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39 & 53 Carss Street, Town of Almonte

Planning Rationale

Prepared for: 2607129 Ontario Inc.

Engineering excellence.

Planning progress.

Liveable landscapes.

PLANNING RATIONALE

**In support of
Applications for Official Plan &
Zoning By-law Amendments**

39 & 53 Carss Street, Town of Almonte

Prepared By:

NOVATECH

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October / 6 / 2025

Novatech File: 119186
Ref: R-2025-60

October 6, 2025

Municipality of Mississippi Mills
Planning Department
3131 Old Perth Rd, P.O. Box 400
Almonte, ON K0A 1A0

Attention: Melanie Knight, MCIP, RPP
Director of Development Services and Engineering

Reference: Applications for Official Plan & Zoning By-law Amendments
39 & 53 Carss Street, Town of Almonte
Our File No.: 119186

Novatech has been retained by 2607129 Ontario Inc. to prepare this Planning Rationale in relation to applications for Official Plan Amendment and Zoning By-law Amendment for the properties known municipally as 39 and 53 Carss Street in the Town of Almonte within the Municipality of Mississippi Mills. The purpose of these applications is to establish the policy and regulatory framework for the future development of the properties.

This Planning Rationale demonstrates the suitability of the properties to accommodate development as well as the appropriateness of the proposed amendments in the context of provincial and municipal planning documents.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to that provided.

NOVATECH



Kayla Blakely, MCIP, RPP
Project Manager | Planning & Development

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1.0 INTRODUCTION

Novatech has prepared this Planning Rationale on behalf of 2607129 Ontario Inc. (the “owner”) in relation to applications for Official Plan Amendment and Zoning By-law Amendment for the properties located at 39 and 53 Carss Street in the former Town of Almonte within the Municipality of Mississippi Mills (the “subject lands”). The subject lands represent two contiguously owned parcels referred to hereinafter as “Site A” (39 Carss Street) and “Site B” (53 Carss Street).

Situated along the Mississippi River, the historic Pinehurst Manor is a private residence nestled in the interior of Site A and which overlooks the natural landscape of the grounds with views of the river, waterfalls and gardens. The Manor features 8 bedrooms, 7 bathrooms and 10 fireplaces along with a grand foyer, drawing room, dining room, kitchen, office and sunroom. Site B is also used for residential purposes and is occupied by a more modest and contemporary detached dwelling.

The owner recognizes that there is a unique opportunity to share the history and beauty of the vast Pinehurst Manor estate and envisions the development of a boutique inn featuring guest accommodations, indoor and outdoor spa amenities, and dining and banquet hall facilities on site. The parcel adjacent to the estate is intended for the development of complementary private residential apartment units to be marketed towards seniors. The purpose of the requested Official Plan and Zoning By-law amendments is to create a policy and regulatory framework to support such uses and establish the principles upon which development of the sites are to be based.

This Planning Rationale outlines the details of the proposed amendments and demonstrates how the conceptual development of the subject property is consistent with policies of the Provincial Planning Statement and the Lanark County Sustainable Communities Official Plan. Furthermore, this report demonstrates how the development aligns with the vision, goals and objectives of the Municipality of Mississippi Mill’s Community Official Plan and represents good land use planning.

1.1 Site Location and Description

The subject lands are located along Carss Street, west of Union Street N, within the urban area of the Town of Almonte. Site A is irregular in shape and has a total area of approximately 4.04 hectares and frontage of approximately 9.18 meters along the south side of Carss Street with an additional approximately 18.7 meters of frontage along an unopened road allowance being an extension of Brookdale Avenue. Site B is rectangular in shape and has a total area of approximately 0.39 hectares with a frontage of approximately 53.14 meters along the south side of Carss Street (Figure 1).

The subject lands are legally described as follows:

- Site A: Part of Lots 16 and 17, Concession 9, within the Geographic Township of Ramsay, formerly Town of Almonte, now in the Town of Mississippi Mills, County of Lanark (PINs: 050880289; 050880290; 050880291)
- Site B: Part of Lot 17, Concession 9, within the Geographic Township of Ramsay, formerly Town of Almonte, now in the Town of Mississippi Mills, County of Lanark (PIN: 050880209).



Figure 1: Location Map of Subject Lands (Municipality of Mississippi Mills Community Map)

Site A is subject to a number of existing easements put in place through a previous consent granted for severance of the property. The severed lot, however, was never conveyed to another party and has remained part of the estate lands. It is assumed that all existing easements will be released and, further, that the three PINs associated with Site A may be consolidated to accommodate development as one parcel. Site B will remain as a separate PIN to be developed independently.

The majority of the subject lands, which comprise Site A, originally served as the residence for Bennett Rosamond, once president of the Rosamond Woollen Mill which is now recognized as a National Historic Site of Canada as one of one of the largest and most progressive mills in Canada in the late 19th century. Mr. Rosamond constructed his residence, known as Pinehurst Manor, in 1890 at the large estate north of Coleman Island where the textile mill operated. The estate is now known for its historic and architectural character and is a valued asset within the broader context of Mississippi Mills.

Pinehurst Manor remains overlooking the Mississippi River and stands approximately two-and-a-half storeys in height, constructed with natural sandstone cladding, decorative clay tiles and a slate roof. The manor previously offered bed and breakfast rooms for guests, however, currently operates solely as a private residence. There is a detached stone block carriage house and other

accessory structures nearby the residence. Portions of the property extending from the residence to the river are maintained as landscaped open space and gardens, while the balance consists predominantly of tree cover. The property is not designated under the *Ontario Heritage Act*.

The estate lands are accessed via an existing driveway from Carss Street and an additional gated access point from the extension of Brookdale Avenue at Union Street N. The property is currently serviced by partial municipal services, including municipal water and private septic system. The topography slopes considerably downward towards the river with a total change in elevation of approximately 20m.

The balance of the subject lands, comprising Site B, is occupied by an existing one-and-a-half storey detached dwelling. This dwelling was constructed in later years, independent from Pinehurst Manor, and features light coloured siding and a shingle roof. The dwelling is sited towards the rear of the property which is relatively flat and provides a large landscaped front yard. Mature trees line the property and provide a buffer to abutting properties, including the recreational trail to the east. The property is accessed via an existing driveway from Carss Street.

Notwithstanding the impressive history, much of the subject lands remain undeveloped, presenting potential opportunities for expanding use of the property.

1.2 Community Context and Connectivity

Located within the former Town of Almonte, the subject lands are situated within a cluster of residential uses developed along Carss Street (Figure 2). This area is bisected by the Ottawa Valley Rail Trail (OVRT), a multi-use recreational trail which follows a former railway corridor and extends through several municipalities in the region. Development to the west of the trail corridor represents a more eclectic mix of larger and irregular lots, reflective of the more natural setting approaching the Mississippi River, while that to the east is characterized by denser residential blocks organized in a grid pattern.

Surrounding land uses can be described as follows:

- North: The lands to the immediate north are developed with low-density residential uses in the form of detached dwellings on relatively large lots with generous yards and green space. Lands extending north of Carss Street are undeveloped, however, are intended for future low and medium-density housing and associated open space to be developed by plan of subdivision known as Hilan Village. The area further north acts as a transitional zone between urban development and the rural landscape beyond.
- East: The lands to the immediate east are publicly owned and comprise the Ottawa Valley Rail Trail corridor. Further east is an established low-density residential neighborhood with related community facilities. This area is part of the well-integrated historical residential fabric of the community.
- South: To the south are lands separated by channels of the Mississippi River. There are a number of public pathways offering views of the historic and natural landmarks along the waterways, including three waterfalls and the Millworker's Staircase which connects the islands to the Ottawa Valley Rail Trail. In addition to open space, the northerly island comprises a large private residential estate, while the southerly island is predominantly

residential in nature, with the exception of the former Rosamond Woollen Mill which is now a museum acknowledging the contribution of the mill to Canadian history. Further south is the downtown core which supports a range of retail and service uses catering to local and regional needs, including boutique shops, restaurants, and cultural attractions, and contributes to the Town's community hub. This area showcases Almonte's historic industrial landscape.

- West: To the west is the Mississippi River, a prominent natural feature which reaches over 100m in width in this location. The lands extending from the west bank of the river are undeveloped, however, are intended for future urban development.

