



# Mississippi Mills 2048

Our Community, Our Future



## Municipality-Initiated Official Plan Amendment and Zoning By-law Amendment

The Municipality of Mississippi Mills is proposing to amend the Community Official Plan (COP) and Comprehensive Zoning By-law in order to implement changes associated with:

- 1 Changes to Provincial Planning Legislation (Bill 23, the More Homes Built Faster Act)**
- 2 The upcoming recommendations of a Private Road Study being undertaken by the consulting firm Parsons Inc.**

### What is the Official Plan?

The Community Official Plan (COP) provides a vision for the future growth of Mississippi Mills and guides the physical development and use of land over the long-term. The COP needs to conform to County plans and Provincial planning directives.

The COP is a high-level policy document; it can determine when, where, and how the Municipality grows; where amenities and industries are located; and how vital infrastructure is laid out. The objectives of the COP are implemented through the Zoning By-law and other planning applications are expected to satisfy the policies of the COP.

### What is the Zoning By-law?

The Zoning By-law implements the policies of the COP. Zoning By-laws and Zoning By-law Amendments must conform to the policies of the COP.

Zoning determines what is and is not allowed to be built on every property within the Municipality's boundaries. Zoning can regulate the specific uses permitted on a property and it can also include a specific set of regulations (called provisions or performance standards) that shape development by setting limits on the location of the building on the property, the height of the building, and the number of parking spaces required.

### Project Timeline

- 1 Kick-off Open House**
- 2 Public Consultations**
- 3 Background Report Released**
- 4 Second Open House**
- 5 Consultations and Issues Resolution**
- 6 Public Meeting at Council**
- 7 Recommendation Report Released**
- 8 Committee of the Whole Decision**
- 9 Municipal Council Decision**
- 10 Post-Approval Processes (If Approved)**
- 11 Decision Comes into Full Force and Effect (If Approved)**



### For More Information

To provide comments and to stay updated, please visit:

[mississippimills.ca/MM2048](https://mississippimills.ca/MM2048)





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## 1 Changes to Provincial Planning Legislation

Bill 23, the More Homes Built Faster Act, changed 9 Provincial Acts including the Planning Act, Conservation Authorities Act and Development Charges Act; these changes require municipalities to update their own official plan policies and by-laws in these ways:



### Residential Development

#### Push for More Growth via Intensification:

- 2 additional residential units are now permitted “as of right” per residential lot in serviced areas (3 units total / lot)

#### Changes to Site Plan Control (SPC):

- No SPC for residential projects with up to 10 units
- Reduced scope of review for all projects

#### Attainable Housing:

- New definition introduced for attainable non-rental housing

### Development Charges Act

#### Calculating, Collecting and Spending:

- New rules for how development charges (DCs) are calculated
- New rules for how and when municipalities spend DCs
- New exemptions for attainable and affordable housing
- New exemptions for additional residential units

#### Administrative Changes:

- New rules about when DC by-laws expire

### Heritage Planning

#### Reduced Powers to Designate Properties:

- Reduced municipal powers to designate properties as part of a planning application process

#### Heritage Register Changes:

- Heritage Registers must now be reviewed
- Properties that are not designated within 2 years must be removed

#### Heritage Conservation District (HCD) Changes:

- New processes to change or repeal HCDs

### Environmental Considerations

#### Reduced scope of review for Conservation Authorities (CAs):

- CAs can now only provide comments on natural hazards and flooding in the planning application process

