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Draft Plan of Subdivision and Zoning By-law Amendment Applications

Mill Run Extension, Ramsay Concession 11A,
Municipality of Mississippi Mills

Prepared for: Menzie Almonte 2 Inc.

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Draft Plan of Subdivision and Zoning By-law Amendment Applications
Mill Run Extension, Ramsay Concession 11A, Municipality of
Mississippi Mills

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August 7, 2025

Novatech File: 121125
Ref: R-2022-199

August 7, 2025

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Planning Department
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Attention: Koren Lam, Planner

**Reference: Draft Plan of Subdivision and Zoning By-law Applications
Mill Run Extension, Ramsey Concession 11A, Mississippi Mills
Our File No.: 121125**

Please note that this is a revised version of the Planning Rationale dated February 13, 2023 and September 24, 2024. It has been updated to reflect the latest Concept Plan and Draft Plan.

Novatech has prepared this Planning Rationale on behalf of Menzie Almonte 2 Inc. (managed by Regional Group) to support Draft Plan of Subdivision and Zoning By-law Amendment applications on a parcel of land north of the Mill Run subdivision in the northeastern part of the town of Almonte in the Municipality of Mississippi Mills. The 7.23 hectare parcel (the Subject Site) was created by a severance approved on July 5, 2022 (Lanark County File No.: B22/049). The Subject Site is part of an addition to the urban area of Almonte that was completed through Lanark County OPA No.11 (approved October 13, 2021) and Mississippi Mills OPA No.22 (approved May 4, 2021).

Menzie Almonte 2 Inc. proposes a residential subdivision that will extend the Mill Run subdivision north via Sadler Drive. It will be comprised of a mix of detached and townhouse dwellings and an extension to the existing stormwater management pond. The Subject Site is currently zoned Rural (RU) which reflects its previous Rural designation in the Lanark County Community Official Plan and the Mississippi Mills Official Plan. A Zoning By-law Amendment to rezone the Subject Site to a Residential Third Density exception zone forms part of this application.

Sincerely,

NOVATECH



Simran Soor, MCIP, RPP
Project Planner | Planning & Development

cc: Melanie Knight
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1.0 INTRODUCTION

Novatech has prepared this Planning Rationale on behalf of Menzie Almonte 2 Inc. (managed by the Regional Group) to support Draft Plan of Subdivision and Zoning By-law Amendment applications on a parcel of land north of the Mill Run subdivision in the northeastern part of the Town of Almonte in the Municipality of Mississippi Mills. The 7.23 hectare parcel (the Subject Site) was created by a severance approved on July 5, 2022 (File No.: B22/049). The Subject Site is part of an addition to the urban area of Almonte that was completed through Lanark County OPA No.11 (approved October 13, 2021) and Mississippi Mills OPA No.22 (approved May 4, 2021).

1.1 Site Description and Surrounding Uses

The Subject Site is a 7.23-hectare parcel with access from Sadler Drive. This access is via Block 21 on Plan 27M90 which is a 657 square metre parcel that was transferred to the Municipality in 2019 and dedicated as part of the municipal road network by Mississippi Mills Council on June 7, 2022 (By-Law No. 22-037). This connects the existing Sadler Drive to the property line shared with the Subject Site and enables Sadler Drive to continue north.

The existing grade of the Subject Site falls slightly to the east and west from a high point in its western half. It is vacant of development with some regenerating vegetation. Although there are no retained wetlands on the Subject Site, the 30-metre setback from a wetland on the parcel to the north projects slightly into the Subject Site. Spring Creeks runs along the western boundary of the Subject Site and the required setback from it projects slightly into the western end of the Subject Site.

The Subject Site's legal description is:

PART LOT 17 CON 10; BEING PART 1 ON PLAN 27R11897, TOGETHER WITH AN EASEMENT OVER PART 2 ON 27R8935 AS IN LC50765; MUNICIPALITY OF MISSISSIPPI MILLS

Surrounding land uses are:

To the **north** of the Subject Site is 5596 Martin Street North, a 10.1-hectare vacant property. It is designated Rural and has an MVCA unevaluated wetland on part of it.

