

Mississippi Mills 2048

Our Community, Our Future



Municipality-Initiated Official Plan Amendment OPA 32

The Municipality of Mississippi Mills is proposing to amend the Community Official Plan (COP) to implement changes associated with:

Bill 23, More Homes Built Faster Act

Update policies to implement changes associated with Provincial Planning Legislation (Bill 23)

- Site Plan Control policies in the Official Plan
- Update Public Notice Techniques & Tools
- Delegated Authority for Minor Zoning By-law Amendments and other minor planning applications
- Additional Residential Units (formerly known as Secondary Dwelling Units) – see Additional Residential Unit section

Environmental Policy

Introduction of policy for development within waterbody setback

- Policies to address the reduced scope of review for Conservation Authorities (CAs)
- CAs can now only provide comments on natural hazards and flooding in the planning application process
- Adopt CAs waterbody setback requirements for development and minimum water quality standards for discharge of water into watercourses

Missing Middle Housing

Introduce new housing forms

- Add a definition for missing middle housing
- Add uses such as back-to-back and stacked townhouses to provide a more forms of housing
- Increase building height from three-storeys to four-storeys within Almonte for residential buildings such as apartments.

Additional Residential Units

Promote Growth via Additional Residential Units (ARUs):

- Update policies for ARUs for consistency
- Add policies to address Bill 23 changes which now allow two ARUs are now permitted “as of right” per residential lot in a serviced area (three units total/lot)
- Update the policies for ARUs in unserviced areas (rural area and villages)
- Supportive policies for ARUs in new subdivisions

Density Requirements

Update density requirements:

- Change density requirement for new development from net density to gross density
 - Minimum density: 16 units/gross ha
 - Maximum density: 26 units/gross ha
- Move LDR/MDR ranges to the Infilling Section of the Official Plan
- Retain 60/40 split of low density uses/medium density uses for new development



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Bill 23, More Homes Built Faster Act

Update policies to align with Bill 23

- Update policies for how/when Site Plan Control can be applied.
- Update public notice tools and techniques to include online newsletters, municipal website notices instead of only relying on newspaper ads and mailouts.
- Add the option of delegated authority to staff for certain types of planning applications.
- Add a policy to address infrastructure cost sharing between developers

Bill 109 and Bill 23 are Bills passed by the Province that made significant changes to the Planning Act and other important Acts that affect the planning process, including:

- Removing the ability for municipalities to use Site Plan Control for residential development of 10 units or less.
- Introducing mandatory refunds for planning applications when decisions are not made within the legislated timeframes