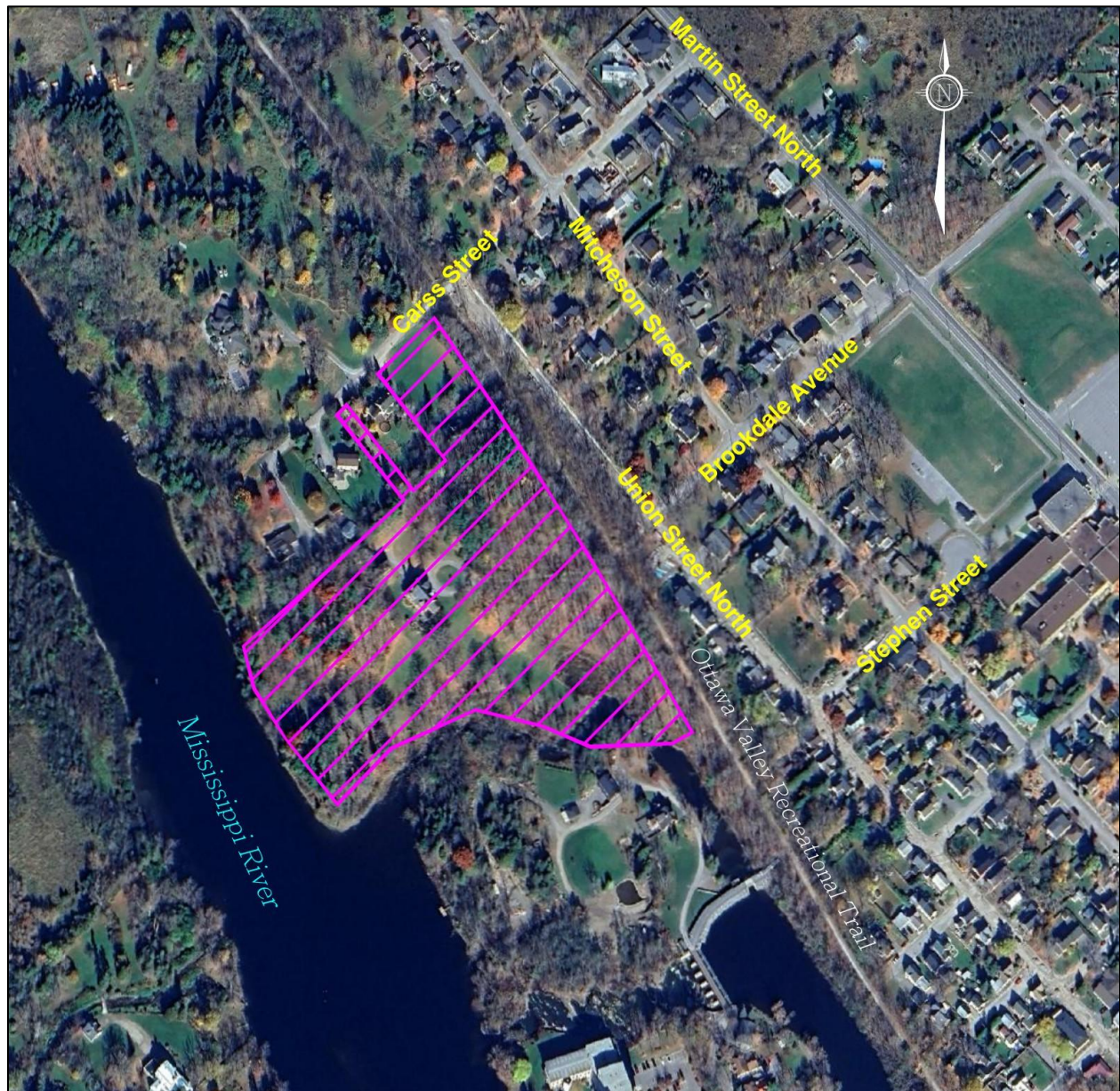


Figure 2: Aerial Imagery of Subject Lands and Surrounding Area (Municipality of Mississippi Mills Community Map)

Carss Street is a local road which extends from Martin Street N, an arterial roadway under the jurisdiction of the County, and terminates at the Mississippi River. Union Street is a local road which extends from Carss Street to Queen Street and includes a sidewalk on the east side.

In general, the surrounding area reflects a rich history of balanced urban growth harmonizing with the natural landscape. There is opportunity to continue this trend through development of the subject lands. The properties are well-connected by local roads and pathways, particularly via the OVRT and Millworker's Staircase, making it a highly accessible and strategically positioned site. The property further benefits from proximity to the downtown core and other local services and amenities.

1.3 Planning and Regulatory Context

The subject lands are designated as Settlement Area on Schedule A of the Lanark County Sustainable Communities Official Plan (SCOP) which was adopted in 2016 and approved by the Ministry of Municipal Affairs and Housing. This designation is intended to accommodate urban growth and development and seeks to promote compact and efficient land use patterns.

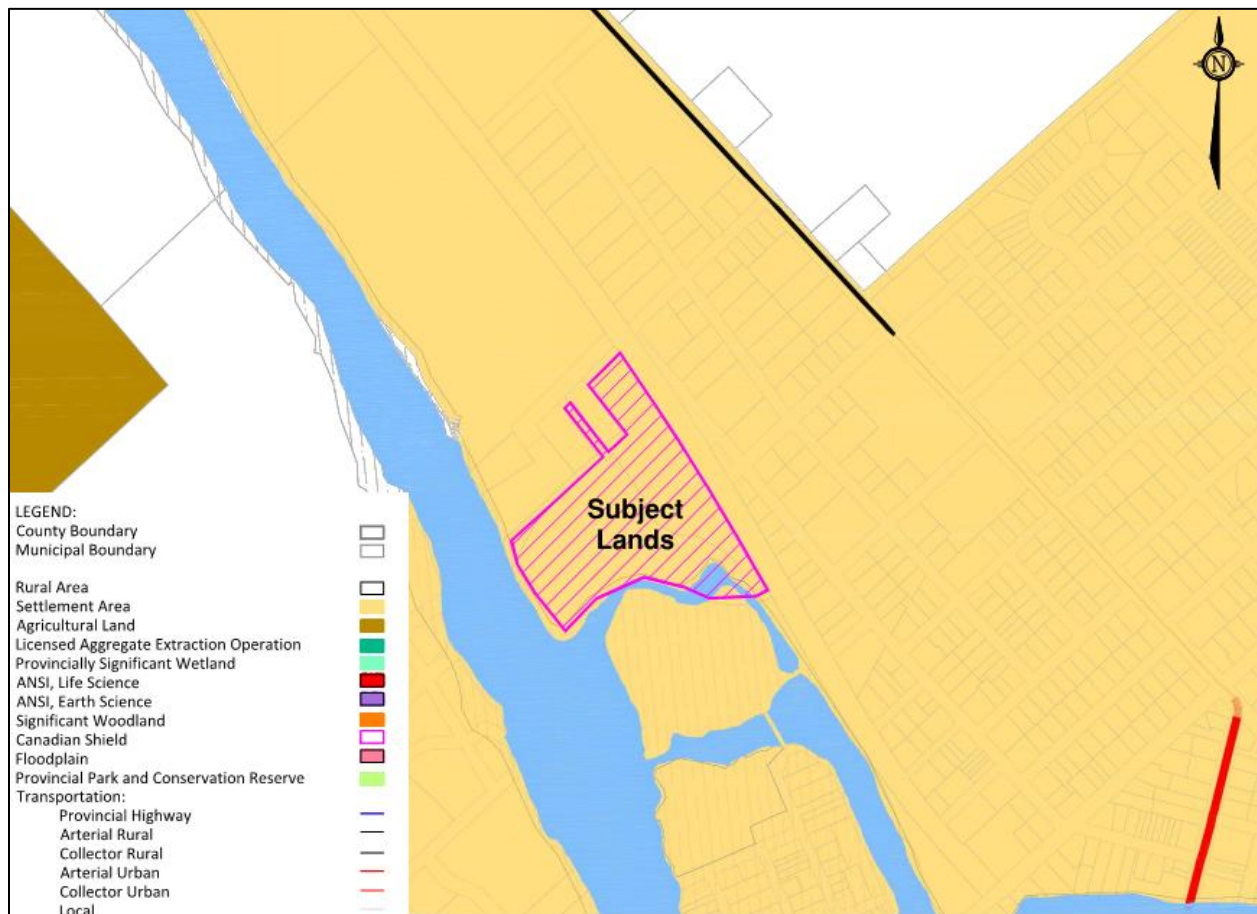


Figure 3: Extract of Schedule A of the Lanark County Sustainable Communities Official Plan

The property is further designated as Residential on Schedule B of the Mississippi Mills Community Official Plan, as approved by the Minister of Municipal Affairs and Housing on August 29, 2006. This designation allows for low and medium-density housing options and supports complementary uses that enhance the livability of neighborhoods, such as parks, schools, community facilities, and small-scale local commercial uses.

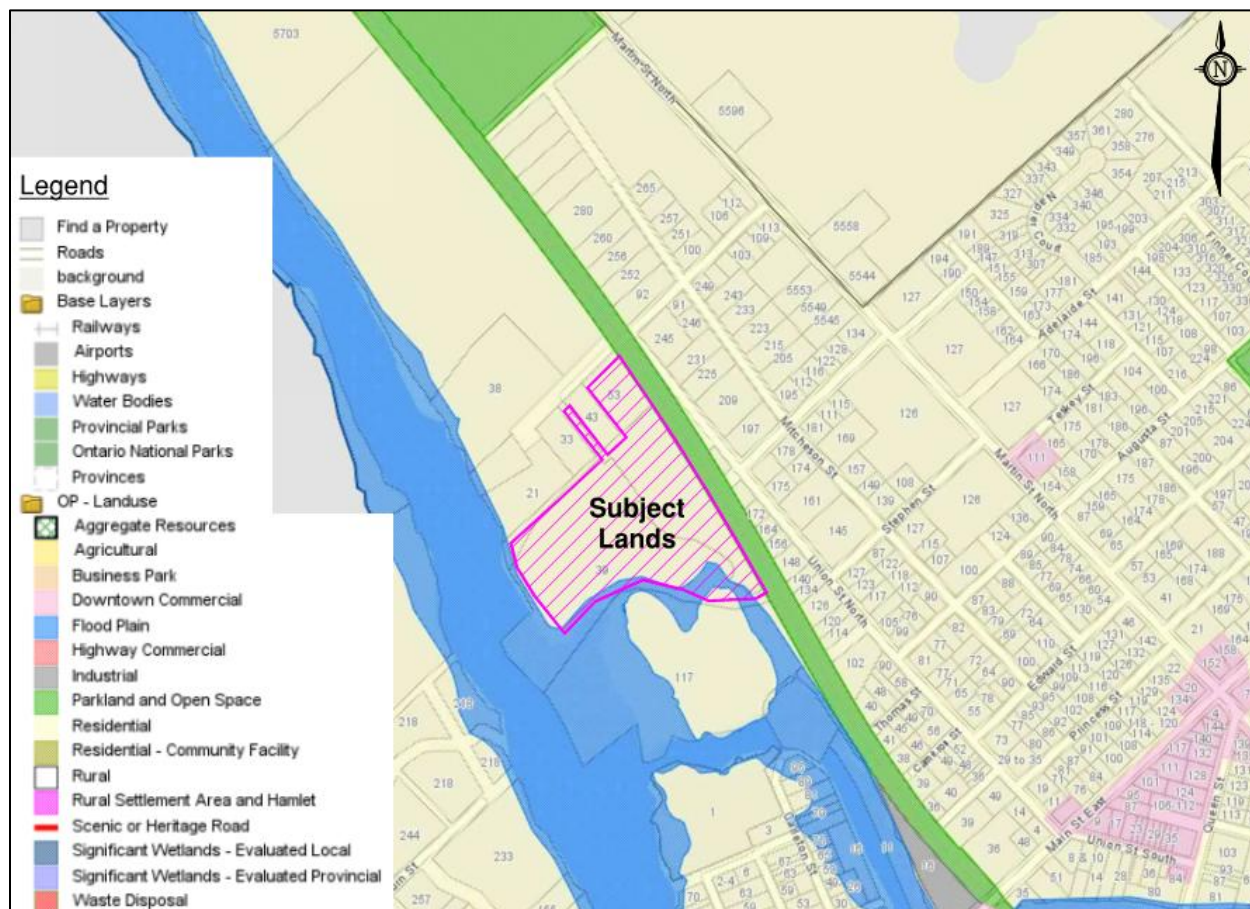


Figure 4: Extract of Schedule B of the Municipality of Mississippi Mills Community Official Plan

The properties are currently zoned Development (D-3) and Development (D-4) Zone on Schedule C (Almonte Ward) of the Municipality's Comprehensive Zoning By-law No. 11-83. The purpose of the Development (D) Zone is to recognize lands that are designated for future urban development within the Town of Almonte. This zoning limits the range of permitted uses to those that will not constrain or obstruct future development options. Special provisions were introduced to recognize existing development on the properties.