To the **east** is 1825 Ramsay Concession 11A, a 2.5-hectare parcel that is the retained lands from the recent severance that created the Subject Site. It is occupied by a detached dwelling.

To the **south** is the Mill Run subdivision. The rear yards of dwellings on Leishman Drive about the Subject Site, along with Mill Run Park and a stormwater management (SWM) pond that will be extended onto the Subject Site.

To the **southwest** is Spring Creek and a 9,350 square metre parcel owned by the Municipality that is the unconstructed extension of the Menzie Street right of way. Further southwest is 278 Florence Street, a 3.9-hectare vacant parcel designated Residential.

To the **west** is a 37.4-hectare vacant parcel designated Rural.

Figure 1: Subject Site & Context (Source: Municipality of Mississippi Mills Community Map)



2.0 DEVELOPMENT PROPOSAL

A residential subdivision for a total of 131 dwellings is proposed, arranged on an extended Sadler Drive and three other new streets. It is proposed to develop 71 detached dwellings and 60 two storey townhouses in blocks of four or five. The proposed development will have a gross density of 18 units per hectare.

Sadler Drive will be extended north to connect the Subject Site to the existing built-up area of Almonte. The 20 metre right of way (ROW) will match the existing ROW to the south and will also provide a potential future road connection to the north. Streets 1 and 2 extend east from Sadler Drive as 18 metre ROWs and provide potential future connections to 1825 Ramsay Concession 11A if these lands to the east of the Subject Site are developed in the future. Until such time as 1825 Ramsay Concession 11A is developed, a 14 metre idle Servicing Block will be used as a temporary road connection to link Streets 1 and 2. If and when this connection is no longer

required, the road will be removed and the block will be converted to a servicing and pathway block only. A second 10 metre wide servicing block will connect to the servicing block in the Mill Run subdivision to the south. Street 3 is a cul de sac with an 18 metre ROW that extends west of Sadler Drive and provides access to the extension to the stormwater management (SWM) pond on the land to the south (the combined SWM pond will serve both the subdivision to the south and the Subject Site).

The required setbacks, as identified in the Environmental Impact Statement (EIS) by Gemtec dated February 10, 2023, from the wetland to the north and from Spring Creek to the west are accommodated in conservation blocks. The northern conservation block is larger than required and includes some minor habitat swaps that results in a larger than required conservation along with more regular house lots adjacent to it. The table below details the blocks and streets that make up the Draft Plan:

Table 1: Breakdown of Blocks and Streets on Draft Plan of Subdivision

Block/Lot No/s.	Proposed Land Use	Area (ha)	Net Density
1-71	Detached dwellings (71)	2.87	25 units / ha
72-74	Townhouse dwellings (60)	1.29	36 units / ha
75 & 77	Open Space	0.54	
76	Stormwater Management	0.79	
78-79	Servicing	0.12	
80	Pathway	0.02	
Roads	Streets 1, 2, 3 and Sadler Drive	1.59	
	TOTAL	7.23	18 units / ha

