

**Mississippi Mills 2048**  
Our Community, Our Future



Background Report:

# **Official Plan Amendment 32**

## **Zoning By-law Amendment Z-05-23**

Author:  
Melanie Knight, Senior Planner

Dated:  
January 16, 2024

File Number:  
Official Plan Amendment 32

Prepared By:  
Municipality of Mississippi Mills  
Planning Department

**TABLE OF CONTENTS**

1.0 INTRODUCTION .....3

2.0 BACKGROUND..... 3

3.0 PROPOSED CHANGES..... 4

    3.1 Changes to the Official Plan and Zoning By-law #11-83 to Align with Bill 23..... 4

    3.2 Environmental Policy..... 6

    3.3 Missing Middle Housing..... 8

    3.4 Additional Residential Units ..... 12

    3.5 Density Requirements for New Development and Infill..... 15

4.0 PURPOSE AND INTENT .....21

5.0 AFFECTED LANDS.....21

6.0 SERVICING & INFRASTRUCTURE .....21

7.0 PUBLIC CONSULTATION AND TECHNICAL CIRCULATION.....21

8.0 NEXT STEPS.....22



**1.0 INTRODUCTION**

This background report was prepared by Planning Staff at the Municipality of Mississippi Mills in preparation for a proposed Municipally initiated Official Plan Amendment and Zoning By-law Amendment to incorporate amendments to the Community Official Plan and necessary Zoning By-law #11-83. The Public Meeting to consider the proposed Official Plan Amendment and Zoning By-law Amendment (Z-05-23) is scheduled for January 18, 2024.

This background report will explain why the Municipality is proposing the amendments to the Official Plan policies and the Zoning By-law provisions.

**2.0 BACKGROUND**

**2.1 Changes to The Planning Act**

Over the past decade, the Provincial Government has introduced several statutory changes to the Planning Act to permit new forms of housing and improve the planning approval process for housing developments. The Planning Act prescribes matters of Provincial Interest and establishes the ground rules for land use planning in Ontario; the Act includes policies, regulations and procedures related to Official Plans in Part III of the Act, and Zoning By-laws and other land use controls in Part V of the Act.

The Planning Act was amended in 2022 as a result of [Bill 23 – More Homes Built Faster Act, 2022](#) which amended Ontario’s Planning Act along with a number of other Acts related to the development process including the Conservation Authorities Act, the Development Charges Act and the Heritage Act. As noted in the report presented to [Committee of the Whole on November 1, 2022](#) regarding Bill 23, there are a number of changes arising from Bill 23 that affect Mississippi Mills.



### 3.0 PROPOSED CHANGES

#### 3.1 Changes to the Community Official Plan and Zoning By-law #11-83 to Align with Bill 23

In the context of Mississippi Mills, there are several amendments to the Official Plan which are required to align with the changes to the Planning Act resulting from Bill 23.

Some of these 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 and will change the planning framework or tools that are used to regulate land use and evaluate development in the Municipality.

The following is a summary of the proposed amendments to align with Bill 23:

- (1) The applicability of Site Plan Control for residential development of 10 units or less is no longer a tool that the Municipality can use to regulate infill and small residential development. The Official Plan policies which reference the use of Site Plan Control to regulate residential development will need to be amended.
- (2) The intent of Bill 23 is to improve the planning application process and thus, result in faster housing construction. In keeping with the intent of Bill 23, the Department has identified some minor amendments that can be made to remove hurdles or potential extra steps in the planning process. These amendments are as follows:

- Update [Section 5.9 Public Consultation and a Fair and Timely Process](#) of the Official Plan to provide an option for alternative notification of all types of planning applications and to amend the policies related to Official Plan Amendment and Zoning By-law reviews. Historically, the Municipality (and Official Plan policy) has required newspaper or individual mail out for notifications for planning applications. With the reduction in the availability of print newspapers, the Department is proposing alternative notification options, which would adhere to the Municipality’s Public Notice Policy to provide flexibility for notifications if/when



print newspaper notices are not a viable option. This may mean that with some planning applications or studies, communication tools such as email notices, website and social media notices, and physical notices posted at local community centres or popular community destinations will be used, either in conjunction with print newspaper or mail-out notices, or as an alternative.

