

NOTICE OF THE ADOPTION OF AN AMENDMENT TO THE MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN BY THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

TAKE NOTICE that the Council of the Corporation of the Municipality of Mississippi Mills passed **By-law No. 24-052** on **August 27, 2024**, under Section 22 of the Planning Act, R.S.O. 1990, Chapter P.13, adopting Official Plan Amendment No. 32 to the Mississippi Mills Community Official Plan.

AND TAKE NOTICE that the Official Plan Amendment is being submitted to the County of Lanark for approval, as the approval authority, and that any person or public body will be entitled to receive notice of the decision of the County of Lanark if a written request to be notified of the decision is made to the County of Lanark at the following address:

99 Christie Lake Road
Perth, ON K7H 3C6
Attention: Koren Lam, Senior Planner

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT

The purpose of the Official Plan Amendment 32 is to ensure that the Mississippi Mills Community Official Plan (COP) remains current and responsive to evolving housing needs and regulatory changes. The amendments will align the COP with recent policy changes at the provincial level, the most notable being Bill 23, More Homes Built Faster Act, and Bill 185, Cutting Red Tape to Build More Homes Act. These legislative changes aim to increase the rate of housing development across Ontario. On the local scale, the Municipality has seen changes to housing needs and as a result is proposing policy amendments that will accommodate for these changing needs now and in the future.

The amendment addresses shifting housing needs within the Municipality by updating policies to accommodate housing forms, such as back-to-back and stacked townhomes, and by refining the requirements for secondary dwelling units (now referred to as Additional Residential Units (ARUs)).

Some of the amendments are “housekeeping” which means that the amendments are necessary, but are more process-based changes, and do not especially alter the planning framework used to evaluate planning applications. Other amendments are more impactful by changing the planning framework or tools that are used to regulate land use and evaluate development in the Municipality.

The amendment will introduce a wider range of housing options in an effort to meet the Municipality's housing needs and provide more diverse and affordable housing availability for residents. Clear guidelines for ARUs will reduce ambiguity and enhance efficiency of the planning process. Overall, this amendment will help ensure that the Municipality's planning policies are aligned with both provincial objectives and local needs, facilitating more effective and sustainable growth.

EXPLANATION OF THE EFFECT OF WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION

Written and oral submissions relating to the plan were received by the Municipality. Comments from the public were considered as part of the decision-making process and informed final designation mapping and policy text.

RELATED APPLICATIONS

The subject property is also subject to the following applications under the Planning Act: Zoning By-law Amendment File Number Z-05-23

ADDITIONAL INFORMATION

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, has been provided. The complete By-law is available for inspection in the office of the Clerk during regular office hours.

For more information about this matter, please contact Melanie Knight, Director of Development Services and Engineering at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

Dated August 29, 2024 at the Municipality of Mississippi Mills.

Melanie Knight, Director of Development
Services and Engineering
Municipality of Mississippi Mills