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Residential

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Environmental
Restoration

Hannan Hills Planning Rationale

Prepared for: 1384341 Ontario Ltd

PLANNING RATIONALE

**In support of Draft Plan of Subdivision
and Zoning By-law Amendment Applications**

Hannan Hills Residential Development

Almonte, ON

Prepared For:



Prepared By:

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May 2025
Novatech File: 118201

Ref: R-2024-070

May 27, 2025

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Attention: Koren Lam and Melanie Knight

**Reference: Hannan Hills Residential Development
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
Municipality of Mississippi Mills
Our File No.: 118201**

Novatech has prepared this revised Planning Rationale on behalf of 1384341 Ontario Ltd in relation to a re-submission of applications for a Draft Plan of Subdivision and related Zoning By-law Amendment for lands located at 277 Florence Street in the Town of Almonte. The lands are located in the northeast quadrant of the Town and are more particularly described as Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262. The development is to be known as *Hannan Hills*.

Cavanagh Developments is proposing to develop a residential subdivision that would accommodate a total of 110 dwelling units, consisting of 82 street townhouses, 24 back-to-back townhouses, and 4 single detached dwellings, to be serviced by internal public streets, municipal services and an on-site stormwater management pond.

The Planning Rationale outlines the proposed development, demonstrates how the proposal conforms to the 2024 Provincial Planning Statement and relevant municipal policy documents including the County of Lanark Sustainable Communities Official Plan and the Municipality of Mississippi Mills Community Official Plan and summarizes the required technical studies to support the proposed development. This report also outlines the details for a proposed amendment to the Municipality of Mississippi Mills Zoning By-law No. 11-83.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to what has been provided in the enclosed Planning Rationale.

Yours truly,

NOVATECH



Steve Pentz, RPP, MCIP
Senior Project Manager

cc: Julie Stewart, Cavanagh Developments

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1.0 INTRODUCTION

1.1 Purpose

Novatech has been retained to prepare this Planning Rationale in relation to applications for a re-submission of a proposed Draft Plan of Subdivision and Zoning By-law Amendment for lands located within the urban serviced area of the Town of Almonte. The project is being advanced by Cavanagh Developments, under the corporate entity of 1384341 Ontario Inc, and will be marketed as *Hannan Hills*.

1.2 Site Location, Description and Community Context

The subject lands are approximately 4.15 ha in size and are located inside the northern limit of the urban boundary of the Town of Almonte, as shown in **Figure 1**. The lands are located adjacent to vacant residential properties to the south and abutting developed residential developments to the east and west. The lands are legally described as:

PK LT 1 BLK E SEC HENDERSON PL 6262 LANARK N RAMSAY; PK LT 2 BLK E SEC HENDERSON PL 6262 LANARK N RAMSAY; PK LT 3 BLK E SEC HENDERSON PL 6262 LANARK N RAMSAY; SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS OVER PART 1 ON 27R8605 AS IN LC63848 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 ON 27R9277 AS IN LC 114959 TOWN OF MISSISSIPPI MILLS.



Figure 1: Location Map

The subject lands are predominantly covered with trees and other vegetation. A former dwelling, addressed as 277 Florence Street, was demolished in early 2024. The northern property line of the property aligns with the urban boundary of the Town of Almonte and abuts an unevaluated wetland adjacent to the site. A drainage ditch generally aligns with the north property boundary and is subject to an easement and outlets into the Menzie Street drain that runs along the east boundary of the site. The on-site vegetation is considered an unevaluated wetland and is described in greater detail in the Environmental Impact Study (EIS).

The subject lands represent one of the few remaining development parcels located within the urban limits of the Town. The lands are readily serviceable for residential development and are located in relatively short walking distance to nearby community park space, schools, and commercial amenities located along the Ottawa Street corridor. The Mill Run Park and Augusta Street Park both serve the neighbouring community and are located within a short walking distance of the site. The Mill Run development is located east of the subject lands, and to the south across the unopened right-of-way for Adelaide Street are vacant lands formerly owned by the Town that are slated for future residential development known as the Menzie Enclave. To the west, across Florence Street, is another residential subdivision, comprised of single-detached dwellings and semi-detached dwellings. A residential subdivision consisting of bungalow townhomes is located to the south-west on Finner Court.

The lands are designated as *Settlement Area* on Schedule A of the County of Lanark Official Plan, designated *Residential* in the Municipality of Mississippi Mills Community Official Plan (**Figure 2**) and are further zoned as Development (D) and Residential First Density (R1) in the Municipality of Mississippi Mills Zoning By-law 11-83 (**Figure 3**).