In addition, portions of the property subject to flood plain are zoned Environmental Hazard (EH) Zone. This zone prohibits all uses except for those which are safe and assist in the protection of the environmental attributes.

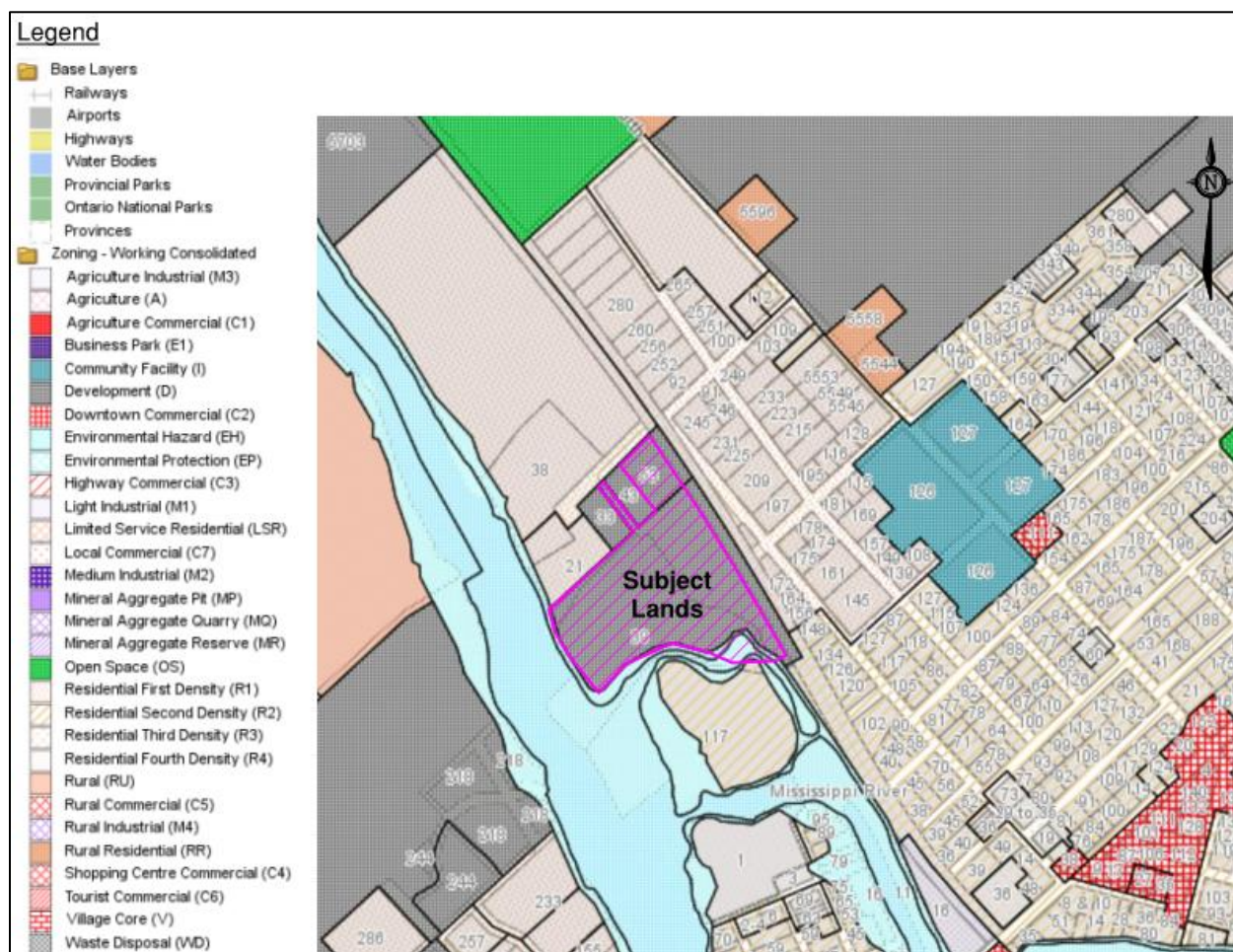


Figure 5: Extract of Mapping for Municipality of Mississippi Mills Zoning By-law No. 11-83

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

The development proposal has been designed at a conceptual level with the objective of illustrating a potential site layout and function which is compatible with the surrounding built form and landscape.

The owner envisions the development of Site A as a boutique inn and spa drawing visitors to experience the historic and picturesque characteristics of the vast waterfront property overlooking the Mississippi River. In addition, Site B is envisioned for the development of complementary private residential apartment units to be marketed towards seniors.

The purpose of the requested Official Plan and Zoning By-law amendments is to set out the policy and regulatory framework to support these uses in a manner that ensures their successful integration within the community. The following describes the conceptual development of the properties to establish the principle of use. The detailed design and engineering of such uses would proceed at the time of a subsequent application for Site Plan Control.

A Conceptual Site Plan has been prepared by Graff Architecture to illustrate the future vision for the subject property (refer to Appendix A), as follows:

Site A: Pinehurst Manor Boutique Inn and Spa

Site A can be characterized as a mix of tourist-service uses which are to be marketed as a boutique inn and spa. The inn will feature the original Pinehurst Manor at its centre, which will be converted to bed and breakfast style guest rooms, alongside new guest accommodations in the form of hotel suites and private cabins. The related spa will provide indoor and outdoor amenities, such as pools, saunas, relaxation areas and treatment rooms. A restaurant will provide on-site dining services and an addition to the existing Pinehurst Manor will serve as a banquet hall for events.

This site would function as an inn for short-term stays with a choice of accommodation styles, and may be a destination for hosting weddings, banquets, corporate functions and other private or public events. The spa and restaurant would primarily serve guests of the inn, however, would also be open to the public through limited online bookings.

Development would involve retrofitting and enlarging the existing manor with one to three-storey additions to provide for approximately eight (8) bed and breakfast style guest rooms, a restaurant for all guests with new commercial kitchen, and a banquet hall with verandah and seven (7) hotel suites above. The manor would no longer function as a private residence. The existing detached carriage house would also be converted to accommodate an accessory dwelling unit for housing the property manager, as well as administrative offices and amenity space or storage.

In addition, a new three-storey building with walkout basement is proposed near the main entry from Brookdale Street featuring approximately 12 hotel guest rooms and the primary spa facility. A separate two-storey building will provide an additional eight (8) hotel guest rooms. A total of 27 one-storey guest cabins are also proposed in groupings throughout the site. A series of pedestrian pathways will connect buildings, amenities and waterfront areas.

In total, approximately 62 guest rooms will be available on site. On occasion, these rooms may be booked for private events. It is anticipated that such events would have capacity of up to approximately 175 guests. The spa and restaurant would be closed to the public during larger events to allow for private use of the grounds and full access to parking facilities.

A series of internal roadways and pedestrian pathways will link buildings, parking areas, and amenities, with the balance of the property remaining as landscaped or treed areas. Parking areas will be provided for convenient access to all buildings. The private cabins may also have independent parking spaces. Primary access is proposed via the road allowance extension of Brookdale Street, with secondary access proposed via the existing driveway from Carss Street. Signage and lighting will be respectful of adjacent uses and will assist with wayfinding for guests.

The natural qualities of the site will be preserved to the greatest extent possible. Tree removal will be strategic to maintain existing health vegetation and will be supplemented by new plantings to contribute to the landscape. The shoreline areas will remain largely undisturbed aside from potential pedestrian pathways and amenities that require access or proximity to water such as docks and gazebos.

Site B: Pinehurst Lodge Seniors Apartments

Site B is intended for low to medium-density residential use. Development representing highest use of the site is envisioned as a four-storey seniors apartment building with approximately 45 dwelling units. This form of development aims to support aging-in-place by providing greater housing choice for seniors seeking to downsize and remain in the community. The unit mix would consist of predominantly one-bedroom units to cater to the anticipated one to two-person household.

One level of parking would be provided below-grade with supplemental surface parking for residents and visitors. Access would be provided directly from Carss Street.

Amenity areas for residents would comprise interior lounges and communal spaces, as well as potentially private balconies and terraces. Residents would also have access to the Pinehurst Manor grounds via a pedestrian pathway connection. Existing vegetation would be retained to the extent possible to maintain natural screening between properties.

2.2 Proposed Official Plan Amendments

The subject lands are within the urban settlement area of Almonte and are designated as Residential on Schedule B of the Municipality of Mississippi Mills Community Official Plan (COP). The Residential designation is intended to permit predominately low density (single detached, semi detached, duplex, and triplex housing) and medium density (townhouses, apartments, and similar multi-unit forms of housing) residential uses. Other uses compatible with residential neighbourhoods are also conditionally permitted, such as parks, public and community facilities, bed and breakfasts, home-based businesses, group homes, garden suites, day nurseries, country inns, and local commercial use. The permitted built form is generally up to three storeys, with allowance for up to four storeys in certain areas of Almonte. Residential densities generally up to 40 units per net hectare are contemplated.