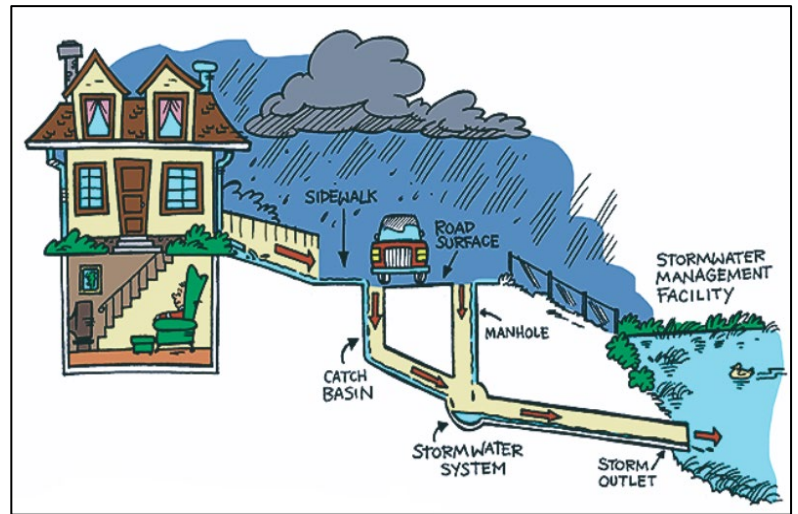
- Add a new section to Section 5 of the Official Plan which provides delegated authority to Staff for certain minor Zoning By-law Amendments. This opportunity for delegated authority is contained in [Section 39.2 of the Planning Act](#) and allows for delegation to Committee or municipal Staff for minor amendments to the Zoning By-law. The Official Plan must first contain this policy before Council can consider amending the Delegated Authority By-law to permit this type of delegation.
- Add a new policy which provides direction for cost sharing between developers and the Municipality when a developer wants to “front-end” infrastructure improvements which are identified in the Municipality Master Plans or Development Charges.
- Add a new policy, referred to as “Latecomer Policy”, which provides direction for cost sharing between developers when a developer builds new infrastructure or “over-sized” infrastructure to accommodate another subdivision not yet constructed.



### 3.2 Environmental Policy

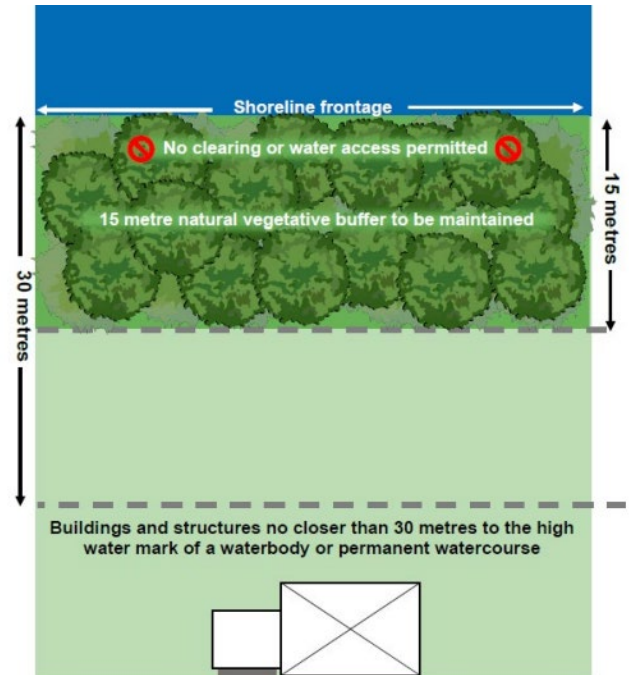
(1) As part of Bill 23, amendments were made to the Conservation Authorities Act. Some of these amendments have impacted the planning process by limiting the Conservation Authorities' Regulatory powers and ability to comment on certain aspects of development. Specifically, the changes have meant that:

- Conservation Authorities can no longer comment on proposed waterbody setback reductions as part of planning applications.
- The Conservation Authority regulated area around wetlands has been reduced from 120 metres to 30 metres. This means that Conservation Authorities can only comment on the area within 30 metres of a wetland as it relates to the impact from a proposed development.
- Conservation Authorities have reduced ability to provide municipalities some of their services and programs such as providing third-party reviews of Environmental Impact Statements (EIS), and professional advice to the Planning Department on specific environmental issues identified as part of planning applications.
- Conservation Authorities have reduced ability to provide analysis on stormwater management with respect to the quality control of stormwater. This means that Conservation Authorities can no longer comment on water quality issues such as the minimum water quality standards for discharge of stormwater in watercourses as part of new development.