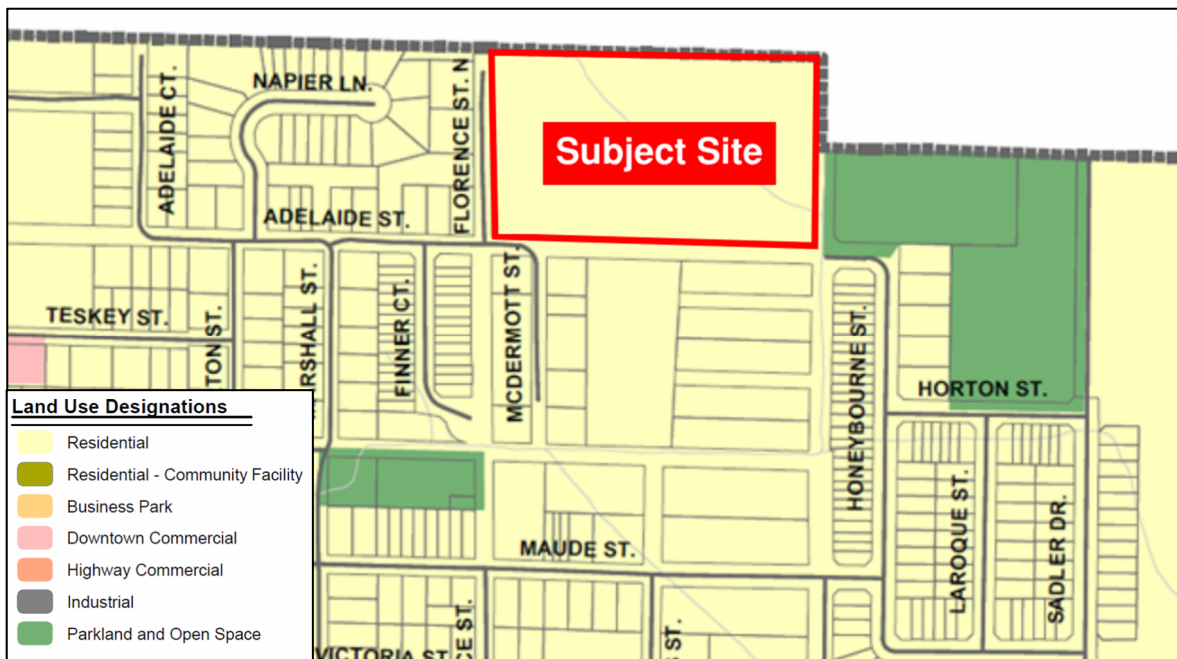


Figure 2: Excerpt of Schedule B – Almonte Land Use Schedule

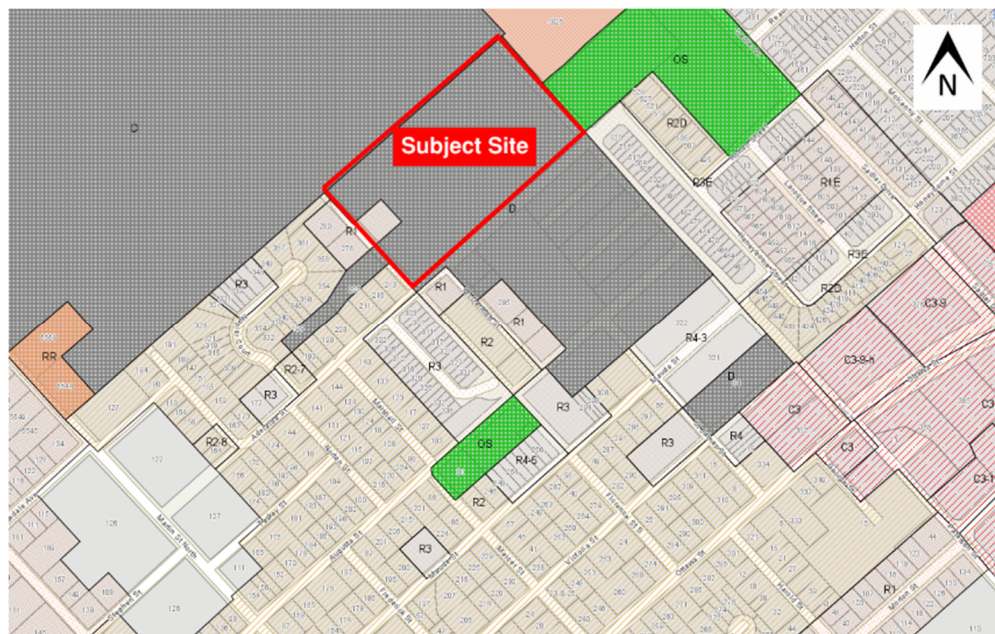


Figure 3: Excerpt of Schedule C (Ward of Almonte), Zoning By-law No. 11-83

1.3 Pre-Application Consultation and Application History

A pre-application consultation meeting with the County of Lanark, Municipality of Mississippi Mills, and Mississippi Valley Conservation was held in 2021 to present a preliminary concept showing a combination of semi-detached and a mix of townhouse dwellings typologies.

In May 2021 a draft plan of subdivision was filed with the County of Lanark. The proposed development contained a unit count of 166 units made up of a mix of street townhouses, stacked townhouses and back-to-back style townhouses, resulting in an overall density of 52 units per net hectare. Private streets were also proposed on the draft plan in addition to 1 public street. Density bonussing was proposed as part of the development since the density exceeded the maximum density established in the Official Plan.

In response to preliminary comments and subsequent discussions, the unit mix, building form and overall density of development has been revised to be more in keeping with Official Plan requirements. The revised Concept Plan for which the current applications are being advanced, reduces the overall density and no longer includes a stacked townhouse dwelling as a proposed unit type. The concept is considered to further the goals and objectives for urban infill and residential intensification, as outlined in this report.

Formal comments on the 2021 application were received from the Municipality of Mississippi Mills and the Mississippi Valley Conservation Authority. Throughout the preparation of the revised concept plan and draft plan, significant consultation occurred with the Municipality. Consultation with the MVCA was also undertaken to determine the terms of reference for a Hydrologic Impact Assessment and the need for wetland compensation as a result of on-site wetland loss.

The following reports and studies, briefly summarized in Section 4 of this report, have been prepared to accompany the applications:

- Planning Rationale
- Conceptual Stormwater Management Plan
- Serviceability Report
- Environmental Impact Study
- Hydrologic Impact Study
- Traffic Impact Study
- Geotechnical Report
- Archaeological Assessment
- Environmental Site Assessment

2.0 APPLICATION PROPOSAL

2.1 Proposed Development

The Hannan Hills development is proposed to consist primarily of traditional street townhouses and 'back-to-back' townhouses as shown on the enclosed Concept Plan (**Appendix A**). A total of 110 residential units consisting of 82 street townhouses, 24 back-to-back style townhouses, and 4 single detached dwellings is proposed, resulting in an overall density of 46.41 units per net hectare (26.57 units per gross hectare).

The proposed draft plan includes a number of residential blocks and two blocks intended for both stormwater management and drainage, as summarized in the table below and as shown on the draft plan (**Appendix B**):

Lot/Block	Land Use	Area (m ²)
Lots 1-4	Single Detached	2,604.3
Blocks 5-19	Street Townhouse	17,627.9
Blocks 20-21	Back-to-Back Townhouse	3,546
Block 22	Stormwater Management	2,233.5
Blocks 23-27	Road Widening	586
Blocks 28-33	0.3m Reserves	53.2
Block 34	Municipal Block (drainage)	5,571.1
Streets A, B, C		9,240
Total		41,482

Access to the proposed development is via Florence Street and via an extension of Adelaide Street. Both Adelaide and Florence Street right-of-ways will be widened to 18m through the subdivision process to accommodate the 18m right-of-way width. While the proposed extension of Adelaide Street will not connect to the Mill Run subdivision, a multi-use pathway crossing is proposed that would provide active transportation connectivity to the east. All three streets internal to the development are proposed as having 18m right-of-ways which is wide enough to accommodate a sidewalk within the cross-section of all proposed streets.

In the general vicinity of the subject lands, streets do not have sidewalks and there are no sidewalks along either Adelaide Street or Florence Street. The proposed widening of these streets could accommodate future sidewalk infrastructure to provide east-west pedestrian connectivity between the Mill Run development to the east and older residential neighbourhoods west of the site.

The dwelling typologies have been determined by the developer's interest in fulfilling anticipated market demand and to address the 'missing middle' housing needs for the community. The proposed housing mix includes dwelling typologies that could include both ownership and rental tenure and which would be geared towards providing a dwelling type and size aimed at addressing housing attainability for the missing middle.

In particular, one of the townhouse models, the 'Killeen' model offered by Neilcorp Homes, is designed as a 1,241 sq ft 2-storey townhouse to fit on narrower lots and geared towards addressing market demand for smaller and more affordable dwelling options. Additionally, the proposed back-to-back townhouse typology is a relatively new dwelling type to the Almonte market and will be offered as a more affordable housing option suitable for first time buyers entering the housing market. The back-to-back townhouse is designed as a 3-storey building with a second storey balcony facing the street, in lieu of back yard amenity space (**Figure 4**).