2.2.1 Purpose and Basis of Amendment – Site A

The purpose of the Official Plan Amendment (OPA) for Site A is to add a new Special Site-Specific Policy subsection to the Residential Designation to permit additional tourist uses which complement the generally permitted residential and other compatible uses. The amendment will further set out policies relating to height and design in an effort to ensure orderly development.

There is presently an observed lack of short-term accommodation options for visitors to Almonte. Visitors are typically limited to small bed and breakfast style accommodations or must travel to other urban centers such as Carleton Place or Ottawa which offer hotels and motels. The development proposal responds to this need in the community by offering unique accommodation choices which are more quaint yet offer a full range of amenities and services typical of larger-scale hotels.

The proposed OPA seeks to facilitate the development of a boutique inn and spa to complement the historic character and picturesque landscape of the expansive estate for Pinehurst Manor. The OPA intends to introduce additional tourist-related uses which are not currently contemplated

in the Residential designation, but which are compatible with other permitted uses. The new designation will permit a boutique inn as an additional land use, together with related accessory uses including a spa, restaurant and place of assembly. This approach ensures that a restaurant use, for example, could not occur as a standalone use. Rather, it must be associated with a boutique inn which is more in keeping with the residential character of the area.

The OPA would also include a height permission for up to four-storeys to accommodate “walkout” basement construction to integrate with the sloping topography of the site. This will maintain the general built form intended in the Residential designation, yet will provide sufficient flexibility for construction, specifically for the proposed hotel and spa building, should the walkout basement be deemed an additional storey by virtue of having its ceiling 2m or more above grade.

The COP currently focuses any tourist-related uses similar to those proposed to the established downtown area and commercial corridors in Almonte or to the rural area recognizing the resource-based recreation that it offers. Policies for tourist-related uses within the rural area are provided in Section 3.3.8.2 of the Official Plan. These policies were used to inform the approach for the policy framework proposed for the subject lands.

2.2.2 Details of Amendment – Site A

It is proposed to add a new subsection to Section 3.6 (Residential) of the Official Plan, similar in effect to the following:

3.6.X Special Site-Specific Policy for Residential Designation (39 Carss Street)

On lands described as Part of Lots 16 & 17, Concession 9, Geographic Township of Ramsay, (39 Carss Street), the following policies shall apply:

- 1. Tourist-related uses shall be permitted as additional uses in accordance with the following:*
 - Tourist-related uses shall be limited to a boutique inn, which may include lodging in the form of a hotel, motel, guest cabins and guest rooms, as well as related accessory uses, which may include a spa, restaurant, assembly place and accessory dwelling unit;*
 - Development shall generally maintain a low-rise built form and shall not exceed four (4) storeys in height;*
 - Minimum lot size shall be adequate to accommodate all functional requirements, including parking and loading, landscaping and buffering requirements.*
 - Preservation of the unique historic characteristics of the site shall be considered in keeping with the heritage and design sections of the plan;*
 - Development shall integrate with the natural features on site and maintain naturalized areas to the greatest extent possible along the shoreline;*
 - Appropriate screening, buffering, and/or separation shall be required from adjacent residential areas, including for parking, loading, storage and service areas;*
 - Lighting, signage and utility structures shall be carefully sited in keeping with good design and highway safety practice.*
- 2. Tourist-related uses shall be placed in a separate zone in the Zoning By-law to ensure proper regulations.*

3. Tourist-related uses may be subject to Site Plan Control.

Refer to Appendix B for a sketch identifying the lands subject to the above site-specific policy.

2.2.3 Purpose and Basis of Amendment – Site B

The purpose of the Official Plan Amendment (OPA) for Site B is to add a site-specific policy to the Range of Housing Types section of the Residential Designation to modify land use permissions in terms of maximum density and height for an apartment use.

It is recognized that there is demand for more diverse and affordable housing options in Almonte, particularly for the senior demographic. The conceptual development proposal responds to this need by providing for smaller, one-bedroom rental apartment units which are inherently more affordable than large detached or attached housing units which dominate the market.

The proposed OPA seeks to facilitate as a highest intensity use of the site the development of a four-storey seniors apartment building with up to 45 dwelling units. This represents a density of up to roughly 120 units per hectare. The additional density being sought beyond the typical range for medium density uses is due to the focus on providing a compact built form with greater number of smaller units to cater to a specific demographic. This results in a greater overall density than would otherwise be typical of an apartment with larger, and therefore lesser, two or more-bedroom units.

With respect to building height, the COP currently contemplates four-storeys for residential uses only within certain areas planned for new greenfield development within the Town of Almonte in order to facilitate intensification while respecting the historic lower height profiles in other areas. While not considered a greenfield development, the subject lands are somewhat removed from more established residential areas and are reserved for and in proximity to new growth, including the planned residential community to the north. This site is therefore appropriate to accommodate a four-storey built form which can achieve compatibility with adjacent development through appropriate building massing, setbacks, orientation and screening.

2.2.4 Details of Amendment – Site B

It is proposed to add a new paragraph to Policy 4 of subsection 3.6.5 (Range of Housing Types) of Section 3.6 (Residential) of the Official Plan, similar in effect to the following:

- *Notwithstanding the requirements of subsection 3.6.5.4 to the contrary, for the lands described as Part of Lot 17, Concession 9, Geographic Township of Ramsay, (53 Carss Street), residential development shall include a four-storey, 45-unit apartment dwelling with a maximum density not to exceed 120 units per net hectare.*

Refer to Appendix B for a sketch identifying the lands subject to the above site-specific policy.

2.3 Proposed Zoning By-law Amendments

The subject lands are currently zoned Development (D-3) and Development (D-4) Zone which are reserved for lands that are intended for future urban development. This zone limits the range of permitted uses to those which will not preclude future development options, specifically those legally existing at the date of passing of the By-Law. Amendments to the Zoning By-law (ZBA) are required to allow for development to proceed. Such amendments are proposed to be consistent with the related OPAs.

2.3.1 Purpose and Effect of Amendment – Site A

The purpose of the Zoning By-law Amendment (ZBA) for Site A is to change the zoning from Development (D-4) Zone to Residential Fourth Density (R4-YY) Zone, Special Provisions. The R4 zone generally permits a mix of medium density residential uses. Site-specific special provisions are proposed to permit additional tourist-related uses, subject to corresponding performance standards.

The intent of the amendment is to facilitate the development of a boutique inn to provide lodging with spa, dining and assembly facilities. The amendment will set out specific requirements for such uses relating to lot size, yard setbacks, lot coverage, building height and landscape open space.

A residential zone is proposed so to avoid allowing the full range of commercial uses typically permitted in commercial zones. The development is not intended as a commercial destination but rather accommodations for visitors to the community.

2.3.2 Details of Amendment – Site A

It is proposed to add a new subsection to Section 16.3 (Special Provisions) of the Zoning By-law, similar in effect to the following:

Notwithstanding their “R4” zoning delineation, on lands delineated as “R4-YY” on Schedule ‘A’ to this by-law, development shall be permitted in accordance with the R4 zone provisions, excepting however that:

1. *The following additional use is also permitted, subject to the following:*
 - *a minimum lot area of 40,000 square metres (4.0 hectare) shall be required;*
 - *a minimum yard of 6.0m shall be provided abutting a residential zone;*
 - *a maximum building height of 14.0m or four storeys shall be permitted;*
 - *a maximum lot coverage of 25% shall be permitted;*
 - *adequate off-street parking and loading shall be provided;*
 - *a continuous strip of landscaped open space having a minimum width of 3 m shall be provided where a parking area abuts a lot containing a residential dwelling;*
 - *a minimum of 15% of the site shall be maintained as usable landscaped open space;*
 - *a minimum lot frontage on an opened or unopened public street shall be 9m;*

- a driveway may exceed 50% of the width of the lot, provided it is not located closer than 1m to a lot containing a residential dwelling;
- the use is subject to Site Plan Control.

boutique inn and related accessory uses

For the purpose of this zone, a boutique inn shall mean a form of accommodations for the travelling public which offers guest rooms within one or more buildings, including a hotel and tourist cabins. A boutique inn may also include a spa, restaurant and assembly place which serve guests and may serve the general public. An accessory dwelling unit intended for a caretaker or property manager is also included in this definition.

2. the following additional provision applies:
 - the lands shall be considered one lot for zoning purposes.

Refer to Appendix C for a proposed schedule identifying the lands subject to the above amendment.

2.3.3 Purpose and Effect of Amendment – Site B

The purpose of the Zoning By-law Amendment for Site B is to change the zoning from Development (D-3) Zone to Residential Fourth Density (R4-XX) Zone, Special Provisions. The purpose of the R4 zone is generally to permit a mix of medium density residential uses, including townhouses and low-rise apartments. Site-specific special provisions will expand permitted uses for this site to include a full range of both low and medium density residential uses in a low or mid-rise built form to provide greater options for dwelling types.

The intent of the amendment is to facilitate future residential development which responds to developer interests and potential shifts in the market over the short or long term. The present concept represents potential highest use in the form of a four-storey apartment dwelling, however, a full range of residential uses could be contemplated for this site, such as detached, semi-detached and townhouse dwellings, including where designed as a planned unit development. The amendment will set out additional requirements relating to these potential uses.

2.3.4 Details of Amendment – Site B

It is proposed to add a new subsection to Section 16.3 (Special Provisions) of the Zoning By-law, similar in effect to the following:

Notwithstanding their “R4” zoning delineation, on lands delineated as “R4-XX” on Schedule ‘A’ to this by-law, development shall be permitted in accordance with the R4 zone provisions, excepting however that:

1. The following uses are permitted in addition to the uses of the R4 zone:

dwelling, detached, in accordance with the R1 zone provisions
dwelling, duplex, in accordance with the R2 zone provisions

dwelling, semi-detached, in accordance with the R2 zone provisions
dwelling, triplex, in accordance with the R2 zone provisions
dwelling, four-plex, in accordance with the R3 zone provisions
dwelling, apartment mid rise, in accordance R4 zone provisions for an apartment dwelling, low rise

For the purpose of this zone, an apartment dwelling, mid rise means a residential use building of four or fewer storeys in height containing four or more principal dwelling units, other than a multiple attached dwelling or stacked dwelling.