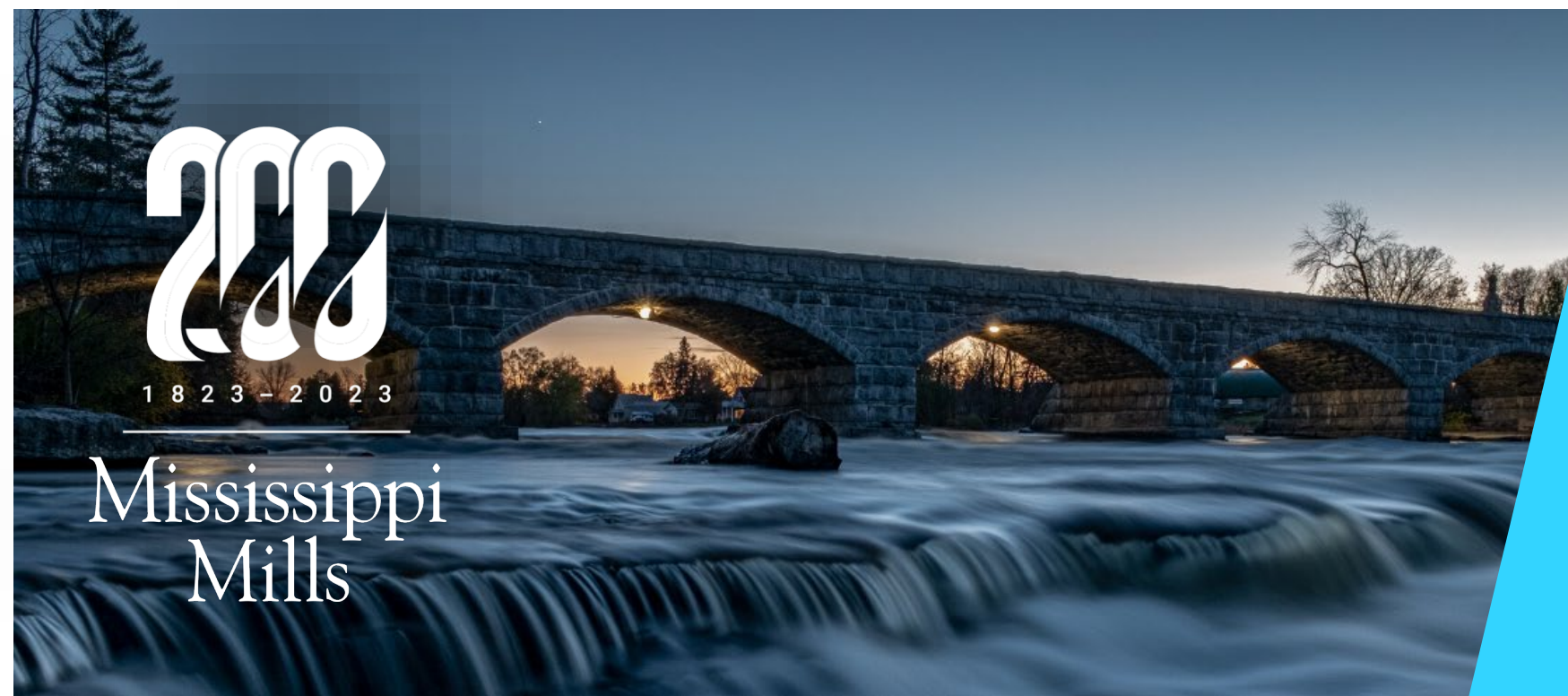
Environmental Policy

Update policies for watercourses

- Update policies to introduce evaluation criteria for waterbody setback requirements and requests to reduce waterbody setbacks to facilitate development.
- Update policies to require water quality standards for discharging into a watercourse.

Bill 23 made significant changes to the Conservation Authorities Act including:

- Reducing the scope of review for Conservation Authorities (CAs) with respect to water-body setbacks and water quality discharge into watercourses
- CAs can now only provide comments on natural hazards and flooding in the planning application process
- Reducing the CAs regulated setbacks from Provincially Significant Wetlands (PSW) from 120 m to 30 m.