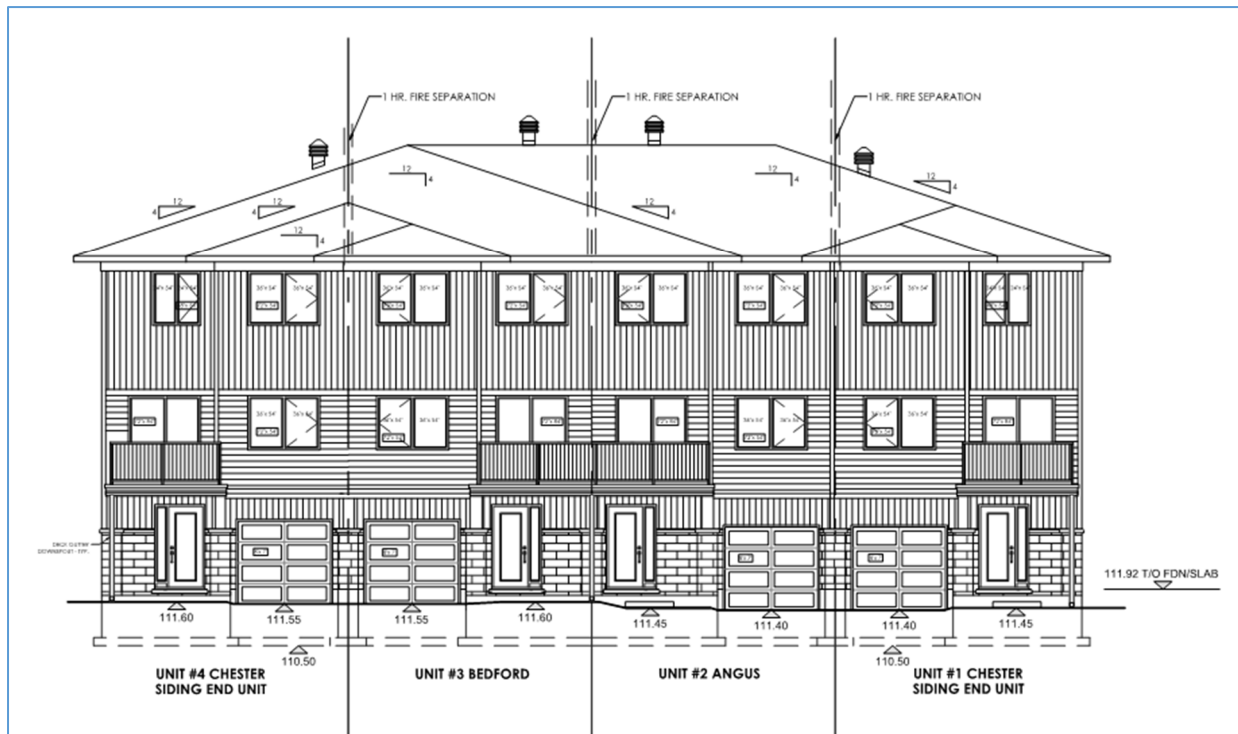


Figure 4: Proposed back-to-back style townhouses

All units throughout the development are proposed to have 6m front yards and attached garages. Therefore, parking for all units will be accommodated on individual lots, through interior garage parking and driveway parking in accordance with the requirements of the Zoning By-law. **Figure**

5 provides a cross-section of the proposed 18.0m right-of-way and includes dimension to confirm the minimum front yard setback of 6m to accommodate driveway parking.

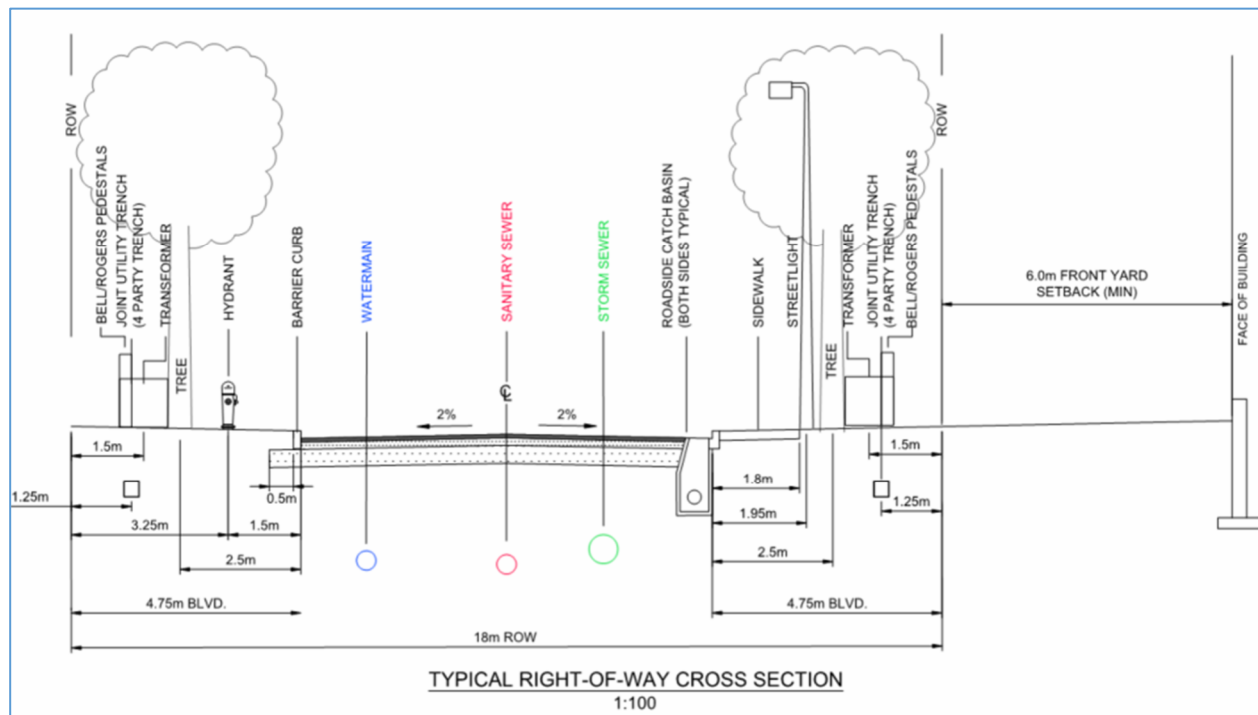


Figure 5: Typical cross-section of the proposed 18.0 metre right-of-way

On the basis of recommendations provided through the completion of the environmental impact study process, an environmental buffer is to be provided along the entire length of the ditch along the north boundary ditch and the Menzie Street drain along the east boundary. The recommended buffer width is generally to be measured as 9m from the top of slope, except where fish habitat has been identified, in which case a 15m buffer measured from the top of slope is required. The required buffer of 9m from the top of slope along the north channel, and 15m from the top of slope along the east channel, is indicated on the concept plan and are contained within lands to be dedicated to the Municipality as Block 34. **Figure 6** provides typical cross-sections for the area between the existing drainage ditches to the rear of the proposed dwellings.