2. *the following additional provisions apply in the case of an apartment dwelling, low-rise or apartment dwelling, mid-rise:*
 - *the maximum density shall be one dwelling unit per 85m² of lot area;*
 - *the maximum building height shall not exceed 15.0m or four storeys;*
 - *the minimum depth of a privacy yard shall be 3m and may include a pedestrian access;*
 - *no parking spaces or driveways shall be located within 3m of a habitable room window;*
 - *the maximum number of driveways is two and the combined width of all driveways shall not exceed 12m;*
 - *no children's play area shall be required.*
3. *the following additional provisions apply in the case of a planned unit development:*
 - *planned unit development is permitted in accordance with the R4 provisions which shall apply to the whole of the lands, whether or not individual development parcels are severed;*
 - *a residential use within a planned unit development is deemed to have frontage, whether or not it is severed, provided that the development parcel on which the use is located abuts a private way for a minimum distance as specified by the specific dwelling type provisions;*
 - *the minimum width of a private way within a planned unit development shall be 6.0m, and a minimum setback of 5.75m shall be provided from a private way to an entrance to an attached garage or carport;*
 - *required visitor parking spaces may be provided in tandem in a driveway where a dwelling unit has a driveway accessing its own garage or carport;*
 - *the minimum rear yard shall be 6.0m.*

Refer to Appendix C for a proposed schedule identifying the lands subject to the above amendment.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement

The Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the Planning Act and came into effect on October 20, 2024. All decisions that affect planning matters are required to be consistent with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including building homes,

sustaining strong and competitive communities, providing infrastructure and facilities, managing resources and protecting public health and safety.

Chapter 1 of the PPS sets out the vision for the Province. It establishes overall objectives of increasing the supply and mix of housing, supporting a strong and competitive economy, and prioritizing growth and development within settlement areas that will in turn protect the long-term viability of rural areas.

The proposed development is consistent with the guiding principles of the PPS, particularly in its emphasis on intensification and diversification of land uses to increase housing supply and economic competitiveness. The development will contribute to sustainable growth, addressing both current and future needs for housing, employment, and tourism opportunities.

Chapter 2 of the PPS provides policy direction regarding building homes and sustaining strong and competitive communities. Policy 2.1.6 supports the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs.

The proposed development transforms an underutilized site within Almonte's urban area and seeks to diversify land uses with a focus on tourism and housing opportunity with elements that create a dynamic space that caters to both residents and visitors, while also ensuring compatibility with the surrounding environment. The development will accommodate a range of land uses, improve accessibility for all ages and abilities, and improve social equity and quality of life through employment, tourism, and housing opportunities. This contributes to the long-term vitality of Almonte.

In accordance with Policy 2.3.1, settlement areas shall be the focus of growth and development. Further, general intensification and redevelopment is to be supported to achieve complete communities.

The subject lands are intended to accommodate growth in the form of a mix of uses which efficiently use land, optimize existing infrastructure and support active transportation, all which contribute to reduced environmental and financial impacts. The properties' connectivity to community hubs, amenities and open spaces enhances their desirability to accommodate intensification.

Further, with the goal of supporting a modern economy, Policy 2.8.1 states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment and broader mixed uses to meet long-term needs and by providing opportunities for a diversified economic base. The proposed development aligns with economic growth measures by creating employment and maximizing economic opportunity through a mix of uses which support tourism and recreation. The mix of uses will enhance the community's vibrancy and economic profile.

Chapter 3 of the PPS provides policy direction for optimizing use of infrastructure and public service facilities. In general, before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized.

Pursuant to Policy 3.6.2, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Policy 3.6.8 requires that stormwater management minimize increase in stormwater volumes and contaminant loads and maximize the extent and function of vegetative and pervious surfaces.

Servicing considerations have been assessed through a Serviceability Report. The development will involve decommissioning an existing private sewage system and connecting to full municipal services, including water and sanitary, which are available fronting the property. Stormwater will be collected and treated on site prior to outlet to the Mississippi River. The existing level of service is therefore appropriate to support the intensified use of the property.

Chapter 4 of the PPS provides policy direction regarding the wise use and management of resources, including natural heritage, water, agriculture, minerals and aggregates and cultural heritage.

Policy 4.1.1 mandates the protection of natural features and area for the long term. The site is identified to comprise woodlands, which refers to treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands vary in their level of significance at the local, regional and provincial levels.

Natural heritage considerations have been evaluated through an Environmental Impact Statement to ensure that the ecological functions of features within or adjacent to the site are protected. Best practices with respect to mitigation measures will ensure that any adverse impacts are avoided, notably for on site woodlands and wildlife habitat. Further, an emphasis on retaining existing vegetation and situating new development within existing disturbed areas to the greatest extent possible will contribute to preservation of the tree canopy and the benefits that it provides.

As per Policy 4.2.1, planning authorities shall protect, improve or restore the quality and quantity of water. Accordingly, development and site alteration shall be restricted in or near sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored.

The development proposal provides for necessary vegetative buffers to ensure there are no adverse impacts to the adjacent Mississippi River. All development will maintain a minimum 30m setback from the highwater mark. Activity near the river will be limited to passive recreational use, and may include small docks and gazebos.

Policy 4.6.2 states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. Similarly, development and site alteration shall not be permitted on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved, as per Policy 4.6.3.

Archaeological impacts have been evaluated through an Archaeological Assessment. The findings of the assessment have been registered with the Ministry of Heritage, Sport, Tourism and Culture Industries, however, the scant historical assemblage recovered did not warrant further assessment.

The lands adjacent to the subject property comprising the former railway are designated under Part V of the Ontario Heritage Act as part of the Downtown Almonte Heritage Conservation District Plan (HCDP) adopted in June 2015. The former rail corridor serves as a gateway to the town centre and allows for views of the river and townscape. Section 4.10.8 of the HCDP acknowledges that the CPR rail bed and bridges are regulated by the Federal government, however, encourages that these resources be retained and preserved as a heritage attribute that contributes to the unique sense of place of downtown Almonte. The development of the subject lands will enhance the use of the former railway as a cultural and recreational amenity and will not adversely affect its heritage recognition.

Chapter 5 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

Policy 5.2.2 requires that development generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

No development is proposed within the 1:100 year floodplain associated with the Mississippi River as mapped by the Conservation Authority. Further, slope stability requirements were considered through a geotechnical report. A limit of hazard lands has been established for the slope face on the property which is considered to be the valley corridor wall for the Mississippi River. A minimum 11m setback is recommended from the top of slope to reduce risks associated with slope failure due to erosion. Additional geotechnical consideration will be reviewed at the time of detailed design. There are no other hazards identified which may have adverse effects on public health or safety.

Based on the foregoing, the proposed amendments are consistent with relevant policies of the Provincial Planning Statement.

3.2 County of Lanark Sustainable Communities Official Plan (SCOP)

The County of Lanark Sustainable Communities Official Plan (SCOP) was adopted by Council in 2016 and is designed as an integrated land use planning and sustainable actions plans policy document. The subject property is designated as Settlement Area on Schedule A (Land Use Designation) of the SCOP.

The vision set forth in the SCOP is that “Lanark County is proud of its heritage and cherishes its small-town character, rural way of life, sense of community and distinctive natural features. We want to strengthen and diversify the economy effectively manage growth, protect the environment, preserve our heritage and maintain our unique character for future generations”. As per Section 1.2 of the SCOP, one of the overall objectives to aid in achieving this vision is to strengthen

communities by providing for efficient land use and opportunities for mixed use development on appropriate infrastructures which recognizes the diversity of Lanark County's settlement areas.

The development proposal represents a unique opportunity to diversify the economic base and housing stock of the municipality with an overall mix of uses. While Almonte offers some forms of accommodation for the travelling public primarily within the downtown area, there are no accommodations of similar scale or nature which, together with spa and dining, will draw visitors to the area and contribute to tourism. This supports the vision of strengthening the local economy while maintaining the small-town character of Almonte. Further, the development will broaden the range of housing types available in order to meet the requirements of a growing population and create opportunity for aging in place.

Policies relating to Settlement Areas are provided in Section 2.0 of the SCOP. In general, efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities per Section 2.3.1. Land use policies are intended to provide for mixed use communities with appropriate commercial, institutional and employment uses, as well as a range and mix of low, medium and high-density housing types in accordance with servicing capacities (Section 2.6.1).

The proposal aligns with these policies by supporting a mix of uses which contribute to achieving complete communities. There has been a desire to preserve the historic character of the properties yet make it available for enjoyment by others through operation of the current bed-and-breakfast. The proposed amendments will build upon this intent by expanding permitted use to include a range of residential uses and other complementary tourist uses. This contributes to more efficient use of land within the settlement area limits.

It is to be ensured at the local level that development can proceed on appropriate and verified water, wastewater, storm water and transportation services. This is further required by Section 4.0 of the SCOP which states that development shall generally be directed to communities which can reasonably provide or extend full water and waste water services. The policies note that the allocation of infrastructure capacity for infill and economic development purposes is encouraged.

The proposed development is directed to serviced parcels in the built-up area which efficiently uses land and infrastructure. No extension or upgrade of infrastructure is required.

Section 5.0 of the SCOP provides policies relating to natural heritage and states as an objective that natural heritage features, including non-significant features, should be conserved and rehabilitated for the benefit of future generations according to best management practices. To this end, there is a requirement to provide for a minimum 30 metre setback where development is proposed adjacent to a waterbody as per Section 5.4.

A key attribute of the lands are their relationship to the natural landscape. While there are no significant features identified on site, it is a priority to preserve local features to the extent possible. This will include maintaining considerable tree cover and minimizing interference along the shoreline of the Mississippi River. This in turn promotes the development as a natural getaway. There is no development proposed within 30 metres of the river, aside from potential small structures such as docks or gazebos which support water-related amenities and activities.