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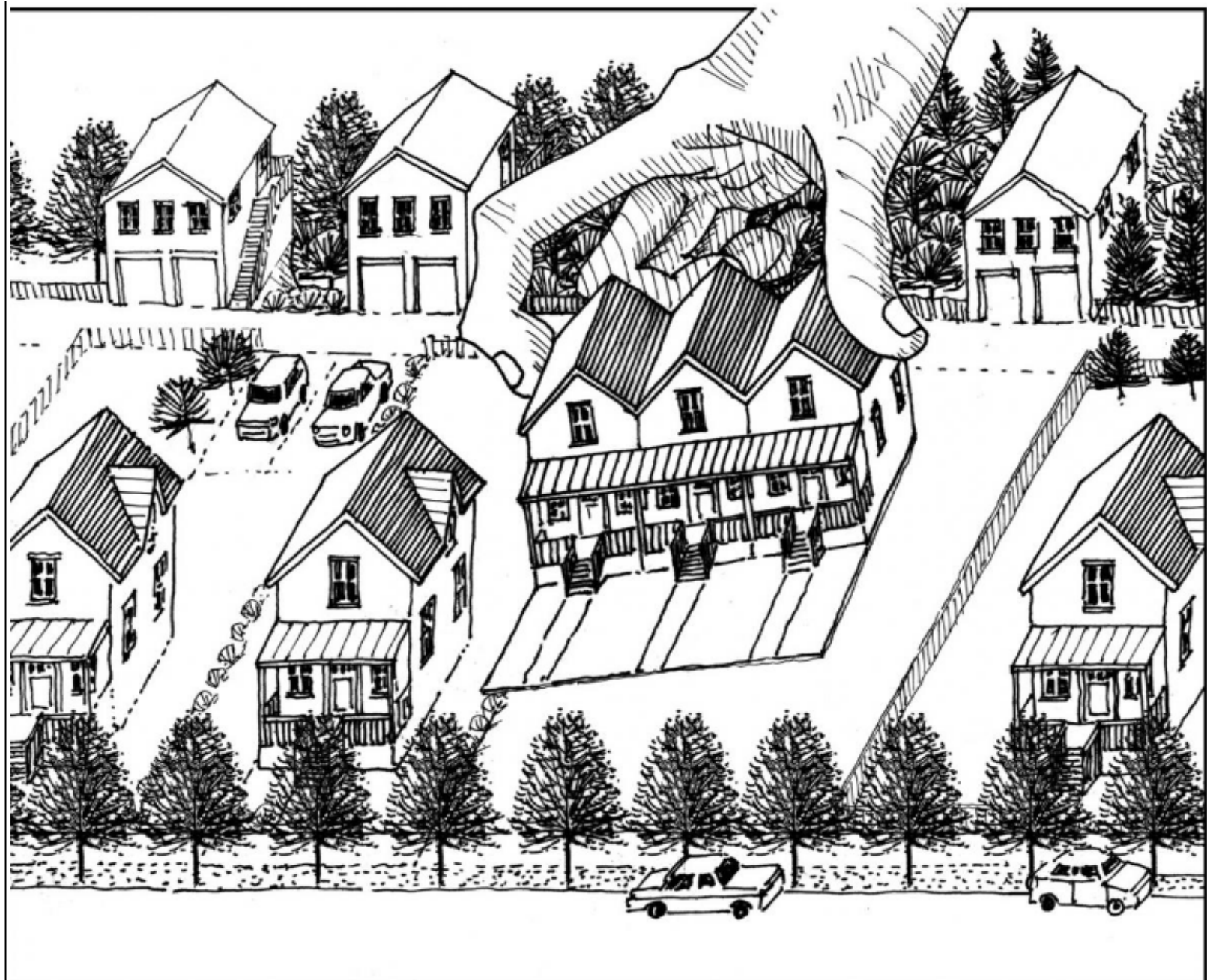
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Missing Middle Housing

Add new built forms to expand the Missing Middle Housing options in Mississippi Mills

- Add back-to-back townhouses and stacked townhouses to the Official Plan and Zoning By-law as permitted types of housing.
- Increase the maximum building height for apartment buildings (and other types of buildings) from three-storeys to four-storeys in certain areas of the Municipality.