Figure 2: Concept Plan (CP12B Rev.14) by Novatech dated June 25, 2025

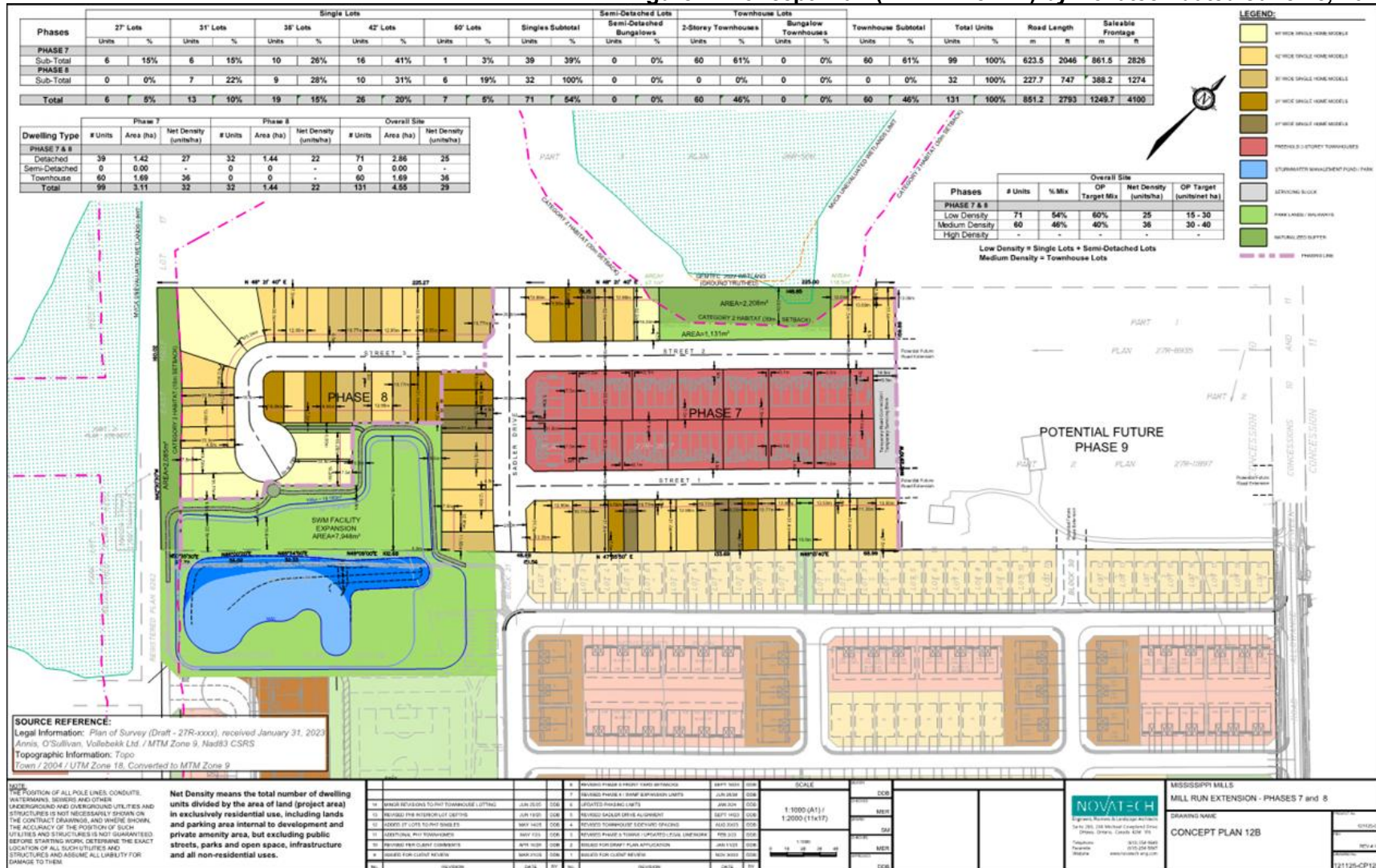
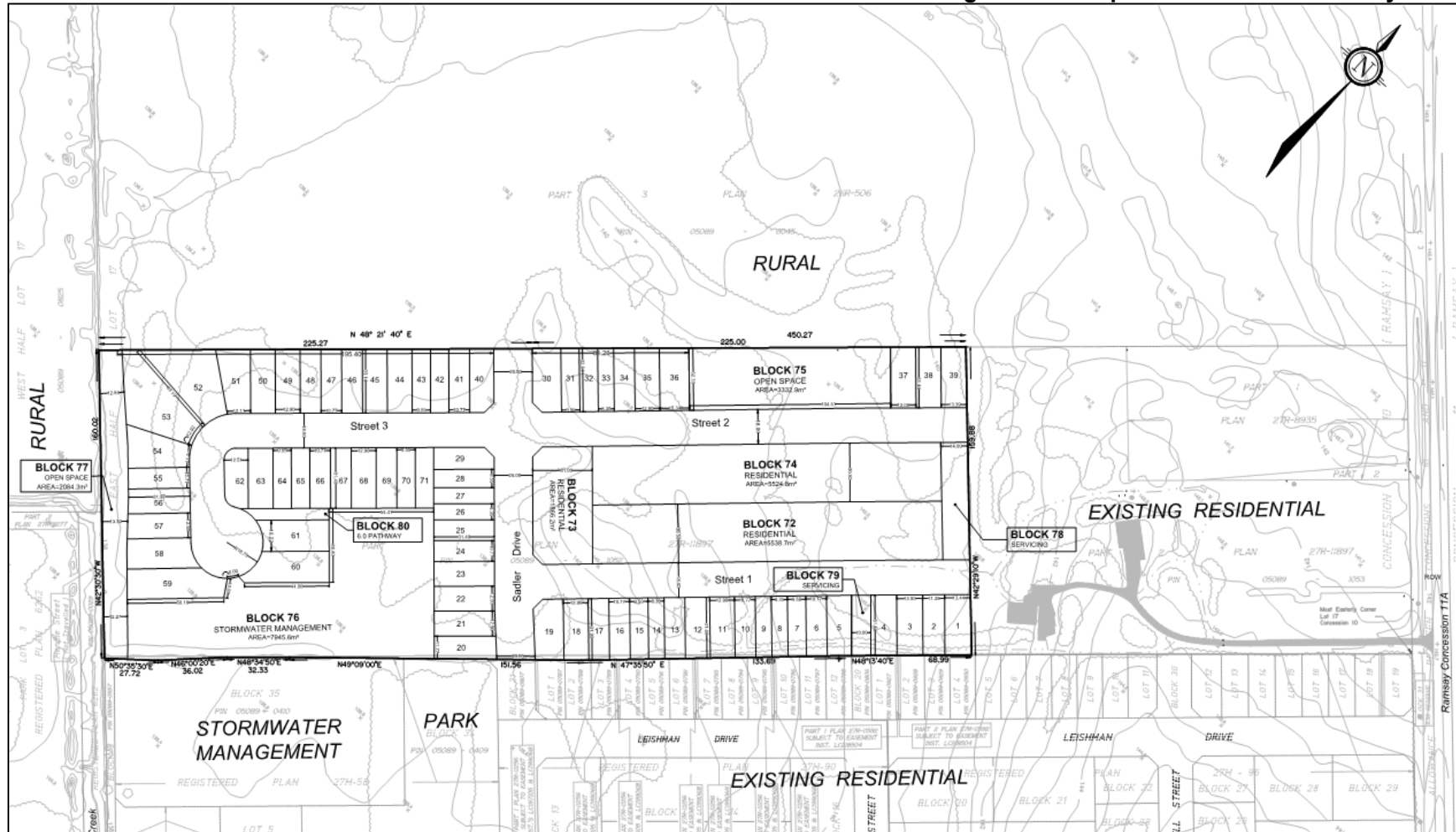