Pursuant to Section 8.3.4, Lanark County is the approval authority for amendments to local Official Plans. This planning rationale is intended to ensure sufficient information is provided to fully understand the impact of the amendment on the achievement of goals, objectives and policies, the need and effect of the amendment on public services and facilities, and the physical suitability of the land for the proposed use.

Based on the foregoing, the proposed amendments conform to the County of Lanark SCOP by supporting efficient land use patterns and encouraging complete communities.

3.3 Municipality of Mississippi Mills Community Official Plan

The Municipality of Mississippi Mills Community Official Plan (COP) was adopted by Council on December 15, 2005 and approved by the Minister of Municipal Affairs and Housing on August 29, 2006. A comprehensive review (OPA 21) was completed in 2018 and approved with modifications by the County of Lanark on December 4, 2019. The subject lands are located within the urban area of Almonte and are designated as Residential on Schedule B of the Official Plan.

The COP has the following vision statement which is the basis for the goals, objectives and policies contained in the Plan to guide development, growth and change in the Municipality. A review of applicable policies follows to demonstrate that the proposed amendments are in conformity with the guiding principles for development in the Municipality.

“Mississippi Mills is an outstanding urban and rural community that is recognized for its natural and architectural beauty, high quality of life and respect for its heritage and environment. In its vision of the future, the community will be seen to promote and manage balanced economic growth.”

Growth and Settlement Policies

Section 2.5 of the Municipality's COP provides policy direction with regard to growth and settlement area structure. It is a goal of the Plan to “promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of lands and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.” Pursuant to Section 2.5.1, the following objectives, among others, have been designed to implement this goal:

- Establish an urban density which promotes a sustainable and efficient use of the land.
- Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment.

The overall settlement strategy for the Municipality as set out in Section 2.5.3.2 will see that 70% of future growth be accommodated within Almonte on full municipal services, while the remaining 30% be accommodated within rural areas, existing villages or new rural settlement areas.

The proposed amendments align with the overall goals and objectives of the COP relating to growth and settlement by promoting logical and orderly development patterns which efficiently use land and broaden the mix of uses to support economic growth. The subject lands represent large, underutilized parcels within the urban area with access to full municipal services. The lands are currently designated and available for residential development with a density of up to 40

dwelling units per net hectare. However, there is unique development opportunity in consideration of the characteristics of this site which is not contemplated by the COP. The amendments to the COP seek to expand the permitted uses beyond the intended residential uses to include additional complementary tourist-oriented uses for Site A and a more compact mid-rise form for Site B.

Residential Policies

Section 3.6 of the COP provides policy direction for lands designated as Residential within urban settlement areas with the aim of promoting “a balanced supply of housing to meet the present and future social and economic needs of all segments of the community”. The policies support development which provides for affordable, rental and/or increased density of housing types while ensuring that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design. In accordance with Section 3.6.2 and Section 3.6.5, permitted use shall be predominately low and medium density residential uses, the latter generally in the range of 30 to 40 units per net hectare. Notwithstanding, other uses compatible with residential neighbourhoods may also be permitted, such as parks, public and community facilities, bed and breakfasts, home-based businesses, group homes, garden suites, day nurseries, country inns, and local commercial use, subject to policies contained in the Plan.

Site A as shown on the Concept Plan is to comprise proposed tourist-oriented uses that are not unlike the aforementioned complementary uses listed in Section 3.6.2. In most instances, additional policy measures are put in place to ensure proper integration. These may include implementing specific regulations or design standards or use of development controls, such as site plan control.

In keeping with this approach, a new Special Site-Specific Policy under Section 3.6 relating to the Residential designation is proposed to implement additional policies for the development of tourist-related uses for Site A. Such policies will describe the permitted tourist uses as limited to a boutique inn, which may include various forms of guest accommodations, as well as related accessory uses, which may include a spa, restaurant, assembly place and accessory dwelling unit. The policies will further set out that the boutique inn may include buildings with a predominant low-rise built form ranging from one to three storeys or potentially up to four-storeys with the intent of allowing for walkout basements.

In addition, the policies will require the preservation of the unique historic characteristics of the site as well as integration of new development with the existing natural features. Functional design standards will require adequate parking and loading facilities, appropriate screening, buffering, and/or separation from adjacent residential uses, as well as careful siting of any lighting, signage or utility structures. These policies are to be implemented through a corresponding site-specific zone and reviewed through a future site plan control process.

Site B as shown on the Concept Plan is to comprise low to medium-density residential uses, potentially in the form of a four-storey apartment with smaller units to be marketed as independent housing for seniors. The Residential designation permits a range of low and medium-density residential uses, including apartments and other multi-unit forms of housing, however, limits maximum height to three storeys for this site given it is not greenfield development. Further, the permitted density range would allow a unit yield limited to approximately 15 units.

Accordingly, a new exception policy to Subsection 3.6.5.4 relating to the Range of Housing Types within the Residential designation is proposed to set out an increased building height of four-storeys and an increased density of 120 units per net hectare. Such policies recognize that the context of this site is conducive to greater height and density than otherwise permitted in the more established residential areas in Almonte. Despite the increased height and density, the proposed development can successfully integrate with the surrounding built form through appropriate setbacks and buffers. The amended policies are to be implemented through a corresponding site-specific zone and reviewed through a future site plan control process as applicable.

Section 3.6.3 of the COP seeks to increase affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, including by encouraging housing intensification and facilitating cost-effective development standards and densities for new residential development to reduce the cost of housing.

The proposed amendment seeks to modify density restrictions for the site to allow for a greater number of smaller-size units which are inherently more affordable than larger detached dwellings which contribute to much of the available housing stock in Almonte. Apartment or similar multi-unit housing will offer a greater diversity in housing type and tenure.

It is a policy of the Plan that medium density residential development proposals shall address specific criteria listed in Section 3.6.5.5. A brief overview of how the proposed development concept for Site B responds to these criteria is provided below in Table 1.

Table 1: OP Section 3.6.5.5 Medium Density Residential Development Criteria

Medium Density Criteria	Development Concept Response
(i) Proximity to amenities such as grocery stores, parkland, health care facilities, schools and other community amenities	The site is located within a predominantly residential neighbourhood which is supported by nearby schools, parks and open space, and other community amenities. The site is also well connected to the downtown core and commercial corridors where grocery stores, restaurants, pharmacies and other services are readily available.
(ii) Compatibility with existing land uses and the historical character of existing buildings	Surrounding land uses are predominantly residential and characterized by detached and others ground-oriented dwellings with varying lot fabric. Newer development, including the approved plan of subdivision to the north of the site, will provide for greater mix and density of uses, including the introduction of multi-unit housing in the form of stacked townhouse dwellings. The proposed seniors apartment dwelling is compatible with and will not detract from the character of the area.
(iii) Transitioning in built form and height with surrounding built form	Given the lot fabric in this area, there is considerable separation among adjacent uses. There is a single abutting residential property which is similarly reserved for future development. Appropriate setback and building orientation will provide transition to the existing two-storey dwelling which currently occupies the abutting property.
(iv) Availability of adequate off-street parking and appropriate	Adequate parking for all residents and visitors is to be provided on site. The parking layout ensures ease of access and circulation, including for emergency vehicles, delivery vehicles, etc.

Medium Density Criteria	Development Concept Response
access and circulation for vehicular traffic, including emergency vehicles	
(v) Buffering from abutting uses	Buffering will be achieved through appropriate setbacks, as well as screening measures such as plantings and/or fencing to be implemented through a future site plan control application.
(vi) Landscaping and on-site amenity space	Communal amenity space will be provided for the apartment use to encourage social gatherings. This would be complemented by private amenity spaces, such as patios or balconies. Residents will also have access to the adjacent Pinehurst Manor site through a direct pedestrian connection so to enjoy the open space, pathways and shoreline areas.
(vii) 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	The requested OPA and ZBA seek to permit a four-storey height as is consistent with permissions for apartment uses in the new residential neighbourhoods (i.e. expansion lands) planned for Almonte. The context of the subject lands is similar to these new neighbourhoods in that they are intended for residential development with a greater mix and density of uses than may be accommodated within the established neighbourhoods throughout Almonte.
(ix) The availability of full municipal services to accommodate the proposed density of development	The development will be connected to municipal water and sanitary services which have sufficient capacity to accommodate the proposed density.

General Policies

Section 4.0 of the COP provides various general policies which apply to all development within the Municipality.

Environmental policies in Section 4.1 set out the goal of protecting the quality and quantity of surface and ground water resources. In response to these policies, it is ensured that development can be accommodated outside of the floodplain and beyond 30 metres from the highwater mark of the Mississippi River. A natural vegetative buffer on lands within 15 metres of the river is also to be maintained, with allowance for pedestrian access not to exceed 9 metres in width. Further, the development will follow best practices for stormwater management such that post development water flows originating from the site will not exceed predevelopment flows.

Design policies in Section 4.2 set out the goal of requiring new development and redevelopment to respect the scale and form of the area's small town and rural character. The development proposal responds to these policies by ensuring that scale and intensity is appropriate to the size of the site and by mitigating any impacts on adjacent uses through setbacks, spacing and buffering. Given the configuration of Site A, the tourist-related uses will not have presence along the streetscape aside from a modest entrance with signage. Building placement within the site will be logical and focus the greatest heights to the interior to ensure appropriate transition to

adjacent development. Site B will introduce higher-density residential development to contribute to a greater range of housing options, yet will remain compatible with the character of the area.

Heritage policies in Section 4.3 set out the goal of recognizing the area's heritage as being of central importance to the community's sense of identity. The development proposal builds upon this goal by leveraging the historic value of this long-standing estate. While not designated as a heritage resource, it is the intent that the existing Pinehurst Manor and other outbuildings on site be conserved and adapted for new use to ensure the identity of the property is preserved. Further, by maintaining existing conditions and vegetation along the length of the abutting former railway, which forms part of the Downtown Almonte Heritage Conservation District Plan, any associated impacts on this resource are minimized. Lastly, no significant archaeological resources were identified on site.