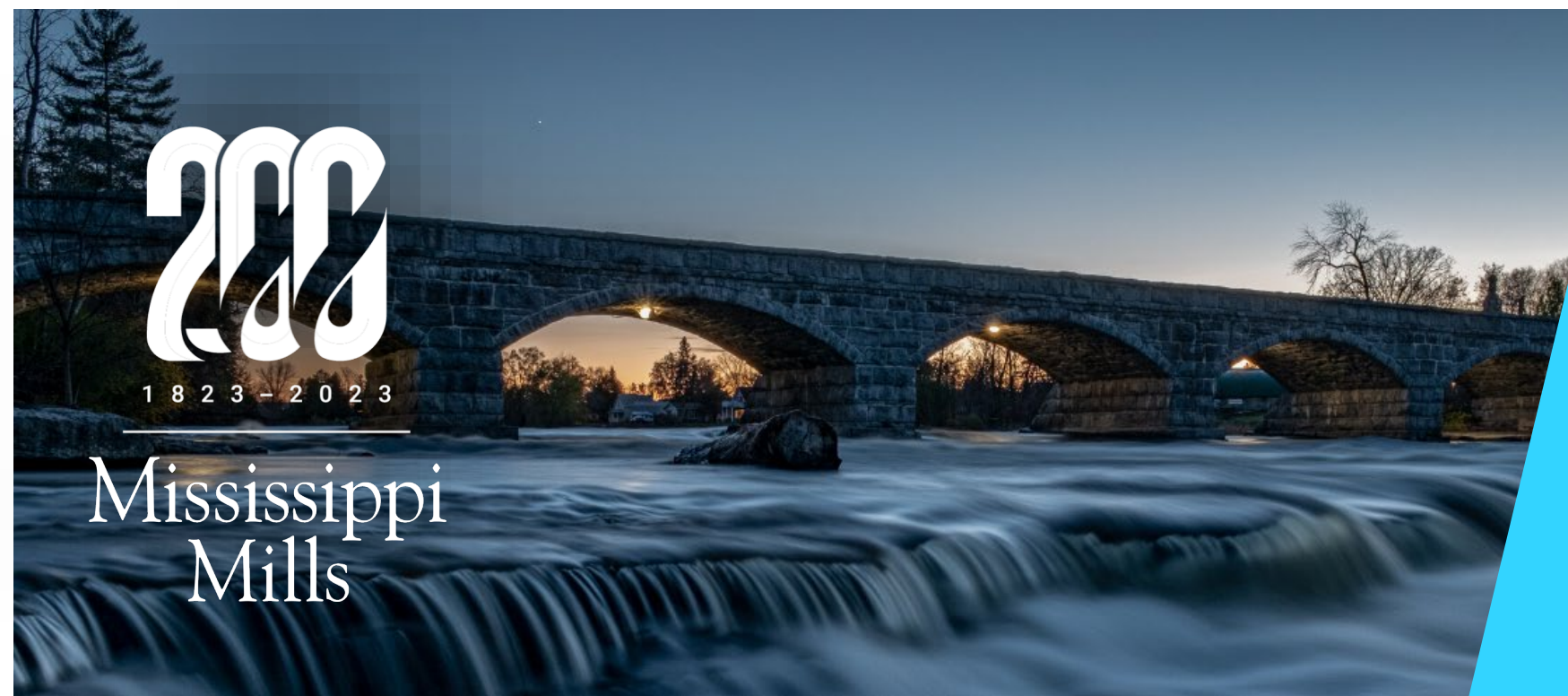


Proposed Missing Middle Housing definition:

“...a range of housing types with multiple units *between* single-detached dwellings and low-rise apartment buildings that are compatible in scale with other low-rise built forms and offer more forms of housing ownership and low-density rental options to the community.”

Examples of Missing Middle Housing:

Semi-detached Dwellings, Townhouses (including back-to-back townhouses and stacked townhouses), Triplexes, Duplexes, Additional Residential Units



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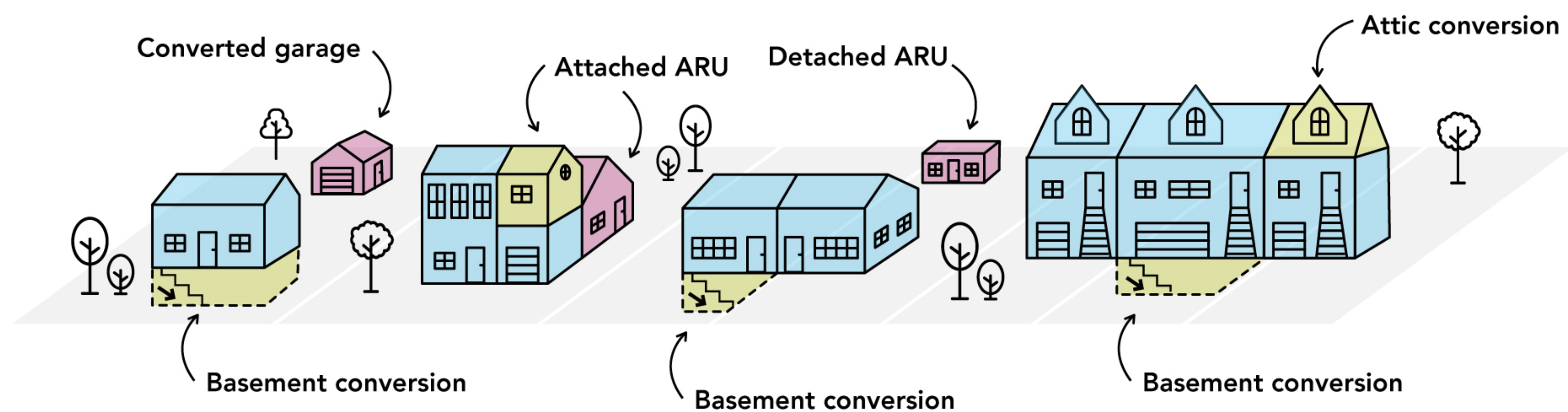
Additional Residential Units (ARUs)

