



NOTICE OF COMPLETE APPLICATION & CONSULTATION
(Clause 51 (19.4) & 51(23) of the *Planning Act*)

TO: PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.: 09-T-21002, Evoy Lands (Hannan Hills)
Subject Land: Park Lots 1, 2 and 3, Block E, Almonte Ward, Municipality of Mississippi Mills, County of Lanark
Municipality: Municipality of Mississippi Mills
Agent: Novatech
Owner(s): Archie Albert Evoy

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06 as amended. The application affects a portion of a parcel of land comprising an area of 4.15 ha of land located as described above.

TAKE NOTICE: The application was deemed to be complete by Lanark County on June 30, 2021 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*, and the information and material provided is available to the public as identified below.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. A copy of the application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before August 6, 2021.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Official Plan for the Municipality of Mississippi Mills. The subject lands are currently zoned as Residential First Density (R1) within the Municipality of Mississippi Mills Comprehensive Zoning By-law 11-83. The application indicates that a concurrent Zoning By-law Amendment application has been submitted to the Municipality. The proposed draft plan includes one new street, four (4) new blocks for Townhouse Residential development, 1 block for stormwater management and four (4) blocks for road widening, for a total of 166 residential units. The proposed development results in a net density of 52 units per ha, the Municipality of Mississippi Mills Official Plan permits a density of 35 units per ha. The developer proposes an increased density bonusing which is described in the Planning Rationale Report.

The subject lands currently contain an existing single-detached dwelling known as 277 Florence Street, the remainder of this site is covered with trees and vegetation. The northern boundary line is the urban boundary of the Town of Almonte. To the east is the Mill Run subdivision, to the south is the unopened road allowance of Adelaide Street, and to the west across Florence Street, is an existing residential subdivision.

NOTES REGARDING YOUR RIGHTS

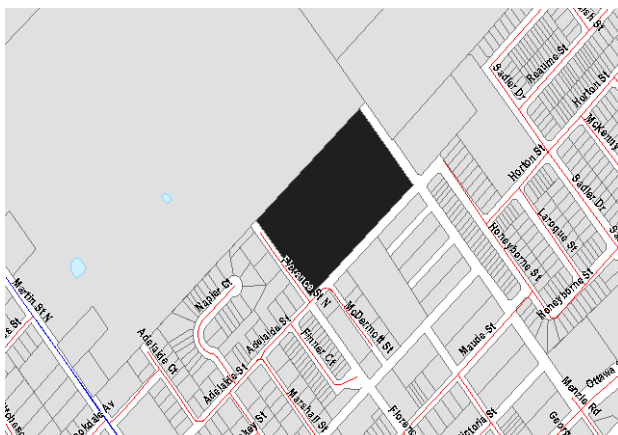
1/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Ontario Land Tribunal.

2/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.

3/ If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the Lanark County, c/o Planning Department, Administration Building, 99 Christie Lake Road, Perth, ON K7H 3C6, indicating the County file number **09-T-21002**.

ADDITIONAL INFORMATION: Additional information regarding the proposed plan of subdivision, can be circulated via mail or e-mail upon request to the undersigned. Additional information is available on the Lanark County website www.lanarkcounty.ca or by contacting the County Planner as provided below.

Dated in Tay Valley Township, this 7th day of July, 2021.



Julie Stewart, MCIP, RPP County Planner
County of Lanark
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Perth, ON K7H 3C6
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