Economic development policies in Section 4.4 set out the goal of developing economic potential and creating employment opportunities which strengthen the social fabric of the community. Key to this strategy is the arts and tourism components of the economic sector which represent the best way in which to expand the Municipality's economy. In support of these policies, the development proposal will create opportunities for new businesses in order to diversify the area's economy, expand the commercial tax base and create new employment opportunities. The focus on tourism will generate business for other existing sectors and will build the community's profile as an attractive place to visit.

Arts and culture policies in Section 4.5 set out the goal of promoting and fostering the arts and culture sector as a major contributor to the strength of economic development, tourism and quality of life. The development proposal will encourage the development of arts, culture and tourism by drawing visitors to the area and offering a unique venue to host community or other social events.

Transportation policies in Section 4.6 set out the goal of encouraging a balanced transportation system which integrates pedestrian movement, vehicular travel and commercial transport and is designed to minimize congestion. The development proposal will provide travel options for pedestrians, cyclists and motorists with adequate parking facilities provided on site. Additionally, any loading facilities will be appropriately located on site, although significant commercial truck traffic is not anticipated given the small-scale nature of the hotel and spa uses. The overall capacity of the existing transportation network is suitable to accommodate projected traffic volumes.

Government and essential services policies in Section 4.8 set out the goal of ensuring a full range of affordable, municipal services to meet the existing and future social, environmental and economic needs of the community. With respect to sewage disposal and water supply, full municipal services are the preferred form of servicing for settlement areas. Development within the Almonte Ward will only be approved if sufficient capacity within the municipal water and sewer system exists. The development proposal aligns with these policies by utilizing existing and proposed services which are assessed as having adequate capacity.

Accessibility policies in Section 4.9 strive to improve accessibility for persons with disabilities by identifying, removing and/or preventing barriers which restrict their full participation within the community. The development proposal will follow accessibility requirements and guidelines through design implementation.

Implementation policies

Section 5.1 of the COP recognizes that circumstances may arise where an individual proposes a development which does not conform to the policies of the COP. In consideration of an application to amend the COP, the following must be addressed:

1. does the Amendment comply with the Vision for the Municipality of Mississippi Mills?

The proposed amendments comply with the Vision of the Municipality by respecting its heritage and environment and promoting balanced economic growth.

2. does the Amendment further the Goals and Objectives of the Plan?

The proposed amendments further the many Goals and Objectives of the COP, notably in relation to growth strategy, land use pattern and general considerations for development. The amendments support these Goals and Objectives through efficient use of land and services and a providing a mix of uses which promote economic and housing sustainability. The amendments will maintain the residential designation of the lands, while facilitating additional complementary uses and/or built form to support a complete community.

3. if the Amendment does not further the Goals and Objectives, have circumstances changed to make the Goals and Objectives invalid in relation to the proposal development?

The proposed amendments do not conflict with the Goals and Objectives of the COP.

4. is the Amendment in keeping with new legislation established by a senior level of government?

The proposed amendments are in keeping with the Provincial Planning Statement which aims to prioritize growth and development within settlement areas and supports intensification and redevelopment with a mix of land uses to achieve complete communities.

The proposed amendments also meet the interests of senior levels of government, including Lanark County, by maintaining the overall small-town character and sense of community while providing for a mix of uses appropriate to servicing capacities and which promote economic competitiveness and housing diversity.

5. is there a demonstrated need for the proposed development?

There is presently a lack of accommodation options for visitors to the Municipality and, particularly, the Town of Almonte. There are general policies which recognize tourism as a pillar of economic development for Mississippi Mills, as the unique landscape and local history of the region draw a diverse mix of visitors to the community. However, such uses are primarily anticipated within established commercial or mixed-use areas. There is a need to establish a policy framework in the Municipality's COP to accommodate greater choice for accommodation types. The amendments seek to provide a framework for

establishing tourist-related uses specific to the subject property in a manner that ensures compatibility with surrounding uses and minimal impact on natural features.

Further, there is an observed need for multi-unit housing options, specifically intended for seniors to allow for down-sizing and aging in place. The amendments seek to provide a framework to facilitate such development in a compact form.

6. can the lands affected be adequately serviced to accommodate the proposed development? What improvements shall be required to properly service the land?

The affected lands are currently serviced by municipal water, sanitary and storm services and adequate capacities are available to support the proposed development concept. No off-site improvements are required to service the land.

7. what impacts will the proposed development have on surrounding land uses, traffic movements, servicing, built heritage and natural environment? And how will these impacts be eliminated or minimized?

The proposed development has been assessed in terms of potential impacts on land use, traffic, servicing, built heritage and natural environment. Recommendations and mitigation measures are provided in this and other corresponding supporting studies. A summary of these supporting studies is provided in Section 4.0 of this report.

4.0 REVIEW OF SUPPORTING STUDIES

The proposed amendments are supported by the following studies as summarized below.

4.1 Serviceability Report

A Serviceability Report has been prepared by Novatech, dated September 30, 2025, to outline the preliminary servicing design for the conceptual development with respect to water, sanitary and stormwater management and to demonstrate that adequate municipal infrastructure exists for such. The development is to be connected to proposed 250mm municipal sanitary sewer and 300mm municipal watermain systems adjacent to the site. The sanitary and watermain systems are anticipated to operate with sufficient capacity to accommodate the proposed conceptual development. Stormwater will be collected onsite through swales or sewers and will ultimately outlet into the Mississippi River. Stormwater flows will be treated onsite to achieve an 'enhanced' level of protection in terms of quality control.

4.2 Transportation Impact Assessment

A Traffic Impact Statement (TIS) has been prepared by Novatech, dated August 29, 2025, to analyze the suitability of the local transportation network, including accesses, roadways and intersections, to accommodate the proposed development. Site A is expected to generate up to 50 vehicle trips (27 in and 23 out) during peak hours, while Site B is expected to generate up to 11 vehicle trips (6 in and 5 out) during peak hours. It is concluded that the intersections within the study will continue to operate at acceptable levels following build out and no roadway

modifications are warranted. Further, sightlines at the proposed accesses to Sites A and B are appropriate to allow safe all directional access to the development.

4.3 Geotechnical Investigation

A Geotechnical Investigation was completed by Paterson Group, dated August 26, 2020, to determine the subsurface soil and groundwater conditions of the subject lands and to provide geotechnical recommendations for the design of the proposed development based on the results of test holes and other soil information available. The lands are found suitable from a geotechnical perspective to accommodate development. The report provides recommendations for design and construction on the observed undisturbed, stiff silty clay bearing surface. The report further reviews slope conditions on site and designates a limit of hazard lands consisting of a toe erosion allowance of 5 m and an erosion allowance of 6 m from the top of slope for the face that is considered to be the valley corridor wall for the Mississippi River along the west and southwest boundaries of the property. Other slope faces were noted to be vegetated throughout with no signs of slope instability. It is recommended that the geotechnical consultant review detailed grading plans once available.

4.4 Environmental Impact Statement

An Environmental Impact Statement has been prepared by Gemtec, dated August 25, 2025, to identify the potential presence or absence of any natural heritage features or species-at-risk on or adjacent to the subject lands and to recommend mitigation measures to ensure their protection. Field investigations identified natural features exist in the form of significant woodlands and significant wildlife habitat and fish habitat. Potential impacts to these features can be mitigated largely through implementation of a 30m setback from the Mississippi River for new development. The report finds that the overall loss of vegetation due to new development is not anticipated to impact the integrity of the woodlands on site. Field investigations also identified the presence of butternut and black ash trees on site, as well as potential for other species at risk. Mitigation and avoidance measures, such as scheduling vegetation removal in stages and outside of key breeding periods, installing exclusion fencing, implementing minimum setbacks, etc. are provided to prevent negative impacts to these species or their habitat.

4.5 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was undertaken by Paterson Group, dated December 22, 2020, to assess the archaeological potential of the property based initially on desktop review, including databases, literature and historical research and further on field assessment through test pitting at 5 m intervals. The property was determined to have archeological potential based on location within the town of Almonte and proximity to the Mississippi River, a historic transportation route, as well as being the known residence of a prominent historic figure. Artifacts recovered through test pits included predominantly shreds of refined white earthenware related to the occupation of the site by the Bennet Rosamund as early as 1890. Given that fewer than 20 artifacts predating 1900 were recovered on site, no further assessment is required.

5.0 CONCLUSION

This report has been prepared in relation to applications for Official Plan and Zoning By-law amendment to establish the principle of future development of the lands known as 39 and 53 Carss Street in the Town of Almonte. The subject lands represent two contiguous parcels of which the larger is occupied by the historic Pinehurst Manor.

The owner envisions building upon the impressive history and beauty of the vast estate through the development of a boutique inn featuring guest accommodations with spa service, dining and amenity facilities on site.

There is also opportunity to introduce medium-density private residential uses on a portion of the property which will function independent from the inn.

Amendments to the Municipality's Community Official Plan and Zoning By-law are proposed to set out the policy and regulatory framework to support the intended uses. Site-specific policies and provisions will ensure their proper integration within the community.

It is demonstrated that the proposed amendments are consistent with the policy direction set out in the Provincial Planning Statement in terms of directing growth and development to settlement areas and in a manner that efficiently uses lands and infrastructure. The amendments support provincial interests of achieving complete communities by accommodating an appropriate range and mix of land uses which respond to diverse needs, including economic competitiveness and housing options.

It is further demonstrated that the proposed amendments conform to the guiding policies of the Lanark County Sustainable Communities Official Plan by promoting efficient development patterns and providing for mixed use communities with appropriate commercial, institutional and employment uses, as well as a range and mix of low, medium and high-density housing types in accordance with servicing capacities.

Lastly, it is demonstrated that the proposed amendments respect the vision and uphold the goals and objectives of the Municipality of Mississippi Mills Community Official Plan and have proper regard for mitigating potential impacts to ensure compatibility with surrounding land uses.

In conclusion, it is our opinion that the proposed amendments represent good land use planning.