Figure 3: Excerpt of Draft Plan dated July 2025



3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement (2024)

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. This includes the Provincial Planning Statement, 2024 (PPS). The PPS provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land.

Section 2.1 of the PPS provides policy direction for Planning for People and Homes. Policy 4 states:

“To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.”*

Policy 6 states:

“Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”*

The proposed subdivision will provide a diverse range of housing options, including detached dwellings of varying sizes and townhouse dwellings. This will provide a mix of housing options to Almonte which will meet the needs of residents with diverse backgrounds.

Section 2.2 of the PPS provides policy direction for Housing. Policy 1 states:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.”*

The proposed subdivision will provide for a range of mix of housing options within the Town of Almonte. The proposed development will efficiently use the Subject Site and support residential growth in the Town.

Section 2.3 of the PPS provides policy direction for Settlement Areas. Policy 1 of Section 2.3.1 states:

“Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.”

The Subject Site is located within the Town of Almonte which is considered a settlement area. The proposed development will contribute to growth and development within the settlement area.

Policy 2 of Section 2.3.1 states:

“Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities;*
- c) *support active transportation*
- d) *are transit-supportive, as appropriate; and*
- e) *are freight-supportive”*

The proposed subdivision will provide a mix of residential dwellings that will efficiently use the Subject Site and integrate with the Mill Run subdivision to the south.