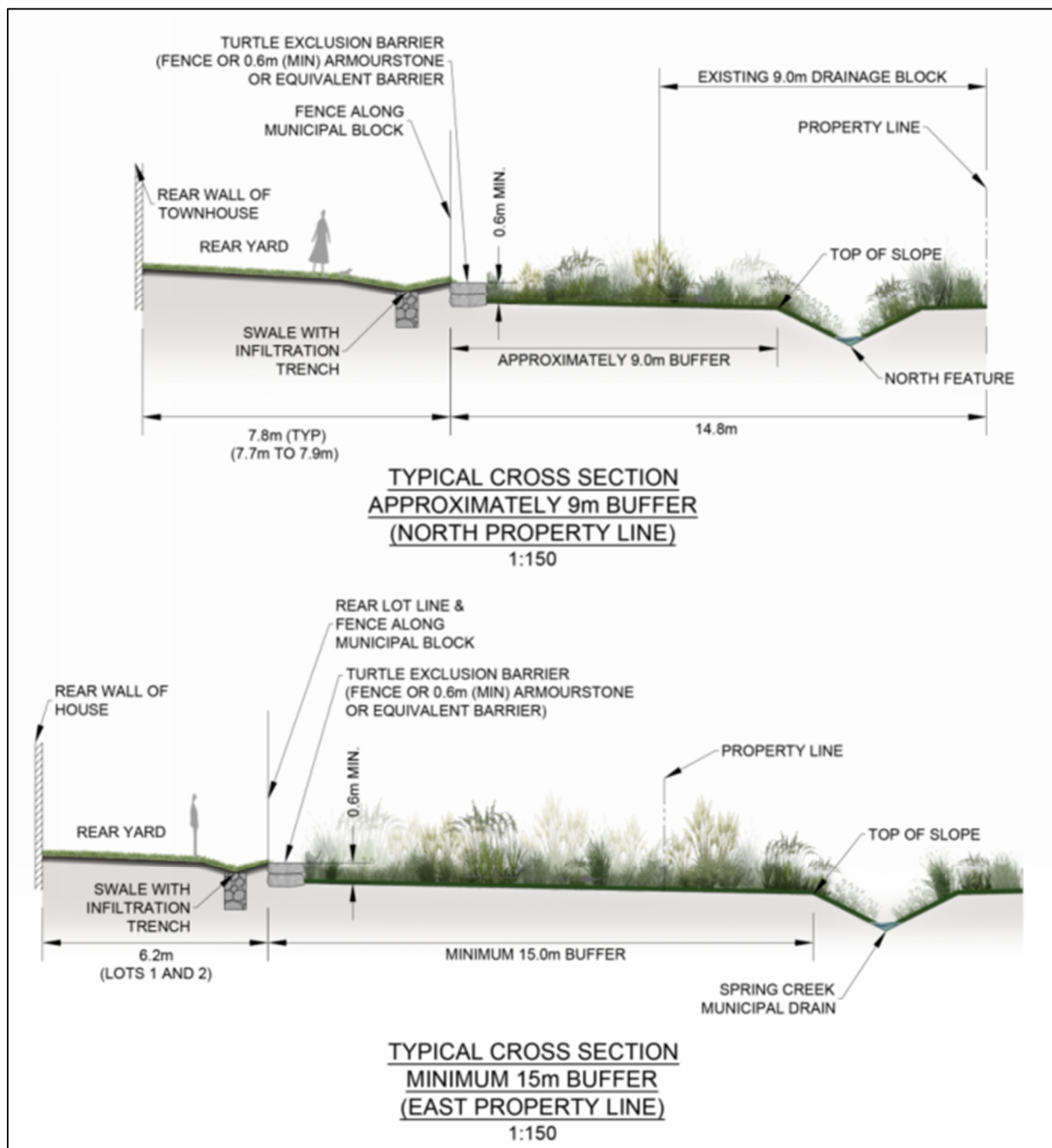


Figure 6: Typical cross-sections between the north and east drainage channels

Concurrently, together with this draft plan approval application, site-specific zoning is proposed to accommodate the development. A description of the requested amendment is provided below in Section 3.4.

3.0 PLANNING POLICY ANALYSIS

The proposed development has been reviewed for consistency with the 2024 Provincial Planning Statement regarding provincial interests and conformity with the Lanark County Sustainable Communities Official Plan and the Town of Mississippi Community Official Plan.

3.1 Provincial Planning Statement 2024

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. In accordance with the *Planning Act*, all planning matters and decisions are required to be consistent with the Provincial Policy Statements that are in effect on the date of the decision. As such, the proposed applications have been reviewed against policies of the 2024 PPS.

The 2024 PPS provides policy direction on matters of provincial interest, including policies that provide for appropriate development that builds strong, sustainable communities, protects and manages provincial resource interests and protects the public health and safety of residents and the environment. The PPS encourages community development that is based on efficient land use, as well as communities that are economically strong, environmentally sound, and that foster social and economic well-being.

Chapter 2 of the PPS (Building Homes, Sustaining Strong and Competitive Communities) promotes complete healthy, livable and safe communities that are sustained by promoting efficient development and land use patterns, and accommodating an appropriate affordable and market-based range and a mix of residential types. It is a policy to focus growth and development to settlement areas to efficiently use land and resources wisely. Land use patterns within settlement areas are to be based on density and a mix of land uses that are appropriate for, and efficiently use public infrastructure that is available and avoids the need for their unjustified and/or uneconomical expansion and to minimize negative impacts to air quality and climate change and promote energy efficiency. It is a policy that planning authorities shall provide an appropriate range and mix of housing options and densities required to meet the social, health, economic and well-being requirements of current and future residents. This is to be achieved by directing new housing towards locations where appropriate service levels are or will be available to support current and projected needs.

The subject lands are located within the urban settlement area boundary of the Town of Almonte. The proposed subdivision has been designed to accommodate a mix of residential building types to account for future growth pressures within the Town. The development includes compact urban form and will be developed on the basis of full municipal services which are available in this area. The subdivision has also been designed considering surrounding land uses and proposes uses which are compatible with the existing community.

The subdivision proposes two townhouse dwelling types which will provide a mix of housing options for the regional market area and within the Town of Almonte. All homes are likely to provide individual freehold ownership and will be offered for sale at market rates, but the proposed back-to-back style townhomes are also suitable for rental tenure to address specific market need. The proposed back-to-back style townhomes will also offer an opportunity for market entry by first time buyers.

Chapter 3 (Infrastructure and Facilities) includes policies regarding municipal infrastructure and facility planning. The PPS requires municipalities to plan for water and sewage systems, transportation systems, and stormwater management. Within settlement areas, municipal water and sewage services are the preferred form of servicing to support the protection of the environment and to minimize risks to human health and safety. The proposed subdivision will be developed on full municipal services to achieve the proposed density and compact building form. Stormwater management will be accommodated on site through the design of a stormwater management pond which is supported through the conceptual servicing design included with this application.

Chapter 4 of the PPS provides policy regarding the wise use and management of resources including natural heritage and cultural heritage. Chapter 5 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards.

These PPS interests have been reviewed in the context of the site and relevant assessments have been prepared to address the applicable provincial interests. Natural heritage interests have been evaluated through an environmental impact study, hydrologic impact assessment and related permitting processes, as necessary. An Archaeological Assessment undertaken to address Provincial cultural heritage interests, and a Phase I Environmental Site Assessment confirms that there are no conflicts with provincial interests relating to cultural heritage and previous land uses on the property. These studies support the development project and are included alongside this report.

Based on the foregoing, the proposed Hannan Hills development is considered to be consistent with relevant policies of the 2024 Provincial Planning Statement.

3.2 Lanark County Sustainable Communities Official Plan

The Lanark County Sustainable Communities Official Plan was adopted by Council on June 27, 2012, and the subject lands are designated as *Settlement Area* on Schedule A of the Plan. Section 2 of the County Official Plan provides policy direction regarding growth and development within settlement areas that is to be applied to local Official Plans.