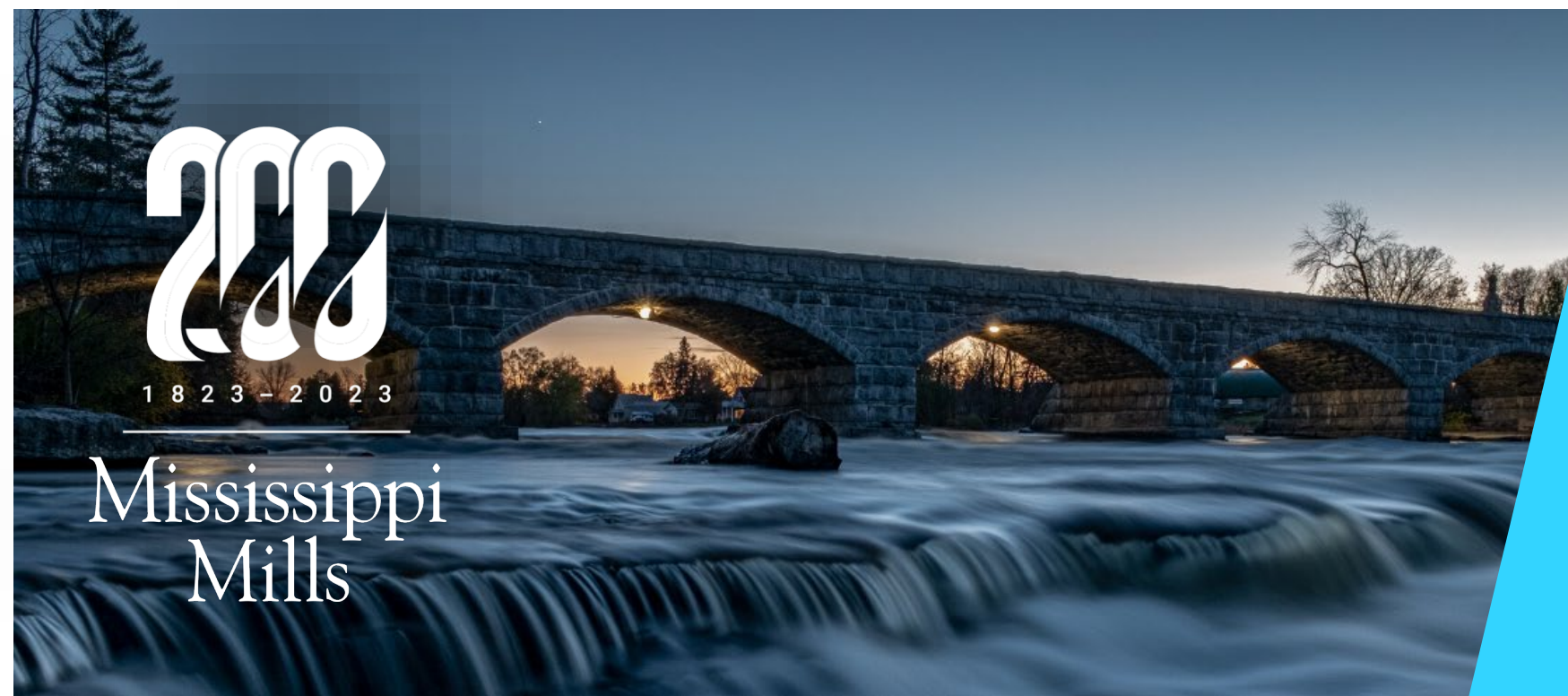
Add supportive policies for ARUs

- Require that at least one type of home with a purpose-built ARU is offered for sale in new subdivisions.
- If a proposed subdivision does not meet the minimum density requirements of the Official Plan, require that at least 25% of the new homes come with 'roughed-in' ARU.
- Update policies for ARUs to reflect rural village requirements on private servicing.

Amend policies to permit ARUs as per the requirements introduced in Bill 23

- Update Secondary Dwelling Unit policies and references from Secondary Dwelling Unit to Additional Residential Unit for consistency and clarity
- Provide distinct policies for Additional Residential Units in serviced settlement areas (Almonte) and unserved villages and the rural area