Section 3.1 of the PPS provides policy direction for Infrastructure and Public Service Facilities. Policy 1 states:

“Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) leverage the capacity of development proponents, where appropriate; and*
- c) are available to meet current and projected needs.”*

The Servicing and Stormwater Management Report prepared by Novatech dated August 7, 2025, which was included with the submission package, concludes that there is adequate infrastructure to support the proposed subdivision. The Report states that *“the Mill Run Extension Phases 7 & 8 reflected in this Servicing and Stormwater Management Report can be adequately serviced by extending existing Mill Run Subdivision water and sanitary infrastructure. Stormwater will be conveyed to the existing Mill Run SWM facility.”*

Section 3.2 of the PPS provides policy direction for Transportation Systems. Policy 1 of Section 3.2 states:

“Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.”

Policy 2 of Section 3.2 states:

“Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.”

The proposed street layout creates a modified grid network of roads that provides connections within the development and to the adjacent lands. Sidewalks will be provided to facilitate safe multi-modal movement within the subdivision.

Section 3.6 of the PPS provides policy direction for Sewage, Water, and Stormwater. Policy 1 of Section 3.6 states:

“Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*
 - 2. is feasible and financially viable over their life cycle;*

3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
- c) *promote water and energy conservation and efficiency;*
 - d) *integrate servicing and land use considerations at all stages of the planning process;*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5."*

The Servicing and Stormwater Management Report prepared by Novatech dated August 7, 2025 which was included with the submission package concludes that there is adequate infrastructure to support the proposed subdivision. The Report states that *"the Mill Run Extension Phases 7 & 8 reflected in this Servicing and Stormwater Management Report can be adequately serviced by extending existing Mill Run Subdivision water and sanitary infrastructure. Stormwater will be conveyed to the existing Mill Run SWM facility."*

Policy 8 of Section 3.6 states:

"Planning for stormwater management shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) *minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces;*
- f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale."*

The Servicing and Stormwater Management Report prepared by Novatech dated August 7, 2025 details the expansion of the existing stormwater management facility to the southwest of the Subject Site. The report concludes that *"the proposed SWM facility expansion and modifications to the outlet structure are sufficient to control post-development peak flows to the allowable release rates."*

Section 4.1 of the PPS provides policy direction for Natural Heritage. Policy 1 of Section 4.1 states:

"Natural features and areas shall be protected for the long term."

Policy 2 of Section 4.1 states:

“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

The Subject Site contains unevaluated wetlands to the north and west. There are no significant wetlands located on the Subject Site. The Environmental Impact Assessment prepared by Gemtec, dated July 18, 2024 concludes that the *“impacts to the existing natural environment are anticipated to be minimal.”* The EIS includes a number of mitigation and compensation measures, which includes setbacks from the unevaluated wetlands. These setbacks are generally respected by the proposed subdivision.

The proposed Zoning By-law and Plan of Subdivision applications are consistent with the policies of the Provincial Planning Statement (2024).

3.2 Lanark County Sustainable Communities Official Plan

The Lanark County Sustainable Communities Official Plan (SCOP) was adopted on June 27, 2012.

The Subject Site is designated Settlement Area on Schedule A – Land Use Designations (note that this change as result of OPA #22 has not yet been applied to the mapping). The Subject Site is not identified on Schedule B – Source Water Protection.

3.2.1 Settlement Area Policies

The Settlement Area Land Use Policies are set out at Section 2.6. Section 2.6.1 sets out the Objectives for Settlement Areas and states:

“The County of Lanark’s objectives respecting development in Settlement Areas are as follows:

- 1. To ensure the provision of an adequate supply of residential land;*
- 2. To provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities;*
- 3. To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;*
- 4. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas;*
- 5. To provide for mixed use communities with appropriate commercial, institutional and employment uses.”*

Objective 1) has been addressed by the designation of the Subject Site in the Mississippi Mills Official Plan (OP) as Residential. In relation to objective 2), the proposal provides a range of low

and medium density housing types (detached and townhouse dwellings) suitable for the context at the outer edge of Almonte. Roads and services are provided for the development, which meets objective 4). In relation to objective 5), the Mississippi Mills Official Plan designates the Subject Site Residential rather than Mixed Use.

