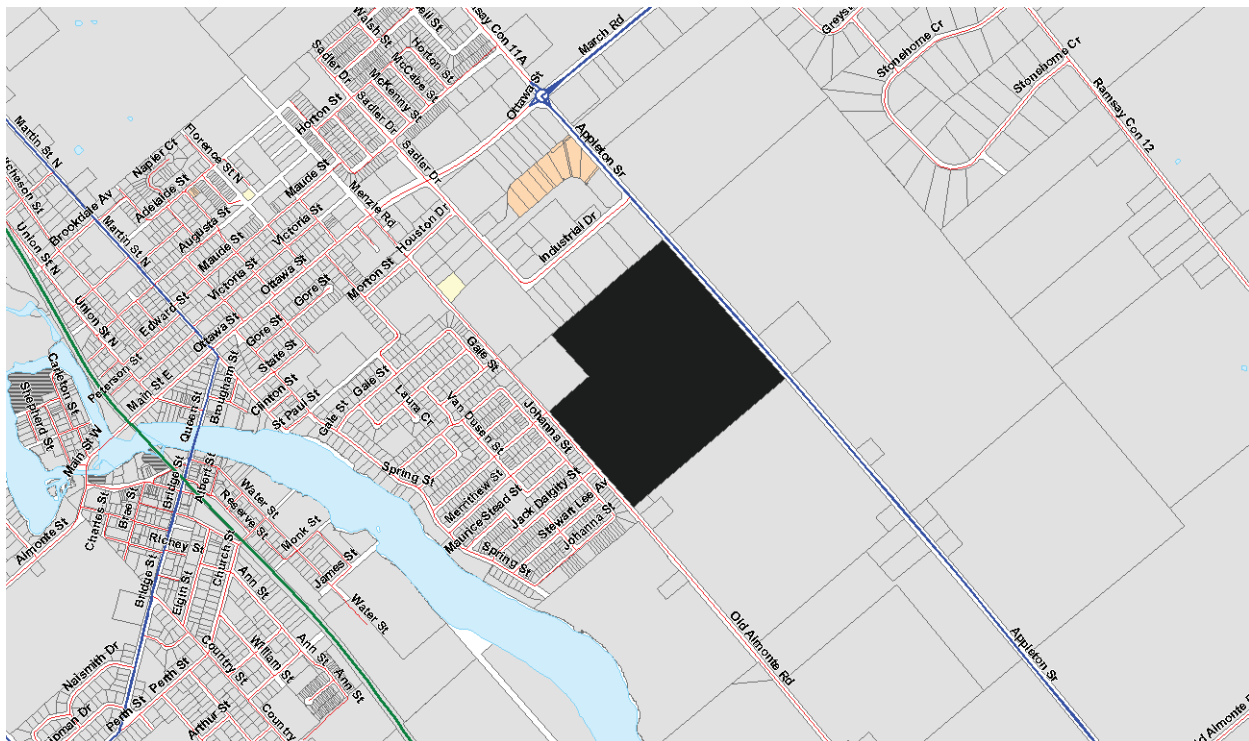
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the County of Lanark c/o the County Planner, 99 Christie Lake Road, Perth ON K7H 3C6 indicating the County application file number **09-T-23002**.

For more information about this matter, contact the County Planner at 99 Christie Lake Road, Perth, On K7H 3C9, via phone 613-267-4200 ext. 1520 or by e-mail at jstewart@lanarkcounty.ca. Information will be available on the Lanark County web site at www.lanarkcounty.on.ca.

Dated in Tay Valley Township, this 6th day of February, 2023.



Julie Stewart, MCIP, RPP
County Planner
County of Lanark



NOTICE OF COMPLETE OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS

Pursuant to Sections 22 and 34 of the *Planning Act* R.S.O. 1990, Ch. P.13.

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

File Number:	Z-01-23 (Zoning By-law Amendment) OPA 31 (Official Plan Amendment)
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:	<p>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.</p> <p>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.</p>
Purpose And Intent of The Official Plan Amendment and Zoning By-Law Amendment:	<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: The subject lands are currently split-designated as “Residential”, “Residential - Community Facility” and “Industrial - Employment Area” in</p>

	<p>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 hectare to 31 units per 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.</p> <p>Zoning By-law Amendment: The subject property is currently zoned “Development” (D). The subject 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), Business Park (E1), and Parkland and Open Space (OS) zones and subzones in accordance with the proposed subdivision.</p>
<p>Associated Applications:</p>	<p>09-T-23002, Mill Valley Estates</p>
<p>Public Meeting Details:</p>	<p><u>Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact the assigned planner noted below for more information.</u></p>

TAKE NOTICE that the Municipality continues to take steps to limit the transmission of COVID-19 and to protect the health and safety of the public, Council and employees. Therefore, in accordance with Procedural By-law 20-127, the Public Meeting for the subject applications will be held hybrid via the Zoom Platform and in person at 3131 Old Perth Road.

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed zoning by-law amendment, **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 February 17, 2023

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