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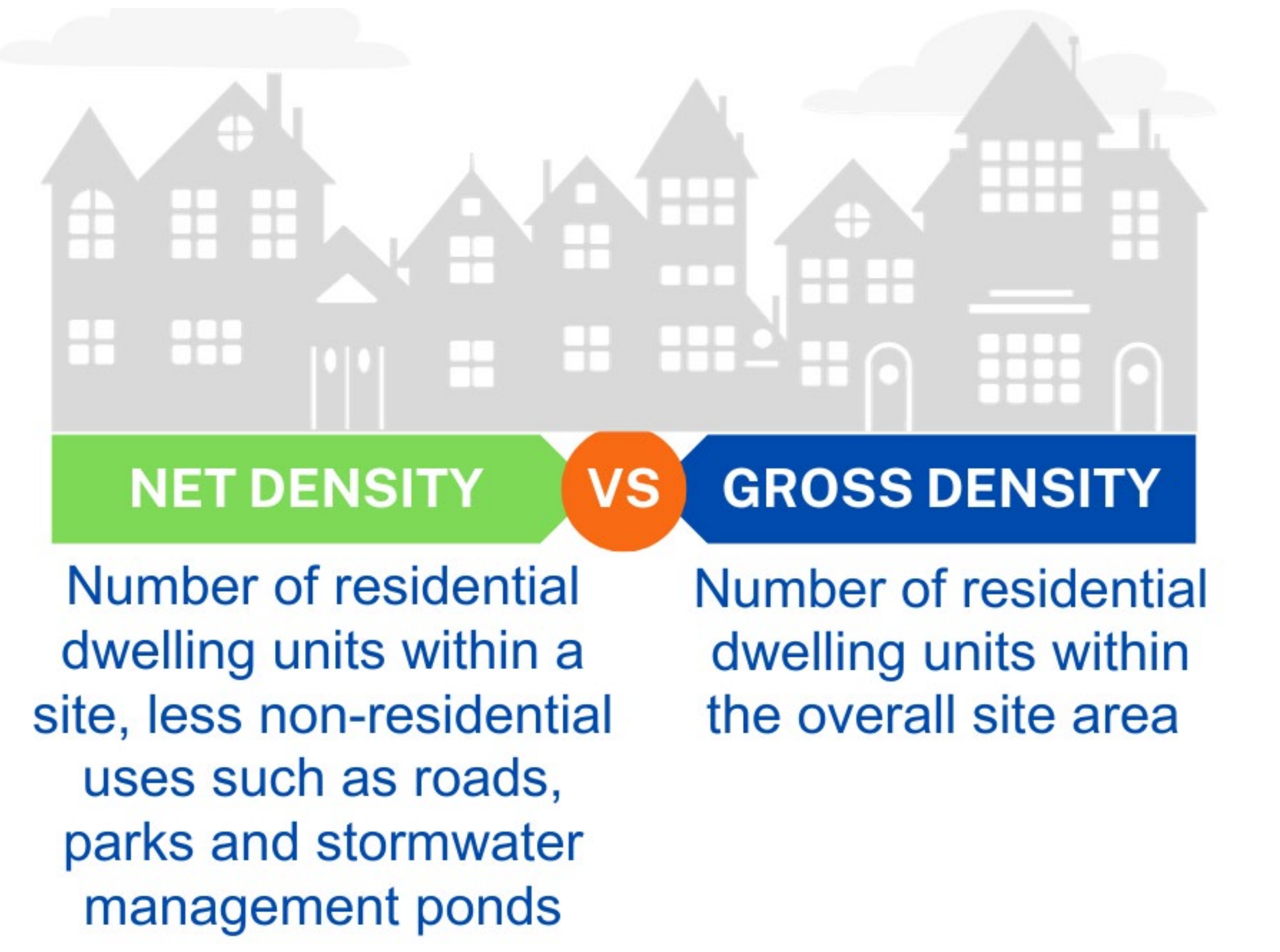
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