No Landform Specific Land Use Policies apply to the Subject Site (Section 5.5 of the SCOP) as none of the following are located on the Subject Site: Provincially Significant Wetlands, Endangered or Threatened Species Habitat, Areas of Natural and Scientific Interest (ANSI's), Significant Woodlands, Significant Valleylands, or Fish Habitat. The Subject Site is also not subject to Surface and Ground Water Protection and Enhancement or Municipal Source Water Protection and Enhancement.

Section 7 Public Health and Safety is also not applicable to the Subject Site as the Schedules in the Mississippi Mills Official Plan do not identify any of the listed hazards (Floodplain, Hazardous Geological Formations, Closed Waste Disposal Sites, Other Contaminated Sites, Abandoned Pits and Quarries or Incompatible Land Uses) on the Subject Site. Noise and Vibration is not applicable as the use is not adjacent to stationary or road/rail sources where noise and vibration may be generated.

The Zoning By-law Amendment and Plan of Subdivision applications are consistent with the policies of the Lanark County Sustainable Communities Official Plan.

3.3 Mississippi Mills Community Official Plan

The Mississippi Mills Community Official Plan (COP) was first approved on August 29, 2006.

The Subject Site is designated Residential on Schedule B – Almonte Land Use (note that this change as result of OPA #11 has not yet been applied to the mapping).

The Subject Site is not identified as having source water protection areas or natural features on Schedules D1 and D2 – Almonte Source Water Protection Areas and Appendix A1 – Natural Features of the Official Plan. Schedule A2 Constraints identifies the Subject Site as being within a 1 kilometre radius of an Abandoned Mine.

3.3.1 Residential Policies

Section 3.6 of the COP provides policy direction for the Residential designation. The goal and objectives of the plan are:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community. The following objectives are designed to implement the goal:

- 1. Promote and support development which provides for affordable, rental and/or increased density of housing types.*

2. *Designate a sufficient supply of land to meet the residential goals of the Plan.*
3. *Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing.*
4. *Direct the majority of new residential development to areas where municipal sewer and water services are/will be available, and which can support new development.*
5. *Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.*
6. *Permit a range of activities in residential areas including home-based businesses, bed and breakfasts, group homes, churches, schools, community facilities and open space.*
7. *Work in conjunction with other levels of government and non-government organizations to establish necessary social housing.*

With respect to objective 1), the proposed townhouses are generally more affordable and are at an increased density than detached dwellings typically are. Objective 2) has been addressed by the designation of the Subject Site as Residential through OPA #22. Objective 3) relates to the zoning provisions for the Subject Site, which are discussed further in Section 4.4 of this Planning Rationale. Municipal services are provided to the development, meeting objective 4). Objectives 5-7 are not applicable to this proposal.

Section 3.6.2 *Residential Permitted Uses* states:

Lands designated "Residential" shall be predominately used for low and medium density residential uses and associated accessory uses.

A Residential Third Density (R3) exception zone similar to that used on the Mill Run subdivision to the south is suggested. The zone permits low and medium density residential uses. Refer to Section 4.5 below for further details.

Section 3.6.3 *Affordable Housing* is addressed through this proposal as it provides: “a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the municipality...”. This includes townhouse dwellings and detached dwellings in a range of sizes to meet a diverse range of resident needs.

Section 3.6.5 *Range of Housing Types* is also applicable. Relevant policies as amended by OPA #22, are:

1. *The Municipality shall support a wide range of housing types, zoning standards and subdivision design standards.*
2. *The Municipality has established the following housing mix targets:*
 - i. *Low Density 60%*
 - ii. *Medium Density 40% (OPA #22)*
3. *Low density residential development shall include single detached, semidetached, duplex, converted dwellings, and triplex housing. Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant*

- environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas (OPA #22).*
- 4. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 21 to 28 units per gross hectare for medium density areas (OPA #22).*
 - 5. All medium density residential development proposals shall address the following criteria:*
 - i. Proximity to shopping, parkland, health care, education and other community amenities;*
 - ii. compatibility with existing land uses in the immediate area and the historical character of existing buildings;*
 - iii. designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;*
 - iv. designed with a maximum of four (4) stories where the site abuts an arterial or collector road*
 - v. availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles*
 - vi. necessary buffering from abutting uses;*
 - vii. suitable landscaping, lot grading, drainage and on-site amenities; and,*
 - viii. the availability of full municipal services to accommodate the proposed density of development.*
 - 6. Medium density residential development shall be placed in separate zones in the Zoning By-law and shall be subject to Site Plan Control.*
 - 7. The Municipality shall strive to maintain the existing mix of housing tenure. To this end, the Municipality establishes the following housing tenure targets:*
 - i. Ownership 70%*
 - ii. Rental 30%*

The proposed development includes 71 detached dwellings (low density) and 60 townhouse dwellings (medium density). This will result in a unit mix where 54% of the proposed dwellings are low density while 46% is medium density. This unit mix represents a greater percentage of medium density development than is anticipated in Policy 2. The proposed unit mix will provide for more affordable housing options, including a greater range of detached dwelling options. The majority of the proposed dwellings will be low density and the proposed subdivision will fit in well with the surrounding context.

With respect to Policy 3 and Policy 4, the low density units will have a net density of 25 units per hectare and the medium density units will have a net density of 36 units per hectare. These densities are consistent with the density ranges laid out in Policies 3 and 4 respectively.

With respect to Policy 5, all the criteria can be met on the individual lots. It is not necessary for these units to be in a separate base zone as a site specific exception to R3 can accommodate

the entire development (as was the case with the Mill Run subdivision to the south). They are not subject to Site Plan Control.

With respect to Policy 7, the units will be sold and future owners may rent them out.

3.4 Mississippi Mills Comprehensive Zoning By-law 11-83

The Subject Site is currently zoned Rural (RU) which reflects its previous Rural designation in the Mississippi Mills Official Plan. A Zoning By-law Amendment to rezone the Subject Site is required.

3.5 Proposed Zoning By-law Amendment

It is proposed to rezone the Subject Site to a Residential Third Density (R3) exception zone similar to that used on the Mill Run subdivision to the south, along with a Parkland and Open Space (OS) zone for the SWM pond and proposed conservation areas. The R3 exception zone used on the Mill Run subdivision, R3-13, includes the provisions of specific R1, R2 and R3 subzones which cover the range of dwelling units in that subdivision, albeit with some exceptions. A similar approach is suggested for the Subject Site.

The table below outlines the provisions of the R1I and R3E zones, which are proposed to be permitted in the R3 exception zone for the Subject Site.

Table 2: Zoning Table for Proposed Development

Subzone and Dwelling Type	R1I – Detached Dwellings		R3E – Townhouse Dwellings	
	Required	Provided	Required	Provided
Zoning Provision				
Minimum Lot Frontage (m)	12 m	8.3 m	5.6 m	6 m
Minimum Lot Area (m²)	360 m ²	262.1 m ²	165 m ²	180 m ²
Maximum Height (m)	9.5 m		11 m	
Minimum Front Yard Setback (m)	3 m	4.5 m	3 m	4.5 m
Maximum Front Yard Setback (m)	5 m	4.9 m	N/A	
Minimum Exterior Side Yard Setback (m)	3 m	3.2 m	3 m	4.3 m
Minimum Rear Yard Setback (m)	6 m	7.5 m	6 m	7.8 m

Minimum Interior Side Yard Setback (m)	1.8 m with one yard no less than 0.6 m	0.6 m / 1.2 m	0.3 m	1.7 m / 1.7 m
Maximum Lot Coverage (%)	N/A		55%	57%
Projections				
Maximum Porch Projection (Rear Yard)	2 m	0.5 m	2 m	N/A
Maximum Porch Projection (Exterior Side Yard)	No closer than the minimum setback requirement (3 m)	N/A	No closer than the minimum setback requirement (3 m)	2.6 m
Maximum Porch Projection (Interior Side Yard)	No closer than the minimum setback requirement (1.8 m with one yard no less than 0.6 m)	N/A	No limit (uncovered) No closer than 1 m from the shared property line (covered)	1.9 m from shared lot line
Driveways				
Minimum Driveway Width (Section 9.3.9)	3 m	4.3 m	3 m	3 m
Maximum Driveway Width (Section 9.3.9)	9 m or 50% of the lot width, whichever is lesser	58% of lot width	9 m or 50% of the lot width, whichever is lesser	54% of lot width

The proposed exception zone provisions for the Subject Site are set out below.

