
DECISION

With respect to the Mississippi Mills Official Plan
Amendment No. 32
Section 17(34) of the Planning Act

WHEREAS Official Plan Amendment No. 32 was adopted by the Corporation of the Municipality of Mississippi Mills on September 24, 2024, by By-law No. 2024-058 and forwarded to the County of Lanark for a decision under section 17(34) of the *Planning Act*;

AND WHEREAS Official Plan Amendment No. 32 proposes policy amendments addressing growth, density, built form, housing options and development administration.

AND WHEREAS a review was completed, and the amendments were determined to be in conformity with Section 2 of the *Planning Act*, the Provincial Planning Statement (2024) and the Lanark County Sustainable Communities Official Plan, and further, represents good land use planning consistent with the wider public interest.

AND WHEREAS notwithstanding the conformity of the amendments, specific changes were identified collaboratively that would support clarity and interpretation and implementation.

NOW THEREFORE, pursuant to subsection 17(34) of the *Planning Act*, the County of Lanark makes the following decision:

The adoption of Official Plan Amendment No. 32 to the Mississippi Mills Official Plan is hereby approved subject to the following modification in full:

Deletions are shown with a strikethrough, e.g., ~~Official Plan~~; additions are shown in red text, e.g., **Official Plan**.

Section 3.6, RESIDENTIAL, paragraph five (5), is hereby amended with the following deletion and addition:

The following policies shall apply to all lands designated Residential lands within the urban settlement areas of Almonte ~~and Pakenham village detailed in Land Use Schedules B and C of this Plan~~ **and notwithstanding Section 3.4.2 all lands designated rural settlement areas and villages of Pakenham, Blakeney, Appleton, and Clayton.**

Section 3.6.5, Range of Housing Types, is hereby amended with the following deletions and addition:

1. The Municipality shall support a wide range of housing types, zoning standards and subdivision design standards.

2. The Municipality has established the following housing mix targets:
 - Low Density 60%
 - Medium Density 40%
3. Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare. Generally, density will be based on a net density approach. ~~However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas.~~
4. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare. Generally, density will be based on a net density approach. ~~However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 21 to 28 units per gross hectare for medium density areas.~~
 - Notwithstanding the requirements of sub-section 3.6.5.4 to the contrary, for the lands located within Part of Lot 14, Concession 10, being Block 70 on Plan 27M-88, Riverfront Estates Subdivision, Almonte Ward, Municipality of Mississippi Mills, County of Lanark, residential development shall include a three-storey; 42 unit apartment dwelling and a maximum net density of 91 units per net hectare (37 units per net acre)
5. All medium density residential development proposals shall address the following criteria:
 - Proximity to amenities such as grocery stores, parkland, health care facilities, schools and other community amenities;
 - Compatibility with existing land uses and the historical character of existing buildings;
 - Transitioning in built form and height with surrounding built form;
 - Availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
 - Buffering from abutting uses;
 - Landscaping and on-site amenity spaces;
 - Four (4) storey apartment buildings **and stacked townhomes** are permitted in Areas 1 to 4 as identified in Official Plan Land Use Schedule A of Official Plan Amendment 22, dated September 2021; and
 - The availability of full municipal services to accommodate the proposed density of development.
6. Medium density residential development shall be appropriately zoned and be subject to Site Plan Control in accordance with the Planning Act.

7. To encourage a variety and mix of housing types, at least one model home with a purpose-built ARU is required to be offered for sale in new subdivisions and this requirement will be implemented via the Subdivision Agreement.
8. To ensure the new subdivisions meet the minimum residential density goals of this Plan, if a proposed subdivision does not meet the minimum density requirements of this Plan, at least 25% of the new dwellings are required to provide roughed-in ARUs and this requirement will be implemented via the Subdivision Agreement.

Section 3.6.9, Additional Residential Policy, paragraph one (1), is hereby amended with the following deletion and addition:

In accordance with the Planning Act, **additional residential units are permitted.** ~~up to two additional residential units may be permitted on a lot which permits a single detached dwelling, semi-detached dwelling, duplex, vertically divided triplex, vertically divided fourplex or townhouse dwelling including one in a detached building or structure for a maximum total of three residential dwelling units per lot, subject to the servicing nature of the property (municipal or private).~~ The Zoning By-law provides provisions for additional residential units including the following:

Section 4.8.3.1(13), Public Sewer and Water Policies, is hereby amended with the following addition:

13. Council may pass an Allocation By-law, under the authority of the Municipal Act, which details the requirements of the allocation of infrastructure capacity for new developments including:

- a) A system for tracking water supply and sewage capacity available to support approved developments;
- b) Develop criteria used to determine the circumstances:
 - i. Allocation of water supply and sewage capacity is assigned to an approved development;
 - ii. Circumstances when allocation of water supply and sewage capacity is withdrawn; and
 - iii. Circumstances for when a development has the capacity withdrawn, may be reallocated water supply and sewage capacity.

c) Any additional requirements stipulated in the Municipal Act.

Section 5.3.6, Site Plan Control, is hereby amended with the following addition:

Under the authority of Section 41 of the Planning Act, the Municipality may, by by-law, designate certain areas or land uses as site plan control areas. The Municipality has the authority to require plans and studies which adequately address the proposed development. The following policies shall apply to the use of Site Plan Control.


1. For the purpose of this Plan, the entire Municipality shall be designated as a site plan control area. Site Plan Control applications will be circulated, in accordance with the Planning Act.
2. Generally, Site Plan Control will apply to residential development, in accordance with the Planning Act. Site Plan Control will also apply to non-residential development including commercial, industrial and institutional development; development within 120 metres of a watercourse or are within proximity of a significant environmental feature; areas within Source Water Protection and high aquifer vulnerability; private recreational or tourist commercial development; and non-residential development on existing lots of record which are less than the minimum size required in this Plan or the Zoning By-law, in accordance with the Planning Act.
3. The Municipality may require plans or drawings and conditions for the approval of the plans or drawings in accordance with the Planning Act.
4. The Municipality may require the signing of a Site Plan Agreement as a condition of the development of the lands and the submission of performance deposits, securities, and other documents such as insurance certificates, which shall be required prior to the issuance of a building permit. Upon the execution of Site Plan Agreement, the agreement may be registered on title of the lands and be binding on all future landowners.
5. The Municipality may require road widening in accordance with the Planning Act.

DATED IN PERTH, THIS 7TH DAY OF MAY, 2025.

We have the authority to
bind the Corporation

A blue ink signature of Toby Randell, consisting of a stylized 'T' followed by several loops.

Toby Randell, Warden

A black ink signature of Jasmin Ralph, featuring a large, stylized 'J' and 'R'.

Jasmin Ralph, County Clerk