(2) The following is a summary list of amendments to the Official Plan to address the above noted changes to the role of Conservation Authorities in the planning process:

- Amend policies within [Section 4.1.1 Surface and Groundwater Protection](#) to include policies to evaluate requests to reduce the required 15 metre setback from a high-water mark, and 30 metre setback from a watercourse. These policies will be amended using the Mississippi Valley Conservation Authority's technical documents as a reference, which address the evaluation of setback reduction requests.



- Clarify any policies in the Official Plan that reference the Mississippi Valley Conservation Authority to ensure that the policies are up to date with the current Conservation Authorities Act.
- Add policies to [Section 4.1.1.4.2 Stormwater Management Policies](#) to include a new policy related to the minimum water quality standards for stormwater management ponds and stormwater discharging into watercourses, such as the Mississippi River.

### 3.3 Missing Middle Housing

“Missing middle housing” was a term that was coined by an architect, Daniel Paroleck in 2010 to describe new housing forms that are compatible with low-rise neighbourhoods. These new forms of housing are greater in density than a single detached dwelling and are introduced in neighbourhoods which are predominantly made up of single detached dwellings. Missing middle housing generally refers to housing that is ground oriented, contains more than one unit, but is less dense than mid-rise built forms such as apartment buildings.

Since 2010, the definition of missing middle housing has evolved and is unique to each municipality and their own contexts. In Mississippi Mills, the Official Plan and Zoning By-law contemplate many forms of housing which can be characterized as missing middle housing such as semi-detached dwellings, townhouses, triplexes, and duplexes. Additional Residential Units are also an example of missing middle housing.

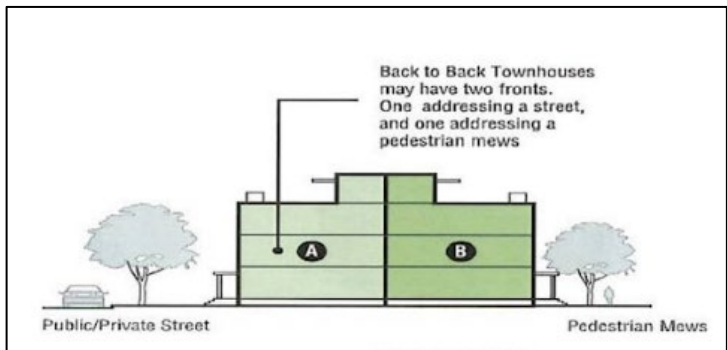
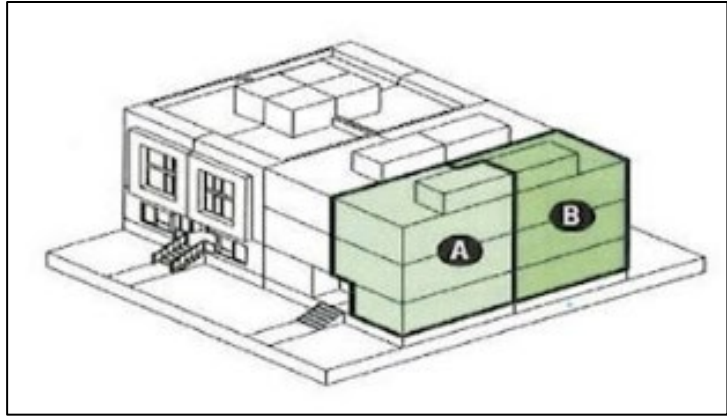


Despite Mississippi Mills having many forms of missing middle housing, there are some notable types of housing forms which have become more commonplace in today's housing developments. Specifically, back-to-back townhomes and stacked townhomes are two built forms that are becoming more common in new subdivisions. Examples and further explanation of these two forms of missing middle housing are below.



(1) Back-to-Back Townhomes

As shown in this section, back-to-back townhomes provide a housing option where a resident can own a unit which does not have a backyard. This type of housing may appeal to older adults who prefer to still own a home but prefer less yard space to maintain, and amenity area only in the front yard. This housing type may also appeal to younger adults who may be first time home buyers, entering the real estate market with a small home and no children.