It is an objective of the County Plan that development within settlement areas include provisions for an adequate supply of residential lands, to provide for a range and mix of low to high density housing types and to provide for neighbourhood facilities and amenities that are appropriate to the residential living environment. Section 4.1.2 directs new development to communities which can reasonably provide or extend full municipal services. Lot creation within settlement areas is generally to occur by Plan of Subdivision (Section 2.6.3) and plans of subdivision will provide a mix of residential dwellings to accommodate the housing needs of individuals and families in the community.

Section 8.2.9 of the County's Plan provides policy with regards to affordable housing and states that the County and local Councils will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements. This can be achieved by working with the development industry to ensure a 3-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all

times and to encourage cost-effective development standards and densities for new residential development to reduce the cost of housing. The proposed subdivision will contribute to providing the minimum three-year supply of housing through draft plan approval and contribute towards addressing affordable housing efforts by proposing a range of townhouse dwelling types and sizes that provide a choice and style of housing to meeting community needs.

Section 8.2.1 of the Plan provides a list of studies and technical requirements that will be reviewed at the time of a plan of subdivision application. Section 4 of this report provides a summary of the technical studies being provided with the plan of subdivision application, as confirmed through the pre-application consultation meeting with the County.

The subdivision will be developed on full municipal services, will provide a mix of residential dwellings to accommodate the needs of individuals and families in the community, and is supported by studies to address the technical requirements for subdivision development in the local context. The proposed Hannan Hills development is considered to conform with the forgoing policy direction of the County of Lanark Official Plan.

3.3 Municipality of Mississippi Mills Community Official Plan

The Municipality of Mississippi Mills Community Official Plan was adopted by Council on December 13, 2005, approved by MMAH in 2006, and amended by general amendment OPA #21 in 2018 and more recently by OPA #22 in 2021, which was a general amendment relating to the Almonte Settlement Area boundary review. For the purpose of this report, the online consolidation version of the Official Plan is referenced, with additional reference, where necessary, to OPA No. 22. It is also understood that the Municipality has initiated OPA No. 32, which is intended to, among other things, introduce policies for missing middle housing forms and to revise residential density requirements.

Schedule B of the Official Plan identifies the subject lands as being within the urban boundary and designated *Residential*. The proposed development has been reviewed against policies of the Official Plan to demonstrate conformity with the relevant policies contained in the Plan, as amended.

3.3.1 Growth and Settlement Policies

Section 2.5 of the Town's Official Plan provides policy with regards 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*" and to "*Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development*".

The Town's Official Plan has also embraced the concept of "smart growth" which means directing urban development towards existing communities with the majority of development being located on fully serviced, compact, efficient urban community with a broad mix of land uses. To implement these growth management strategies, it is a policy of the Plan that urban residential development in Almonte strive for higher residential densities, that the Plan designates sufficient lands to

accommodate the projected growth and mix of land uses, and that infill and the efficient use of land within Almonte be promoted.

The proposed development is in conformity with policies related to growth management. The subject lands, being a large vacant parcel within the urban settlement area boundary can be readily serviced. The proposed amendment would also permit a mix of residential uses through compact development at higher density on an infill basis, meeting the intent of the Municipality's goals towards "smart growth".

3.3.2 Residential Policies

The Town's goals, objectives and policies of the *Residential* designation direct the development industry to provide a range of housing options through both the types of housing available and housing tenure. Among the objectives for the Residential designation, the Town has particular regard to the following residential objectives to implement a goal of promoting a balanced supply of housing to meet current and future needs of the community (Section 3.6.1):

- *"Promote and support development which provides for affordable, rental and/or increased density of housing types.*
- *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.*
- *Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design"*

The proposed Hannan Hills development furthers these objectives. The development of a vacant parcel of urban serviced land within an existing neighbourhood fulfills the intensification and infill policies using housing forms that are compatible with surrounding residential neighbourhood character.

The Town's Official Plan considers that single detached dwellings and semi-detached dwellings as low density, and fourplexes, townhouses, 3-storey apartments, converted dwellings and other similar multi-unit forms of housings as medium density. Through OPA No. 22, the Plan states that low residential areas will generally be developed in the range of 15-30 units per net hectare and medium density residential areas will generally be developed in the range of 30-40 units per net hectare. The amendment also established a housing mix target of 60% low density and 40% medium density and a housing tenure target of 30% rental housing.

The proposed density, consisting almost exclusively in the form of two different townhouse styles, generates a net density of 46.41 units per hectare. The proposed density is generally in line with the medium density targets set out in OPA 22, and while the unit mix weighs predominantly in favour of townhouse units considered as medium density, the townhouse units are better suited towards addressing attainable housing objectives and meeting the housing needs of the 'missing middle' than low density single detached housing forms. In particular, the proposed back-to-back style townhouse and optional smaller "Killeen" townhouse model, are both well-suited for first time buyers and will fill the need for entry-level housing.

Further, the Official Plan includes policy for the Town to encourage an adequate supply of affordable housing and a target of 25% of new residential construction to be affordable and states

that Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by encouraging infill and housing intensification particularly within urban core areas (Section 3.6.3). It is considered that while the development does not provide a 60:40 ratio of low to medium housing, adherence to the 60:40 target ratio does not lend itself toward fulfilling the missing middle housing segment. Instead, a higher mix of medium density housing types is more desirable towards fulfilling and furthering the community's housing needs than providing a housing mix that matches the low to medium density target ratio.

In assessing proposals for residential development, the Official Plan dictates that medium density residential development proposals shall address specific criteria set out in Section 3.6.5.5. A brief response to how the proposed development concept responds to this criterion for medium density residential development 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 shopping, parkland, health care, education and other community amenities	<p>The subject property is located within an existing neighbourhood, within close walking distance to two local parks, Mill Run Park to the east, and Augusta Street Park to the south. Almonte District Highschool is also located within the neighbourhood to the east of the Subject Site.</p> <p>The Site is in proximity to Ottawa Street which is a gateway commercial corridor that provides a variety of retail and other commercial services. The Almonte General Hospital is located less than 1km away on the south side of Ottawa Street.</p> <p>The site is well-situated in relation to community amenities, and most daily needs are accessible within walking distance. From a neighbourhood perspective, the proximity to retail and service commercial uses within proximity to the site are important locational advantages that will benefit future residents at this location.</p>
(ii) Compatibility with existing land uses in the immediate area and the historical character of existing buildings	<p>The subject property is located within an area of the Town that is characterized by both older housing stock and relatively new development. It is considered that the proposed form of residential housing is compatible with the immediate surrounding area and will not detract from the character of the neighbourhood.</p> <p>There are no known historical buildings on the property or within the immediate area that would be affected by the proposed redevelopment concept.</p>
(iii) designed with a maximum of three (3) stories and where possible, a	The proposed townhouse dwelling typologies are all 3 stories or less, will not create any shadows affecting neighbouring properties, and are considered compatible with surrounding residential structures.