#### Changes to Regulations Specific to Each Conservation Authority:

- All CAs in Ontario will now operate under one set of rules

#### Changes to Permitting

- Some works in the CA’s regulation limits no longer need permits

### Parkland Dedication

#### Changes to Cash-in-Lieu of Parkland Calculations:

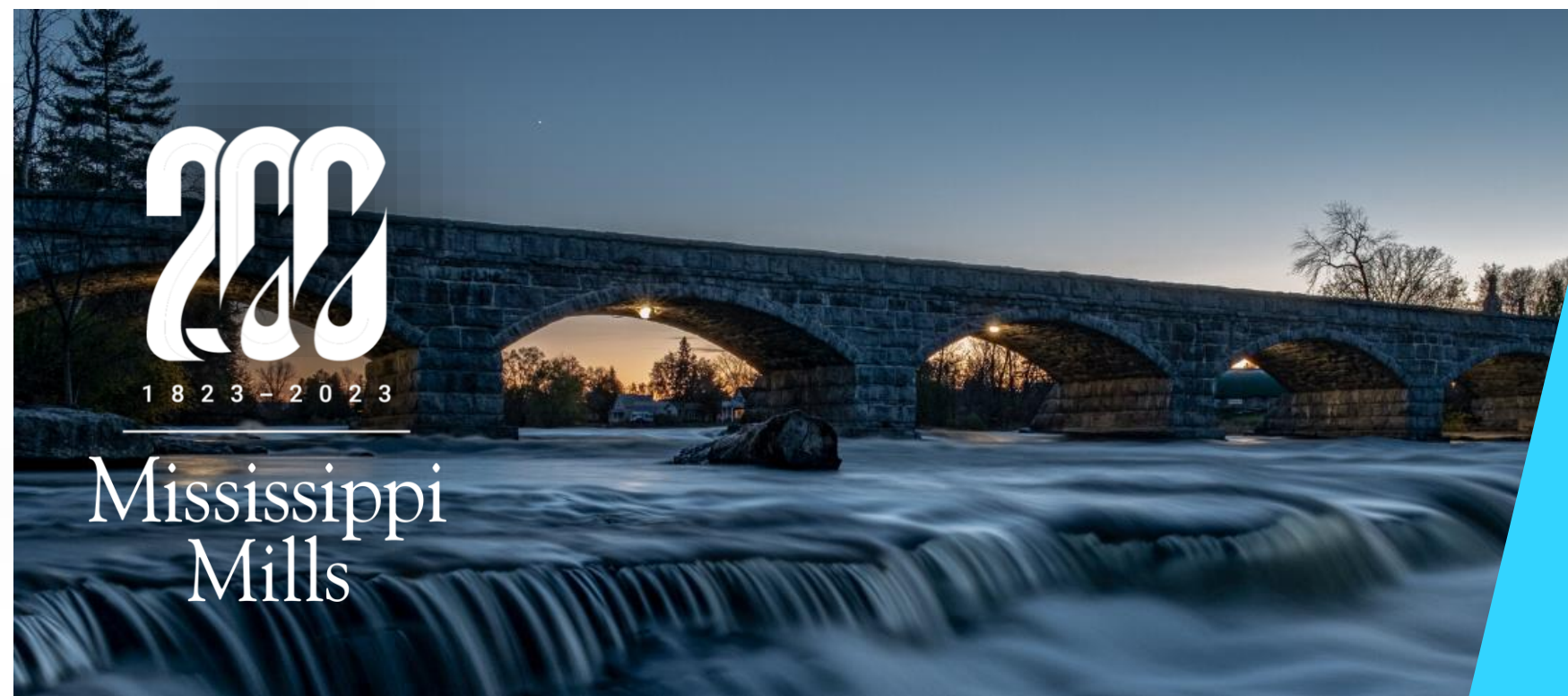
- Some rates must be calculated earlier

#### Changes to which Lands can be Parkland:

- Parkland can now be identified by applicants
- Some previously ineligible lands can now be counted as parkland

#### Changes to how Parks are Planned and Paid For:

- More reserve funds must be spent per year
- A Parks Plan is required to pass a new parkland dedication by-law



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## 2 The upcoming recommendations of a Private Road Study being undertaken by the consulting firm Parsons Inc.

- In 2021, Council directed staff to review the Zoning By-law regarding development on properties that do not have frontage on public, open roads.
- Council also passed an Interim Control By-law prohibiting new development on lots with no frontage while this review takes place.
- The Municipality retained the services of Parsons Inc. to conduct this review; Parsons will examine both existing private roads and an assessment of the policy framework for establishing new private roads including the Cluster Lot Subdivision policies in the Community Official Plan (COP).
- The recommendations of the review will be incorporated into the COP and Zoning By-law.

### What is an Interim Control By-law?

Section 38 of the Planning Act allows municipalities to pass an Interim Control By-law (ICB) which puts a temporary freeze on some land uses while a municipality is studying or reviewing its policies.

### What Does the Interim Control By-law that is Currently In Effect Do?

The Interim Control By-law that is currently in effect prohibits the establishment of new residential buildings on lots without frontage on an open road outside of village boundaries. The ICB also prohibits new planning applications for these properties.

### What are Cluster Lot Subdivisions?

A cluster lot subdivision is a grouping of 3 to 5 lots that is severed from a rural lot that is larger than 50 acres in size for clustered rural non-farm residential development. The Municipality is exploring the viability of cluster lot subdivisions by allowing 40 lot in these types of subdivisions. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development.



### About Parsons Inc.

Parsons Inc. is a large engineering and planning consulting firm. The Ottawa Office of Parsons Inc. has conducted many similar studies for other municipalities.