(2) Stacked Townhomes

Stacked townhomes are townhome units which are built side by side (horizontal) and with a row of units on top of each other (vertical). Each stacked townhome maintains their own independent access to their unit (ground oriented). In some cases, parking is accommodated by way of attached garages and in other cases, parking may be accommodated by way of a separate surface parking lot, typically in the rear yard.

The image to the right shows stacked townhouses. In this design example, each unit is accessed via separate entrances all from the same front porch. In the interior, each unit is separate. There are two units that occupy the main floor and a partial basement and two more units which occupy the top two floors. In the image to the right, there are 8 units (4 units in each stacked townhome).





The image to the left provides an example of stacked townhomes with surface parking at the rear of the buildings and a large amenity area in the back, which essentially serves as a shared backyard for the residents. Stacked townhomes do often include small amenity spaces associated with their units such as balconies or small surface patios.

The Department is proposing to amend the policies of [Section 3.6.5 Range of Housing Types](#) in the Official Plan to add back-to-back townhomes and stacked townhomes as permitted uses in medium density residential areas. Currently the Official Plan policies permit "...four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing" as medium density housing. The amendment would clarify that these new types of missing middle housing are a permitted built form within medium density residential areas.

(3) Increase Building Height from Three (3) Storeys to Four (4) Storeys

Stacked townhomes can range from three (3) to four (4) storeys depending on the number of units, grading of the site, and architectural design. Low-rise apartment dwellings are another built form that contributes to the variety of housing options in Mississippi Mills,

and specifically opportunities for rental housing. Currently the Official Plan permits an overall maximum building height of three (3) storeys. There are a few examples of four-storey buildings in the Municipality, which are mostly located in the downtown commercial core of Almonte. For any buildings exceeding three-storeys, a site-specific Official Plan Amendment to permit the additional storey would be required to add height to the building. Based on the current Official Plan height restriction, if stacked townhomes are introduced as a new built form in Mississippi Mills, the same Official Plan Amendment process would be required to permit an additional storey (or an additional ½ storey). A site specific Official Plan Amendment process is a long and expensive process, with additional consulting and application fees which not only delay the building of these types of housing options, but incur costs to the development.

Generally speaking, many municipalities consider four storeys as the minimum height for medium density housing. The Department is recommending amending [Section 3.6.5 Range of Housing Types](#) in the Official Plan to permit four storey apartment dwellings and other residential built forms up to four storeys in height in new subdivisions.



(4) Add a definition of Missing Middle Housing in the Official Plan:

Proposed Missing Middle Housing definition:

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

### 3.4 Additional Residential Units

(1) Update Secondary Dwelling Unit Policies with the new Bill 23 Rules

The Planning Department completed a study in 2022 regarding Additional Residential Units (previously known as Secondary Dwelling Units). This study resulted in an update to the Zoning By-law to align the zoning provisions for Additional Residential Units to the Planning Act.

The current policies of the Official Plan for Secondary Dwelling Units state:

*3.6.9 Second Dwelling Units Policy*

*One second unit may be permitted within a single detached dwelling, semi-detached dwelling or duplex dwelling or in a building or structure ancillary to these housing types subject to the requirements of the Zoning By-law.*

*The Zoning By-law may provide for second unit regulations which allow for such units without an amendment to the Zoning By-law provided the following criteria are satisfied:*

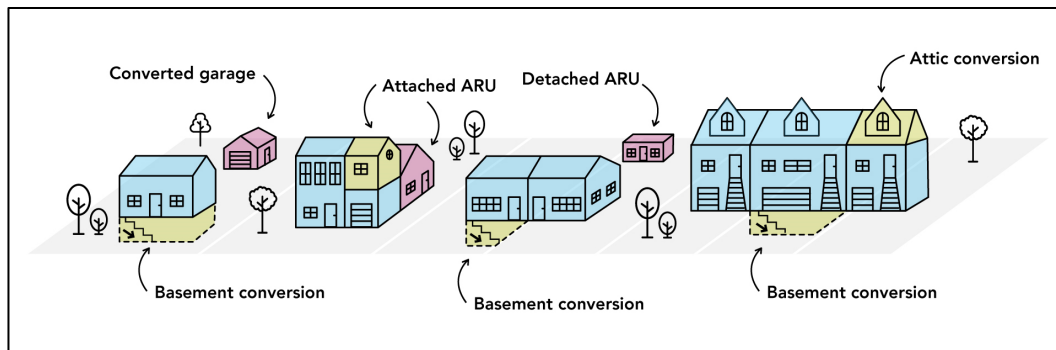
- i. only one second unit per property;*
- ii. all requirements of the Zoning By-law are met, including adequate off-street parking, and minimum floor area for apartment units;*
- iii. all building code and fire code requirements are addressed; and,*
- iv. Secondary dwelling unit must connect to existing residential servicing.*