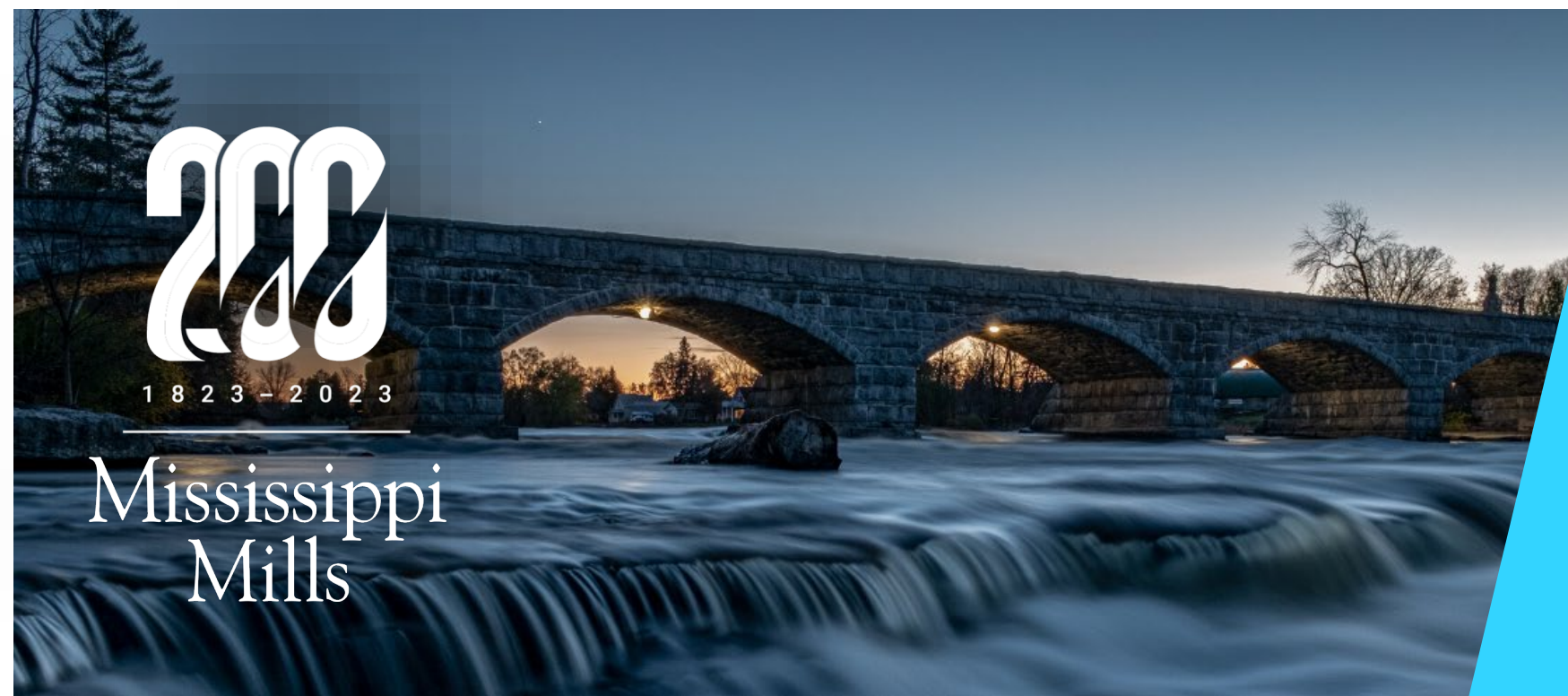


Density Requirements

What is residential density and how is it measured?