*Notwithstanding the 'R3– Residential Third Density zoning designation, lands designated as 'R3-XX – Residential Third density Exception XX on Schedule 'A' to this By-law, may be used in compliance with the **R1I and R3E** subzone provisions contained in this bylaw, excepting however, that:*

- 1) All zoning provisions associated with the R1I zone shall apply except for the minimum lot frontage and minimum lot area. The minimum lot frontage shall be 8.3 metres and the minimum lot area shall be 262.1 square metres.*
- 2) All zoning provisions associated with the R3E zone shall apply except for the maximum lot coverage.*
- 3) A porch projection may be no closer than 2.5 metres from the exterior lot line.*
- 4) The maximum width of all driveways on a lot is 58% of the lot width.*

The proposed Zoning By-law Amendment is appropriate as it will facilitate the residential development of the Subject Site. The proposed R3 zone exception zone will permit a diverse mix

of dwelling types within the proposed subdivision, including detached dwellings in a range of sizes and townhouse dwellings. This will support the needs of a diverse range of people and will provide more affordable housing options for residents.

The proposed Zoning By-law Amendment includes a site-specific exception to permit a reduced minimum lot frontage of 8.3 metres where 12 metres is required and a reduced minimum lot area of 262.1 square metres where 360 square metres is required. The reduced lot frontage and lot area will permit the development of detached dwellings in a range of sizes. This will help meet the needs of a variety of potential residents. The smaller detached dwellings will also provide more affordable housing options for residents.

The proposed Zoning By-law Amendment also includes a site-specific exception to remove the maximum lot coverage provision for the proposed townhouse dwellings. Based on the size of the proposed townhouse lots and units, some of the interior townhouse units will have a lot coverage 57%, which exceeds the maximum lot coverage of 55% in the R3 zone. The R3E subzone does not include a maximum lot coverage but the underlying R3 zone does. The proposal site-specific exception would remove this requirement for the lots where the R3E subzone applies. Alternatively, the maximum lot coverage can be increased to 57%.

The proposed Zoning By-law Amendment includes a site-specific exception to permit a porch projection to be located 2.6 metres from the exterior lot line where Table 6.19(6)(c) requires a porch projection to be located no closer than the minimum required exterior side yard of the principal dwellings (3 metres). This constitutes a difference of 0.4 metres, which is relatively minor and indiscernible from the street. The porch projection will provide a side entrance to the corner townhouse units, which will provide greater animation to the street.

The proposed Zoning By-law Amendment includes a site-specific exception to permit an increased driveway width of 58% of the lot width where Section 9.3.9 permits a maximum driveway width of 50% of the lot width. This site-specific exception is only required for the townhouse dwellings and the smaller detached dwellings and will allow for the development of appropriately sized driveways and garages for these dwellings. The driveways and garages will not dominate the lot frontage and minimal impacts are expected from this increase.

The proposed Zoning By-law Amendment and Plan of Subdivision applications are generally consistent with the relevant provisions of the R1I and R3E zones. The proposed Zoning By-law Amendment is appropriate for the development of the Subject Site.

4.0 CONCLUSION

It is our assessment that the proposed development is consistent with the Provincial Planning Statement and conforms to both the Lanark County Sustainable Communities Official Plan and the Mississippi Mills Official Plan.

The Zoning By-law Amendment proposes appropriate residential subzones to permit the development of detached dwellings and townhouse dwellings. The site-specific exceptions will facilitate the development of a greater range of dwelling sizes and will have relatively minor impacts.

The proposed subdivision will function well within the surrounding context and is an appropriate and desirable addition to the neighbourhood. The Zoning By-law Amendment and Plan of Subdivision applications are appropriate for the development of the Subject Site and represent good land use planning.

Yours truly,

NOVATECH

Prepared by:

A handwritten signature in black ink, appearing to read 'S. Soor', with a horizontal line underneath.

Simran Soor, MCIP, RPP
Project Planner | Planning & Development