Further amendments are now proposed because Bill 23 has made further amendments to the rules around the development of Additional Residential Units. Most notably, the Province has permitted that a total of two (2) Additional Residential Units are now permitted 'as of right' on residential lots which are serviced by municipal services, and that one (1) Additional Residential Unit is permitted in areas on lots that permit single detached dwellings, which are serviced by private services (well and septic). 'As of right' means that Bill 23 overrides the provisions of the Municipality's Zoning By-law. For example, if a zone only permits single detached dwellings, Bill 23 overrides this zoning and permits up to two (2) additional units.

Specifically, [Section 39.2 of the Planning Act](#) now permits 'as of right':

- A total of three (3) dwelling units per lot (in serviced areas) – one of which can be in an accessory structure such as in a detached garage or standalone unit.
- A total of two (2) dwelling units per lot (in unserviced areas) – one of which can be in an accessory structure, such as in a detached garage or standalone unit.
- No more than one (1) parking space can be required for each Additional Residential Unit.
- The Municipality cannot regulate a minimum floor area for an Additional Residential Unit.

The Municipality has to update the Secondary Dwelling Unit policies in the Official Plan and Zoning By-law to align with the changes introduced in Bill 23.



## (2) Additional Residential Units in New Subdivisions

In addition to updating the policies for Additional Residential Units to align with the changes from Bill 23, a separate initiative originating from a motion from Council directed Staff to study the potential for a policy which would 'require' a minimum number or percentage of Additional Residential Units in new subdivisions.

The Department provided a project overview for this initiative along with a report at their [December 20, 2022 meeting](#). The Department has undertaken consultation with the development industry and included this initiative in the first public information centre (open house) hosted by the Municipality in April 2023 for public awareness and feedback.

The results of the consultation with the development industry resulted in the following summarized feedback:

- Concerns with *requiring* a minimum amount of Additional Residential Units in new subdivisions as mandatory.
- Support for encouraging Additional Residential Units in new subdivisions by providing at least one type of housing model for sale, which includes a purpose built Additional Residential Unit.
- Support for requiring an additional parking space for each Additional Residential Unit provided.
- Support for a wider variety of housing types such as back-to-back townhomes and stacked townhomes.

Supportive policies for Additional Residential Units in new subdivisions would require the following:

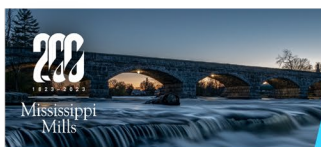
- At least one type of model home with purpose-built Additional Residential Units is offered for sale in new subdivisions.
- If a proposed subdivision does not meet the minimum density requirements of the Official Plan, at least 25% of the new homes would require roughed-in Additional Residential Dwelling Units.

As part of this project, Staff will continue to consult with the development industry on the above proposed policies to ensure that any policy added to the Official Plan is reasonable and reflects current planning trends.

(3) Amend policies and references to Secondary Dwelling Units

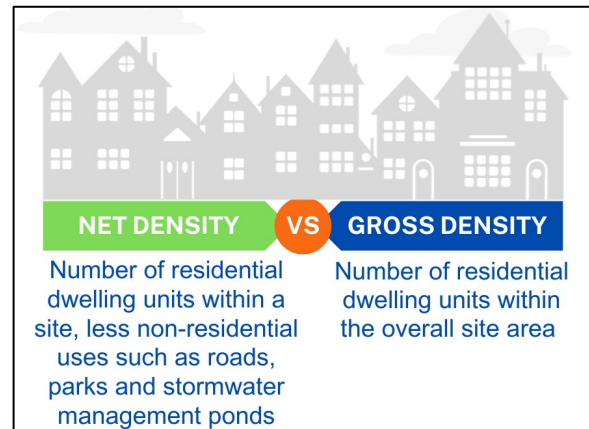
In response to the requirements introduced in Bill 23 for Additional Residential Units, the Department is recommending the following amendments in the Official Plan and Zoning By-law:

- Amend the current Secondary Dwelling Unit policies and references to the term Additional Residential Unit for consistency and clarity.
- Provide distinct policies for Additional Residential Units in serviced settlement areas (Almonte), and unserved settlement areas (rural areas and villages).
- Require one (1) parking space per unit, permitted to be located in the rear yard, interior side yard or in the front yard only on a driveway leading to a garage.



### 3.5 Density Requirements for New Development and Infill

Density is a measurement of the number of residential dwelling units within a certain area of land (hectares). Density can be measured using gross density or net density. Gross density is the calculation of the number of residential dwelling units within the overall site area and is measured as # of units per gross hectare.



Net density is the calculation of the number of residential dwelling units within a site after subtracting the areas that include non-residential uses such as roads, parks and stormwater management ponds and is measured as # of units per net hectare.

For reference, prior to Official Plan Amendment 22, Section 2.5.3, Mississippi Mills Growth and Settlement Strategy general policies under 2.5.3.2.3.(4) originally noted that *“the Municipality should strive for an urban residential density of approximately **15 to 35 residential units per gross hectare** (includes road, parks and other natural features) of land (6 to 15 residential units per gross acre of land).*

Prior to Official Plan Amendment 22, there was also no maximum density in the Official Plan, except for within the medium density residential policies (townhomes and apartment buildings). This maximum density was prescribed as 35 units per net hectare.

As part of the Official Plan Amendment 22 (OPA 22), a new average density within the settlement area was added to the Official Plan. Specifically, Official Plan Amendment 22 changed the policies for new development as follows (emphasis added):

*“Intensification within the built-up areas (including infill and redevelopment) shall be in accordance with the policies of Section 3.6.7 “Infilling”. Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per Section 3.6.5 Range of Housing Types of the Plan with **low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare to an average maximum of 25 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 and 21 to 28 units per gross hectare for medium density areas to an average maximum of 19.25 units per gross hectare.*

As noted above, the new net density of 25 units per net/ha (13.75 units/ gross ha) was introduced through Official Plan Amendment 22; however, when calculating net density for Official Plan 22, it was assumed that only 55% of a site would be used for residential uses and 45% of a site would be used for roads, parks, stormwater management ponds and other non-residential uses. When predicting net density of subdivisions, the industry standard uses a range of 65-70% of a site used for residential development.

The Subdivision Density Chart below provides existing densities in Mill Run and Riverfront Estates subdivisions as well as the proposed densities in some of the new subdivision applications that the Municipality has received since 2022. This information illustrates the existing and proposed densities of the residential subdivisions in Almonte in the past ten years.

**Subdivision Density Chart**

Development	Gross Density	Net Density (using industry standard)	Non-residential features that are typically not included in the calculation of density
Mill Run (existing)	18	29.1	Stormwater Management Pond and Parkland
Mill Run (phases 7 & 8)	22.28	29.34	Small addition to offsite Stormwater Management Pond and Open Space (wetland)
Riverfront Estates (existing)	15.9	26.6	Parkland and Open Space, Stormwater Management Pond
Mill Valley Expansion (updated Dec 2023)	20.43	30.59	Stormwater Management Pond (including offsite Mill Valley Retirement) and Parkland
Brown Lands (proposed)	14.7	23.8	Parkland and Open Space (wetlands)
Hilan Village (proposed)	18.7	24	Parkland and Open Space (hazard lands)





In addition to the issue of density, the policies of Official Plan Amendment 22 require a range of densities for low and medium residential development, as well as meeting the “split” of housing of 60% low density residential and 40% medium density residential (known as the “60/40 split”). Excerpts of these two policies are below (emphasis added):

*Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per **Section 3.6.5 Range of Housing Types of the Plan with low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare** to an average maximum of 25 units per net hectare.*

*Section 3.6.5.2 is modified from changing the **percentage of low density and medium housing mix targets** from 70% and 30% to **60% and 40%** respectively.*

In reviewing the new subdivision applications that have been received in the past two years, Staff have determined that it is difficult, if not almost impossible, for new subdivisions to meet the required 60/40 split; also be within each of the ranges of 15 to 30 units per net hectare (for low density) and 30 to 40 units per net hectare (for medium density); and also meet the maximum density of 25 units per net hectare. There are just too many mathematical requirements for new subdivisions to meet.