Medium Density Criteria	Development Concept Response
building profile conforms visually with the surrounding residential structures	The proposed townhouses will conform visually with the surrounding residential structures which exist in the neighbourhood.
(iv) availability of adequate off-street parking and appropriate access and circulation for vehicle traffic, including emergency vehicles	The proposed housing forms will accommodate off-street parking through private driveway parking. A total of 307 parking spaces will be provided, consisting of 252 off-street parking and 55 on-street parking spaces within proposed internal streets or extension of Adelaide Street, equating to 2.79 parking spaces per dwelling. Streets will be designed to municipal standards and will accommodate circulation for vehicle traffic, including emergency vehicles.
(v) necessary buffering from abutting uses	The proposed Zoning By-law amendment proposes to establish site-specific zoning requirements to accommodate the placement of structures and to protect natural areas from development. The concept plan indicates proposed setbacks address buffering and environmental protection.
(vi) suitable landscaping, lot grading, drainage and on-site amenities	The proposed zoning amendment is based on the concept plan. Many of the details related to landscaping, lot drainage, and on-site amenities will be addressed in the detailed grading and servicing design and landscape design required for final approval.
(vii) the availability of full municipal services to accommodate the proposed density of development	Refer to the Serviceability and Conceptual Stormwater Management Report for further details regarding serviceability.

3.3.3 Urban Design Policies

The Town's Official Plan recognizes that good urban design and built form create lively and enjoyable places for people to live and work. The Plan states that, "*Plans of subdivision will establish street patterns and lot orientation and connections to established neighbourhoods and natural features in a sustainable manner. The Zoning By-law will establish heights, distances from property lines and street setbacks which can begin to form the interface with the public realm*".

The proposed development provides an overall development pattern which seeks to interact with surrounding neighbourhoods and natural features in a sustainable manner through proposed compatible residential uses, appropriate siting of subdivision components, and site-specific zoning standards, all of which establish appropriate buffer space and harmonized interfaces

between various interacting elements. The proposed development for the Hannan Hills development meets the following general design policies of Section 4.2.2.1 of the Plan:

- The subject lands are approximately 4.1 ha, which is large enough to accommodate the scale and intensity of the proposed building forms;
- The impact to natural features has been given considerable attention through the design of this development, including proposed mitigations and enhancements, as well as through a layout and development pattern which respects setbacks from natural features;
- Development setbacks, as proposed in the Zoning By-law amendment, will be complimentary to the development patterns established on surrounding properties;
- Individual units will be provided with parking spaces that avoids demand for on-street parking, thus contributing to a more visually pleasant and pedestrian friendly streetscape on the roads within and surrounding the subdivision; and
- Development setbacks, as proposed in the Zoning By-law amendment, will be similar to the development patterns established on other residential developments in the Town.

3.4 Municipality of Mississippi Mills Zoning By-law Amendment By-law 11-83

The subject lands are predominantly zoned Development (D) by Comprehensive Zoning By-law No. 11-83. The purpose of the Development Zone is to recognize lands intended for future urban development in the Town of Almonte, by limiting the range of permitted uses to those which already exist and to those which will not preclude future development options. A small Residential First Density (R1) zone applies to a portion of the land holding once occupied by a single-detached dwelling located at 277 Florence Street.

A Zoning By-law amendment is being sought to rezone the lands from “Development” and “Residential First Density” to appropriate Residential zone categories that would permit the proposed mix of unit types and associated performance standards consistent with the Concept Plan. The proposed zoning amendment would also rezone portions of the site to an appropriate Parks and Open Space zone in order to accommodate the stormwater management pond and to implement the recommendations of the Environmental Impact Study with respect to the long-term maintenance of the environmental buffer.

Four zones are proposed to accommodate the Hannan Hills development: 1) R1-special exception, 2) R3-special exception, 3) R4B (new subzone), and 4) OS-special exception. Refer to **Appendix C** for the proposed Zoning schedule as it applies to the development.

3.4.1 Details of the Amendment

Residential First Density – R1-special exception

Lots 1–4 are intended to accommodate single detached dwellings in general accordance with the R1 zone provisions set out in Section 13.2 of the Zoning By-law. Table 1 below lists the zoning

provisions applicable to the Residential First Density (R1) zone and indicates where zone exceptions are necessary to accommodate the development concept. The **bold** font indicates that zoning exceptions are requested in relation to minimum lot frontage as calculated using the definition of frontage in the Municipality's Zoning By-law. Exceptions for minimum rear yard and maximum building height requirements are also necessary to accommodate the proposed units for these lots. The building height exception is requested in order to ensure sufficient flexibility when interpreting building height as measured from finished grade.

Table 1

	Required (R1)	Proposed (Lots 1-4)
Lot Area (min)	450	464
Lot Frontage (min)	18	12
Front Yard (min)	6	6
Rear Yard (min)	7.5	6
Interior Yard (min)	1.2	1.5
Exterior Yard (min)	4.5	n/a
Building Height (max)	9	10
Lot Coverage (max)	40%	39%

Residential Third Density – R3-special exception

Blocks 5-19 are intended to accommodate street townhouse dwellings within a proposed Residential Third Density (R3) zone.

The R3 performance standards are set out in Table 2 below. The table lists the zoning provisions applicable to the Residential Second Density (R3) zone and indicates where zone exceptions are necessary. The **bold** font indicates that zoning exceptions are requested with respect to minimum lot area and minimum lot frontage, as well as minimum exterior side yards.

Table 2

	Required (R3)	Proposed (Blocks 5-11)	Proposed (Blocks 12-19)
Lot Area (min)	168	155	155
Lot Frontage (min)	5.5	5	5
Front Yard (min)	6	6	6
Rear Yard (min)	7.5	7.5	7.5
Interior Yard (min)	1.2m (end unit) 0m (interior wall)	1.5 (end unit) 0 (interior wall)	1.5 (end unit) 0 (interior wall)
Exterior Yard (min)	6	4	4
Building Height (max)	11	11	11
Lot Coverage (max)	55%	47%	47%

One of the two-storey townhouse models, the Killeen model, has been designed to fit onto narrower lots with a 5m frontage. While the Killeen model would be constructed on specific blocks only, a reduced lot area and frontage standard is proposed across all blocks in order to provide sufficient flexibility to accommodate the Killeen model throughout the development.

The required side yard requirement of 1.2m can be achieved, however a 1.5m side yard ensure zoning requirements are consistent with the building setbacks established to comply with FUS requirements. The request for a reduced exterior side yard is necessary on blocks having exterior yards abutting Florence St and Adelaide Street, and account for setback from the proposed right-of-way widening and 0.3m reserves.

Finally, the townhouse definition in Comprehensive Zoning By-law No. 11-83 defines a townhouse as a building divided vertically into five or more dwelling units. Given that several of the proposed townhouse blocks contain only 4 units, a new definition is proposed:

“Notwithstanding the definition of a townhouse, for the purpose of this zone a townhouse will be a building of four or more vertically separated dwelling units, constructed for permanent use with a common wall divided the dwelling units, each of which has their own independent entrances to a front and rear yard.”

The proposed definition will bring clarity to the zoning and ensure that the proposed housing typology is a permitted use within the R3 zone.

