



NOTICE OF COMPLETE ZONING BY-LAW AMENDMENT APPLICATION

Pursuant to Section 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:	D14-MEN-23
Owner:	Menzie Almonte 2 Inc. (c/o Regional Group)
Applicant:	Stefanie Kaminski, Regional Group
Legal Address:	Ramsay Concession 10, Part Lot 17; Part 1, Plan 27R-11897
Municipal Address:	N/A
Ward:	Ramsay
Location and Description of Property:	The subject property is located within the Almonte Village Boundaries at the end of Sadler Drive, north of the existing Mill Run subdivision phases. The subject property measures approximately 7.1 hectares in size and is currently vacant. Surrounding land uses include low-rise residential uses in the existing Mill Run subdivision phases to the south; and, rural and non-farm residential uses to the north, east and west. Spring Creek runs along the western boundary of the subject property.
Purpose And Intent of The Zoning By-Law Amendment:	<p>The subject property was brought into the Almonte Village Boundaries as part of Official Plan Amendment 22 (OPA 22) and is currently zoned Rural (RU).</p> <p>The proposed development is a 125-dwelling unit extension of the Mill Run subdivision that consists of 47 detached dwellings, 18 semi-detached dwellings and 60 townhouse dwelling units. A 7,520.7 m² expansion of the existing stormwater management block is included in the subject lands. Two open space blocks for the purpose of conservation are proposed; one 1,631.8 m² block is located along Spring Creek and the western boundary of the subject property and a second 3,332.8 m² block is located along the north of the property.</p> <p>Residential zoning of varying densities with special exception (RX-XX) is</p>

	proposed for the residential blocks and lots. The stormwater management and conservation blocks are proposed to be zoned Parkland and Open Space (OS).
Associated Applications:	Lanark County Plan of Subdivision Application: 09-T-23003, Mill Run Extension
Public Meeting Details:	<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>

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:

Jeffrey Ren, Planner
Municipality of Mississippi Mills
14 Bridge Street, P.O. Box 400
Almonte, ON K0A 1A0
613-256-2064 ext. 502
jren@mississippimills.ca

Dated March 27, 2023

LOCATION MAP

Ramsay Concession 10, Part Lot 17; Part 1, Plan 27R-11897
Ramsay Ward, Municipality of Mississippi Mills



 Subject Property



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-23003, Regional Group
Subject Land:	Part of Lot 17, Concession 10, geographic Town of Almonte, now Municipality of Mississippi Mills, County of Lanark
Municipality:	Municipality of Mississippi Mills
Agent:	Regional Group
Owner(s):	Menzie Almonte 2 Inc. (c/o Regional Group)

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 5.61 hectares. The site is at the north end of the Town of Almonte, north of Ottawa Street. The subject property is currently vacant and is proposed to be developed with residential uses.

TAKE NOTICE: The application was deemed to be complete by Lanark County on February 24, 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 is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Community Official Plan of the Municipality of Mississippi Mills. The proposed draft plan includes 64 blocks, an extension of Sadler Drive and three new internal streets. Blocks 1-16 and 26-56 are proposed to be developed with 47 detached dwellings, blocks 17-25 are proposed to be developed with 18 semi-detached dwellings, and blocks 57-59 are proposed to be developed with 60 townhouse units. Blocks 60-61 would be used for open space, Block 62 would be used for stormwater management, and Blocks 63-64 would be used for servicing.

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. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before **April 3, 2023**.

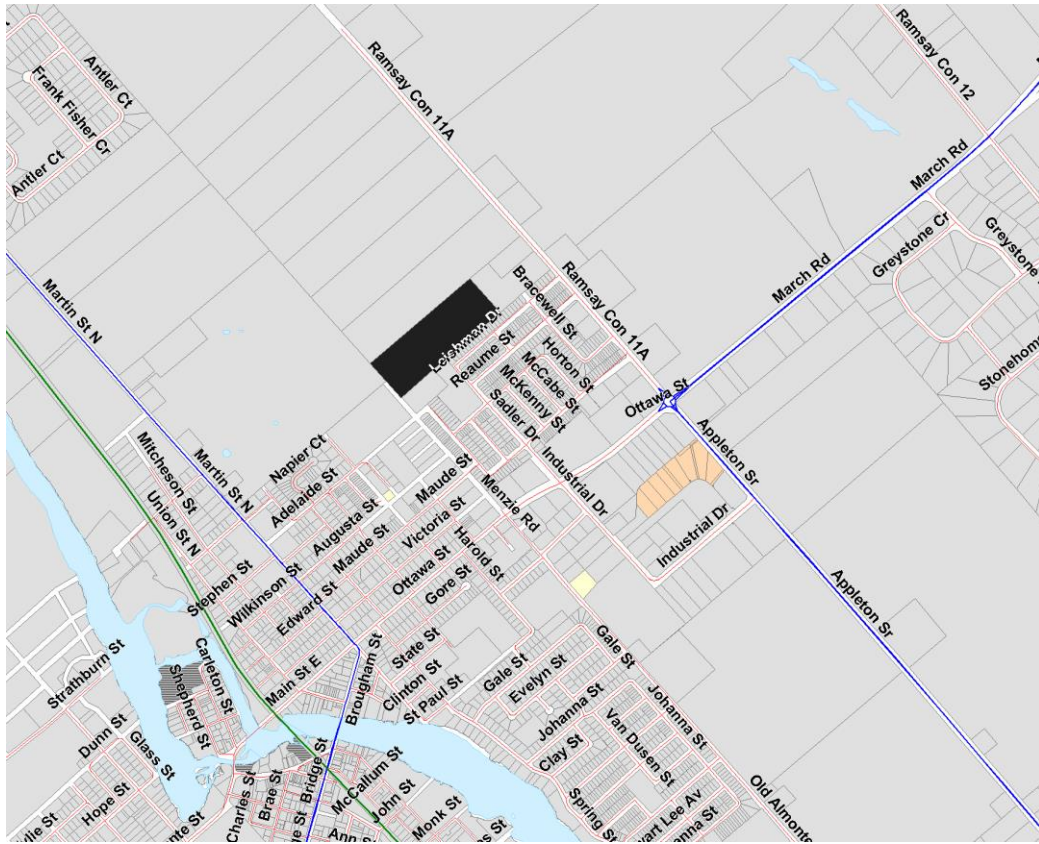
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public 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-23003**.

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 is also available on the Lanark County web site at www.lanarkcounty.on.ca.

Dated in Tay Valley Township, this 28th day of February, 2023.



Julie Stewart, MCIP, RPP
County Planner
County of Lanark