In addition, these mathematical requirements do not reflect the context of each subdivision. For example, some subdivisions require parkland and protected open space areas (wetlands, hazard lands), while other subdivisions do not because there is an adjacent area with parkland, or no environmental features exist in the site area. Some



subdivisions may require a stormwater management pond, while other subdivisions can outlet the stormwater directly to the Mississippi River or only need to connect to an existing stormwater management pond in a

nearby neighbourhood. Some subdivisions are required to build wider collector roads, whereas other subdivisions only need narrower local roads. The more land that is removed for non-residential development, the higher the net density calculation is, regardless of the

context. Essentially, using net density to evaluate subdivisions does not provide a clear 'apples to apples' comparison with other subdivisions or adjacent neighbourhoods.

1. Amend density measurement from net density to gross density for new subdivisions

The Department is recommending changing the measurement of density from net density to gross density. The proposed change to the density requirements would allow every new subdivision, regardless of the area used for roads, parks, stormwater management or other non-residential uses, to be accurately compared with other subdivisions and nearby neighbourhoods. This approach allows for density to be measured equally amongst subdivisions and provides consistency. The proposed change to density requirements would also include a minimum and maximum density so that new subdivisions are providing the needed mix of housing types and the necessary number of minimum units to meet the housing demands for municipalities like Mississippi Mills.

2. Amend the maximum density, include a minimum density for new subdivisions, and remove density restrictions in the Zoning By-law

In addition to modifying how density is measured, the Department is also proposing to modify the density requirements by increasing the maximum density and adding a minimum density as follows:

- Minimum density: 15 units per gross hectare (equivalent to 23.1 units per net hectare based on industry standard calculations)
- Maximum density: 35 units per gross hectare (equivalent to 53.8 units per net hectare based on industry standard calculations)

The maximum density proposed of 35 units per gross hectare (53.8 units per net hectare) reflects the denser end of the medium density range of 30 to 40 units per net hectare currently permitted in the Official Plan. This increase is proposed to allow for flexibility with development and in anticipation that some new subdivisions will propose newer types of housing forms, such as stacked townhomes and back-to-back townhouses, as well as apartment buildings. These types of housing can provide much needed rental housing stock in the Municipality. Increasing the high end of the density range does not mean that every new subdivision will build to the highest



density. For example, the original density range of 15 to 35 units per gross hectare, prior to Official Plan Amendment 22, did not result subdivisions that built to the highest density.

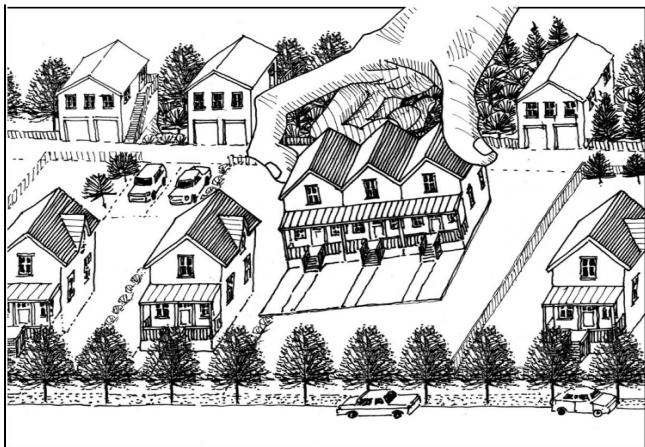
Maintaining the 60/40 split in this same policy will ensure that there is an appropriate range of housing types and densities within one subdivision area. These new neighbourhoods may be denser than some of the historical neighbourhoods; however, maintaining the 60/40 split will ensure new subdivisions are reflective of more recent subdivisions and will contain 60% low density development (singles, semi's, duplexes, converted dwellings, triplexes) and 40% medium density development (3+ unit townhomes, apartment dwellings, and other multi-unit dwellings).