Residential Fourth Density – R4B (new subzone)

Blocks 20 and 21 are intended to accommodate back-to-back style townhouse dwellings. Back-to-back townhouses are a relatively new housing typology to the Municipality and the Comprehensive Zoning By-law No. 11-83 does not set out zone standards for this use, other than through subzone R4A which was created to accommodate a site-specific project elsewhere in the Town. In relation to Blocks 20 and 21, a Residential Fourth Density Subzone B (R4B) is proposed. The R4B zone that would permit back-to-back townhouses and establish suitable performance standards for the townhouse use.

Table 3 below identifies zoning standards for a proposed R4B subzone to accommodate the back-to-back townhouses based on the Concept Plan and to provide some flexibility with respect to unit design.

Table 3

Subzone	Frontage	Area	Height	Front yard	Exterior	Rear	Total Side	Maximum number of Dwellings on a Block	End Notes
B	6	120	11	6m	4m	0m	n/a	12	f, g, i

Endnotes (f) and (g), which require a minimum setback of 6.2m between the front face of a garage and sidewalk or road edge, would continue to apply to the proposed R4B zone. An additional endnote, Endnote (i) is proposed as follows:

- (i) The minimum side yard setback shall be 0m for interior walls and 3.0m for end units.

Parkland and Open Space – OS-x

Block 22 and Block 34 are intended as municipal blocks that will be dedicated to the Municipality. Specifically, Block 34 includes the underlying drainage easement as well as an additional buffer to create a 15m wide municipal block running along the north boundary of the site. The block wraps around the east side of the site and provides a 15m setback from the top of slope associated with the Spring Street Municipal Drain. Block 22 is for stormwater management. It is proposed that both blocks will be zoned as Parkland and Open Space Zone (OS).

The Parkland and Open Space Zone permits a range of parkland uses but does not specifically list a stormwater management facility as a permitted use. Accordingly, an OS exception zone (OS-x), tailored to accommodate drainage, stormwater management, and environmental protection is proposed over both Blocks. The proposed OS-x zone would prohibit all uses except stormwater management and environmental protection and would apply to both Block 22 and Block 34.

4.0 SUPPORTING MATERIAL

The proposed draft plan of subdivision and development permit are supported by the following plans and studies as briefly summarized below:

4.1 Serviceability and Conceptual Stormwater Management Report

A Serviceability and Conceptual Stormwater Management Report was prepared by Novatech in June 2024 and updated in May 2025. The purpose of the report was to provide a preliminary servicing design for the proposed development with respect to water distribution, sanitary servicing and storm drainage, as well as the approach to stormwater management. The report indicates that the proposed development can be serviced with municipal services, including a stormwater management facility.

4.2 Environmental Impact Study

An Environmental Impact Study (EIS) dated June 2024 (and updated in 2025) has been prepared by CIMA+. The EIS builds on earlier work completed by Muncaster Environmental Planning and Bowfin Environmental Consulting that was initially prepared in support of the 2021 draft plan of subdivision application.

The purpose of the CIMA+ EIS report is to compile the information from previous environmental reports into a single EIS and to assess the boundaries, attributes, connectivity and functions of relevant environmental features present on site and adjacent to the site. The report includes recommendations for an environmental buffer alongside the drainage features and recommends compensation for the loss of on-site wetlands, which is to be developed in conjunction with the subdivision detailed design. A consolidated list of recommendations on avoidance and mitigation measures to protect natural heritage features from impacts is included.

4.3 Hydrologic Impact Study

A Hydrologic Impact Study was prepared by Novatech in June 2024 and updated in May 2025. The purpose of the study is to evaluate the anticipated hydrologic impacts of the proposed development on existing wetlands, and to propose mitigation, as necessary. The Hydrologic Impact Study was prepared in response to requirements from the MVCA to demonstrate that the adjacent wetlands north of the site would not be negatively impacted as a result of the development and on-site vegetation loss.

The assessment was prepared in conjunction with the preparation of the Environmental Impact Study addendum prepared by CIMA+ and the Serviceability and Conceptual Stormwater Management Report prepared by Novatech. All three reports are intended to be read together, wherein recommendations for mitigating hydrologic impacts are described.

4.4 Transportation Impact Study

A Transportation Impact Study was prepared by Novatech in June 2024. The purpose of the study was to identify any operational concerns at the study area intersections and to review the on-site design from a transportation perspective. From a total traffic generation point of view, it is not anticipated that the Hannan Hills development will have any significant impact on the study area intersection operations. On the basis of projected low traffic volumes and clear sight lines, the new intersections along the Adelaide Street extension are anticipated to operate with no safety concerns. The proposed development is recommended from a transportation perspective.

4.5 Phase 1 Environmental Site Assessment

A Phase 1 ESA was completed by Paterson Group in November 2020. The purpose of the ESA was to research the past and current use of the site and on adjacent lands in order to identify any environmental concerns that have the potential to have impacted on the property. On the basis of the historical research and inspection of the subject lands, no environmental concerns were noted on the subject lands and lands adjacent to the property. The report recommends that prior to demolition of the existing building, an asbestos survey of the building should be conducted. A Phase II ESA is not required for the property.

4.6 Stage 1 and 2 Archaeological Assessment

A combined Stage 1 and Stage 2 Archaeological Assessment was prepared by Matrix Heritage in 2021. The purpose of this assessment was to assess the archaeological potential of the subject lands and to determine whether further investigation is required. The report concludes the subject lands feature low archeological potential and recommends that no further archeological study be undertaken for these lands. The report also recommends that should archaeological resources be found during the development of the site that all works stop immediately and a licensed archeologist be contacted. The report has been submitted to the Ministry of Citizenship and Multiculturalism (MCM) and has been entered into the Ontario Public Register of Archaeological Reports by the Ministry.

4.7 Preliminary Geotechnical Investigation

A geotechnical investigation was undertaken by Paterson Group in 2018 by advancing 10 test pits at the site. The purpose of the preliminary report (2019) was to support the preparation of a preliminary concept by evaluating the subsoil conditions and determining bedrock elevations on the subject lands. The report includes preliminary design and construction precautions and recommends further supplemental investigations be carried out to support the detailed subdivision design.

5.0 PLANNING ACT

In considering an application for subdivision, the approving body must evaluate the merits of the proposal against Section 51(24) of the *Planning Act*. The criteria are listed below with a brief response that follows:

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) to the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed subdivision has regard for matters of provincial interest as described above. The development will not negatively impact natural, agricultural or cultural heritage resources and represents an orderly development of lands within the urban boundary where there is access to public service facilities. The proposed subdivision will contribute to the range of housing options in the Municipality and will not create challenges in terms of public health and safety.

Recommendations from the technical studies, which includes an Environmental Impact Study, Serviceability and Conceptual Stormwater Management Report, Hydrologic Impact Study, Transportation Impact Study, Archaeological Assessment, Geotechnical Investigation and Environmental Site Assessment will further ensure that provincial interests are satisfied.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision is not premature as the development of the subject lands represents the logical infill within the urban growth area. The proposed development efficiently utilizes available infrastructure and public service facilities, in accordance with the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed development is in conformity with the Lanark County and Municipality of Mississippi Mills Official Plan, as outlined above.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed development would see the creation 110 residential units in an area intended for residential uses. Appropriate performance standards will be applied to the new lots and blocks through the proposed zoning by-law amendment.