- Density is a measurement of the number of residential dwelling units within a certain area of land (hectares). There are two ways to measure density – **gross density** and **net density**.
 - **Gross density** is the calculation of the number of residential dwelling units within the overall site area and is measured as # of units per gross hectare.
 - **Net density** is the calculation of the number of residential dwelling units within a site *after* subtracting the areas that include non-residential uses such as roads, parks and stormwater management ponds and is measured as # of units per net hectare.
- Many municipalities have different definitions of **net density**; however, the standard way to calculate net density is to use 65% to 70% of the site area. In other words, the standard assumption to calculate net density is to assume 30% to 35% of the site will be used for roads, parks and other non-residential uses like schools or stormwater management ponds.





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Density Requirements

Official Plan Amendment 22 (OPA 22)

- OPA 22 was an update to the Municipality’s Official Plan which expanded the boundaries of Almonte to accommodate future growth and introduced a maximum average net density.
- This new net density is 25 units per net ha (13.75 units per gross ha); however, OPA 22 assumed 55% of a site would be used for residential uses, whereas the industry standard for calculating net density is 65-70%.
- If Official Plan Amendment 22 assumed the industry standard calculation, a density of 25 units/net ha would equal 16 units/gross ha.
- Based on historical and current subdivision development, the assumptions contained in OPA 22 are not an accurate reflection of the type of development Almonte has experienced in the past 10 years.
- The chart on the right provides existing densities in Mill Run and Riverfront Estates subdivisions as well as the proposed densities in some of the new subdivision applications that the Municipality has received since 2022.
- In addition, the Official Plan policy 2.5.3.2.3.(4) originally said that the Municipality should strive for an urban residential density of 15 to 35 residential units per gross ha (23.1 to 53.8 units per net ha) which was deleted as part of OPA 22.



Current development in Almonte

Development	Gross Density	Net Density	Features
Mill Run (existing)	18	29.1	Stormwater Management Pond and Parkland
Mill Run (phases 7 & 8)	22.28	29.34	Stormwater Management Pond and Parkland
Riverfront Estates (existing)	15.9	26.6	Parkland
Mill Valley Expansion (Updated Dec 2023)	20.43	30.59	Stormwater Management Pond and Parkland
Brown Lands (proposed)	14.7	23.8	Parkland
Hilan Village (proposed)	15.7	19.58	Parkland



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Density Requirements

Change the maximum net density to gross density and move the density ranges to the Infilling Section of the Official Plan

- The proposed change is to use the measurement of gross density so that with every new subdivision, the density can be easily compared with other existing and proposed subdivisions, regardless of how many roads, parks or stormwater management ponds are required.
- This proposed change is to provide a minimum and maximum density (15 units/gross ha to 35 units/gross ha) that is reflective of previous subdivision development, is more aligned with current planning trends and housing needs for communities like Mississippi Mills and to make sure that density is being measured equally amongst subdivisions.
- Moving the density ranges to the Infilling Section of the Official Plan will provide greater guidance for future infill developments. The low-density residential range is 15 to 30 units/net ha and the medium-density residential range is 30 to 40 units/net ha. The reason that a measurement of net hectare is used for infill is because land uses such as roads and parks are already in existing neighbourhoods and so are essentially already 'subtracted' from the site area.

Update density requirements

- Change requirement from net density to gross density
- Retain 60/40 split LDR/MDR from Official Plan Amendment 22
- Move the Low Density Residential and Medium Density Residential ranges to Infilling Section 3.6.7 of the Official Plan

Proposed density updates for urban residential areas

Min.	15 units / gross hectare (23.1 units / net hectare)
Max.	35 units / gross hectare (53.8 units / net hectare)