To clarify the intent of the Official Plan policies in the Zoning By-law, the Department is proposing to remove existing density restrictions in the Zoning By-law. The reason for this is that with any amendment to the Official Plan of density or housing forms, the Zoning By-law will then subsequently need to be amended to align with these changes. Similar to removing the minimum dwelling unit area from the Zoning By-law (which was done in 2022), removing specific density limits in the Zoning By-law would reflect current planning trends including the 'as of right' additional residential units which are now permitted regardless of what the Municipality's Zoning By-law may restrict.

### 3. Move the density ranges to the Infilling Section of the Official Plan

The Department is also recommending moving the ranges for new subdivisions to the Infilling Section of the Official Plan:

- 15 to 30 units/net ha for low density; and
- 30 to 40 units/net ha (for medium density)



Moving the range to the infilling section of the Official Plan will provide a better planning framework used to evaluate infill proposals in the future and ensure that infill proposals are utilizing the existing roads and infrastructure as best as possible to provide a range of housing types. The reason that a measurement of net hectare is used for infill is because land uses such as roads and parks are already in existing neighbourhoods and so are

essentially already 'subtracted' from the site area, and so by default, infill is already considered as 'net density'.

#### 4. Revise Density Definitions

In addition to the amendments above, the Department is also recommending updating the definitions of gross density and net density so that it is clear what is included in the calculations and is also reflective of current planning trends.

As currently defined by OPA 22, gross density *"means that the total number of dwelling units divided by the total project area"*, and Staff are proposing to revise this definition to:

**Gross Density:** The density of the residential development in an area, including all local roads and parks, stormwater management ponds and other natural features.

As currently defined in OPA 22, net density *"means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lanes and parking area internal to developments and private amenity areas, but excluding public streets (right-of-way), parks and open space, infrastructure (e.g. stormwater management facilities) and all non-residential uses"*. Staff are proposing to revise this definition to:

**Net Density:** The density of only the area within a development which is used for residential uses and does not include local roads and parks, stormwater management ponds, blocks for infrastructure facilities, open spaces and other natural features.



#### **4.0 PURPOSE AND INTENT**

The purpose and intent of the subject Official Plan Amendment and Zoning By-law Amendment are to:

- Implement changes associated with the Provincial Planning Legislation, Bill 23, More Homes Built Faster Act;
- Introduce environmental policy to address reduced scope of review for Conservation Authorities;
- Introduce missing middle housing forms, including back-to-back townhouses and stacked townhouses;
- Update Additional Residential Units policies; and
- Revise density requirements for consistency and clarity.

This study, and the implementation of proposed amendments, will establish clear and uniform provisions for the above noted policies across the entire Municipality. These provisions will reflect the intent of the Official Plan and *Planning Act*, remain cognizant of the Municipality's housing needs, and respect the Municipality's existing character.

#### **5.0 AFFECTED LANDS**

The subject Official Plan Amendment and Zoning By-law Amendment are Municipality-wide Amendments. All lands within the Municipality are subject to this amendment – both in settlement areas and outside of settlement areas.

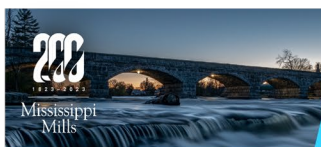
#### **6.0 SERVICING & INFRASTRUCTURE**

The servicing and infrastructure implications of the subject Official Plan Amendment and Zoning By-law Amendment have been reviewed.

It is important to note that for the active subdivision applications, servicing capacity has already been determined and there are no concerns raised for these proposed subdivisions.

#### **7.0 PUBLIC CONSULTATION AND TECHNICAL CIRCULATION**

Planning Staff will circulate the application in accordance with the provisions of the *Planning Act* to the public, internal departments and external agencies and organizations.



## 8.0 NEXT STEPS

A staff report with a more fulsome analysis of the proposed amendment will be prepared following the Public Meeting scheduled for January 18, 2024, to fully consider all public comments received. Planning Staff will prepare draft proposed Official Plan and Zoning By-law Amendments along with a full staff report to be presented to Council at a later date.

For more information, please contact:

Melanie Knight,  
Acting Director of Development Services & Engineering  
613-256-2064 ext. 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)



Mississippi  
Mills