NOVATECH



Kayla Blakely, MCIP, RPP
Project Manager



Steve Pentz, MCIP, RPP
Senior Project Manager

Appendix A :
Conceptual Site Plan

SITE A CALCULATIONS			SITE B CALCULATIONS		
ZONE: RESIDENTIAL FOURTH DENSITY, SPECIAL PROVISIONS (R4-YY) ZONE			ZONE: RESIDENTIAL FOURTH DENSITY, SPECIAL PROVISIONS (R4-XX) ZONE		
BY-LAW CATEGORY	REQUIREMENT	PROVIDED	BY-LAW CATEGORY	REQUIREMENT	PROVIDED
LOT AREA	600 m² MIN.	40,423.0 m²	LOT AREA	600 m² MIN.	3,888.2 m²
LOT FRONTAGE	30 m MIN.	-	LOT FRONTAGE	30.0 m MIN.	54.0 m MIN.
LOT COV. - BUILDING	-	2,835.9 m²	LOT COVERAGE	40% (1,750 m²) MAX.	1,012.6 m² (26.0%)
LOT COV. - CANOPY	-	122.5 m²	AMENITY SPACE	-	-
LOT COV. TOTAL	45% (18,167 m²) MAX.	7.3% (2,958.4 m²)	LANDSCAPED AREA	-	-
LANDSCAPED AREA	-	-	FRONT YARD	5.0 m	5.0 m
FRONT YARD (NW)	5.0 m	6.0 m	INTERIOR YARD (N)	6.0 m	6.0 m
INTERIOR YARD (NE)	6.0 m	6.0 m	INTERIOR YARD (S)	6.0 m	6.0 m
INTERIOR YARD (SE-EP ZONE)	30.0 m	30.0 m	REAR YARD	7.5 m	7.5 m
REAR YARD (SE-EP ZONE)	30.0 m	30.0 m	MAX. BLD. HEIGHT	11 m	15 m
MAX. BLD. HEIGHT	11 m	14 m			

GENERAL SITE INFORMATION	
PROPERTY AREA:	44,312 m² (476,966 SF)
LEGAL DESCRIPTION:	PART OF LOTS 16 AND 17 CONCESSION 9 GEOGRAPHIC TOWNSHIP OF RAMSAY, FORMERLY TOWN OF ALMONTE, NOW IN THE TOWN OF MISSISSIPPI MILLS, COUNTY OF LANARK
SURVEY:	DRAWING BASED ON SURVEY BY MCINTOSH PERRY SURVEYING INC. DATED MARCH 4, 2019. JOB NUMBER 18-4381, DRAWING D18-4381



PARKING CALCULATIONS					
BUILDING (SITE PART)	USE TYPE	UNIT RATE	UNITS / AREA (m²)	REQ'D SPACES	SPACES PROVIDED
PART A					
PINEHURST MANOR	BED & BREAKFAST	1.0x / GUEST ROOM	8 GUEST ROOMS	8	10
RESTAURANT	RESTAURANT	3x / 50m² ~ 10x / 100m²	176.8 m² GFA	16	18
RESTAUR. WITHIN MANOR	RESTAURANT	10x / 100m²	~158 m² GFA	16	18
RESTAURANT BASEMENT	B&B AMENITY SPACE	NO PARKING LOAD	N/A	0	0
CARRIAGE HOUSE	ACCESSORY DWELLING	0.5x / DWELLING	1x UNIT (MANAGER SUITE)	0.5	3
SPA	WELLNESS SPA	2.5x / 100 m²	557.4 m² GFA	14	16
SPA HOTEL	RENTAL SUITE (HOTEL)	1x / GUEST ROOM	12 UNITS	12	14
BANQUET BASEMENT	PLACE OF ASSEMBLY	10x / 100 m² GFA	174.2 m²	18	18
BANQUET HALL	PLACE OF ASSEMBLY	10x / 100 m² GFA	348.4 m²	35	38
BANQUET VERANDAH	PLACE OF ASSEMBLY	NO PARKING LOAD	N/A	0	0
BANQUET HOTEL	RENTAL SUITE (HOTEL)	1x / GUEST ROOM	7 UNITS	7	8
HOTEL	RENTAL SUITE (HOTEL)	1x / GUEST ROOM	8 UNITS	8	12
CABINS	RENTAL SUITE (HOTEL)	1x / GUEST ROOM	27 UNITS	27	27
MAINTENANCE BUILDING	ACCESSORY USE	NO PARKING LOAD	N/A	0	0
			TOTAL	162	182
PART B					
APARTMENT	DWELLINGS	1.2x / DWELLING	45 SUITES	54	54
VISITOR	VISITOR	0.2x / DWELLING	45 SUITES	9	9
			TOTAL	63	63

NOTE: SOME ITEMS LISTED WITH MULTIPLE ENTRIES (RESTAURANT / BANQUET HALL) ARE CONTIGUOUS SUITES AND NOT TO BE INTERPRETED AS SEPARATE ENTITIES



ISSUED FOR		
1	2024-10-29	CONCEPT SITE PLAN (ver.6)
2	2024-02-18	CONCEPT SITE PLAN (ver.7)
3	2025-03-10	CONCEPT SITE PLAN (ver.8)
4	2025-03-24	CONCEPT SITE PLAN (ver.9)
5	2025-04-11	CONCEPT SITE PLAN (ver.10)
6	2025-08-07	CONCEPT SITE PLAN (ver.11)

METRIC

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ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

GRAFF ARCHITECTURE
1358 RIDEAU FERRY ROAD
PERTH, ONTARIO K7H 3G7
Tel: (613)-900-1963

KEYPLAN

SEAL

PINEHURST DEVELOPMENT

39 CARSS STREET
ALMONTE, ON K0A 1A0

CONCEPT SITE PLAN

DRAWN: G.J.G.
PLOT DATE: 2025-08-27 3:02:20 PM

A1.00

24012P01

1 SITE PLAN
A1.00 1:800

Appendix B :
Proposed Sketch of Official Plan Amendment



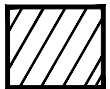
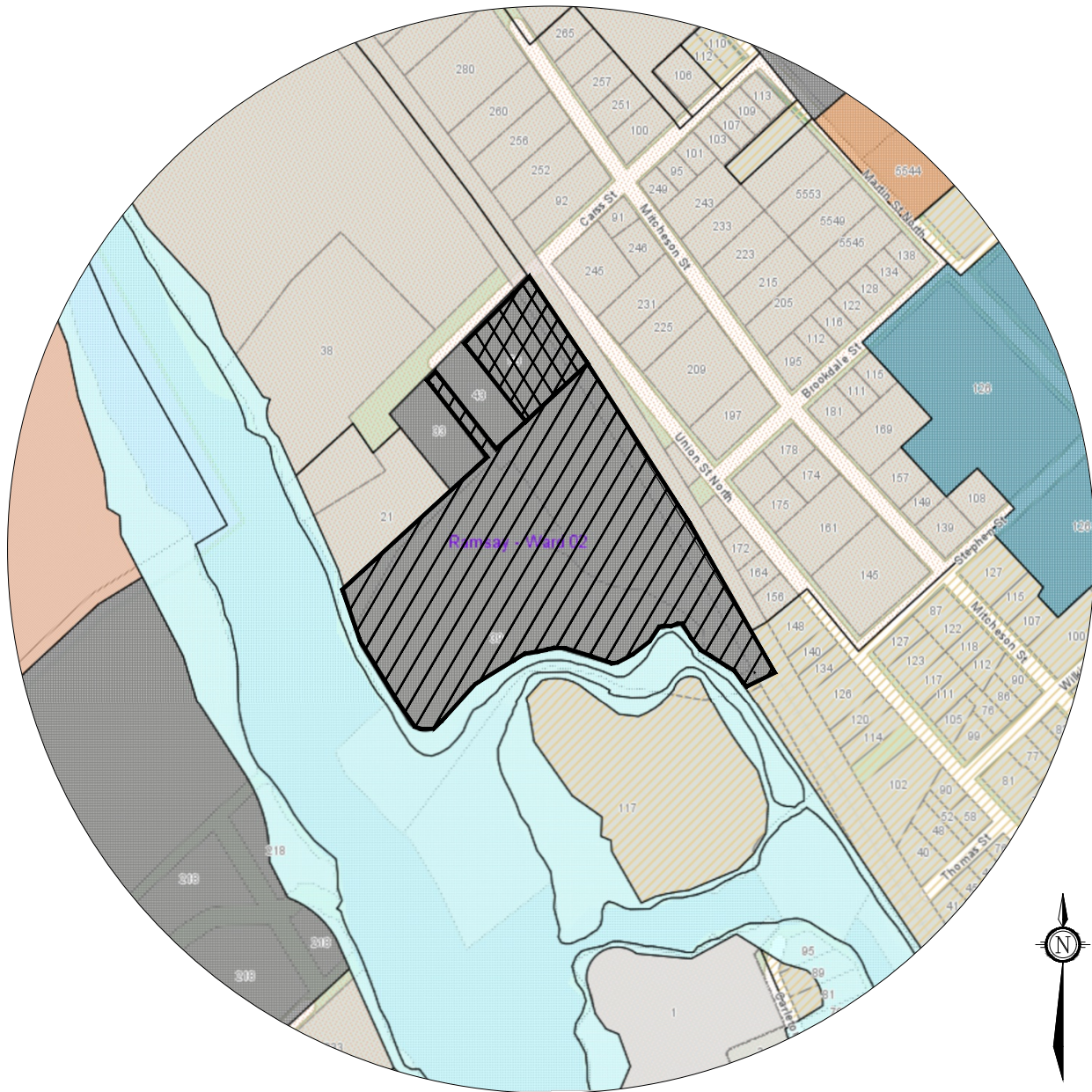
**LANDS SUBJECT TO
SPECIAL SITE-SPECIFIC POLICY - SITE A**



**LANDS SUBJECT TO
SPECIAL SITE-SPECIFIC POLICY - SITE B**



Appendix C :
Proposed Schedule to Zoning By-law Amendment



TO BE REZONED FROM DEVELOPMENT (D-4) TO
RESIDENTIAL FOURTH DENSITY (R4-YY) - SITE A



TO BE REZONED FROM DEVELOPMENT (D-3) TO
RESIDENTIAL FOURTH DENSITY (R4-XX) - SITE B