(d.1) if any affordable units are being proposed, the suitability of the proposed units for affordable housing

The development does not contain units that are identified as affordable housing, but the housing typologies and proposed unit sizes lend themselves to being attractive to first time buyers and those entering the housing market.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed streets internal to the development are appropriate to accommodate the development and will facilitate efficient traffic and pedestrian circulation. The Transportation Impact Study concludes that the volumes forecasted from the proposed subdivision will have minimal impacts to the surrounding road network.

(f) the dimensions and shapes of the proposed lots;

The proposed lots are generally regular in shape and form an efficient layout. Performance standards for the proposed lots will be implemented through the proposed zoning by-law amendment.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

All buildings and structures on the proposed parcels will be subject to the provisions of the zoning by-law, as amended.

(h) conservation of natural resources and flood control;

The Environmental Impact Study, Hydrologic Impact Assessment, and a Serviceability and Conceptual Stormwater Management Report have been prepared in support of the development to address the management of resources and impact mitigation.

(i) the adequacy of utilities and municipal services;

As demonstrated through the Preliminary Servicing Report, there is existing capacity within the existing municipal infrastructure to service the development.

(j) the adequacy of school sites;

The proposed subdivision is in proximity to local schools. It is anticipated that local school boards will be circulated on the development applications.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The development does not include land to be dedicated for public park uses but does include approximately 7,804 m² that is to be dedicated to the Municipality for stormwater management, drainage, and environmental protection as described in this report.

(l) the extent to which the plan's design optimizes the available supply, means of supply, efficient use and conservation of energy; and,

The proposed development provides an efficient use of available land through its compact design.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, 2. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Item (m) is not applicable to the proposed development.

6.0 CONCLUSION

This planning rationale has been prepared in relation to a proposed draft plan of subdivision and Zoning By-law Amendment application to support the development of a 110-unit residential development to be known as Hannan Hills.

The proposed development is consistent with the 2024 Provincial Planning Statement and furthers the goals and objectives of both the County of Lanark Official Plan and the Town of Mississippi Mills Community Official Plan. The proposed subdivision layout and mix of townhouse dwellings is an efficient and compact form of development and the proposed residential zoning, in large part, uses existing zone standards to accommodate the proposed dwelling typologies. The proposed Parks and Open Space zone will implement the environmental impact and hydrologic impact assessment recommendations and ensure protection of natural heritage qualities within the wetland along the drainage corridor.

It is our opinion the proposed subdivision is appropriate for the orderly development of the site to accommodate future residential growth within Almonte. The proposed development has proper regard for the criteria in Section 51(24) of the *Planning Act* and represents good land use planning.

NOVATECH

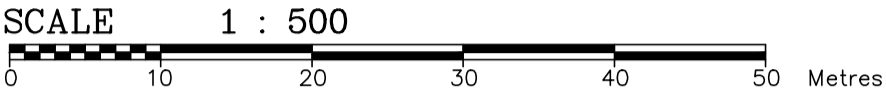
Prepared By:



Steve Pentz, MCIP, RPP
Senior Project Manager

Appendix A
(Concept Plan)

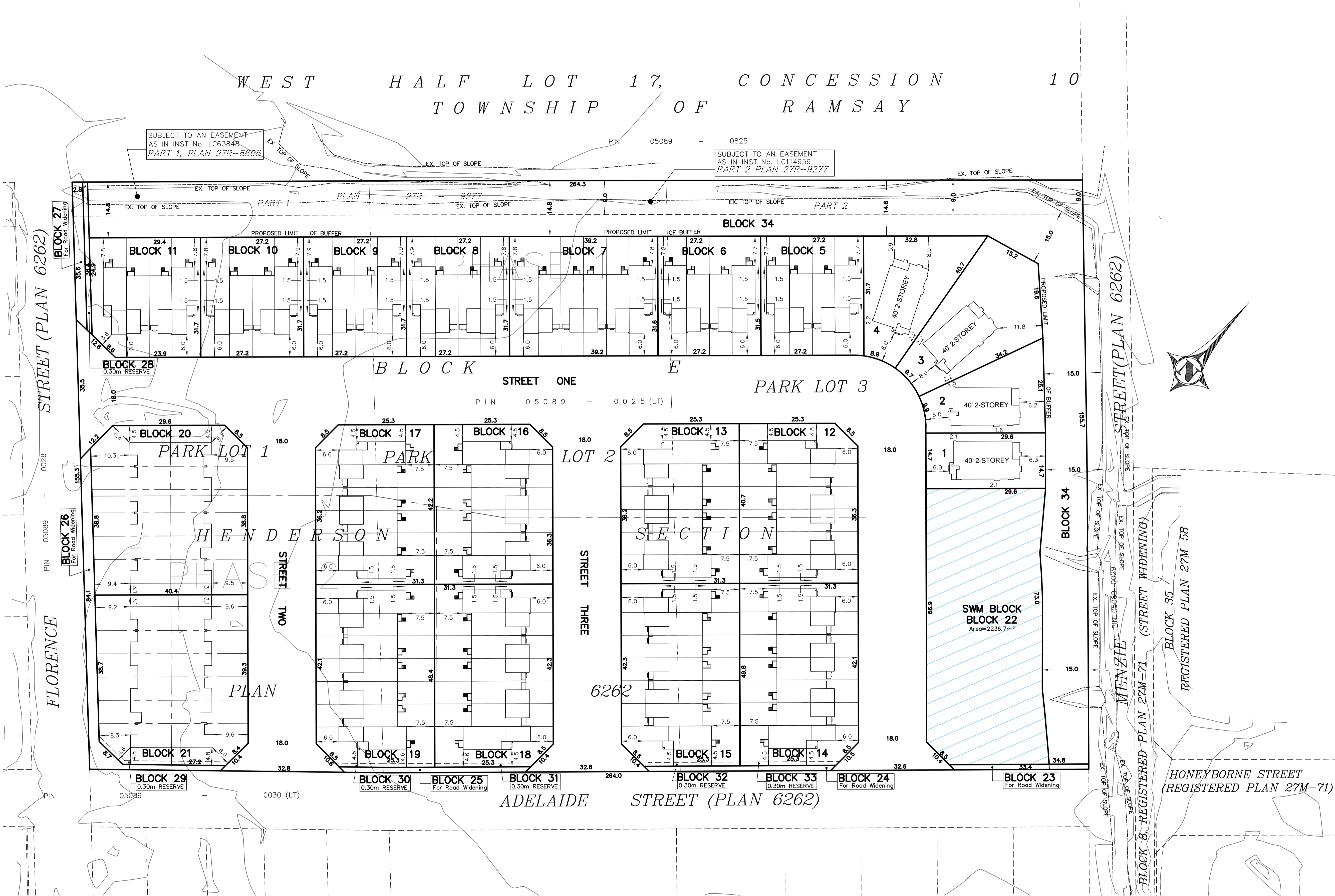
SKETCH TO ILLUSTRATE A
SUBDIVISION CONCEPT PLAN OF ALL OF
PARK LOTS 1, 2 & 3
BLOCK E, HENDERSON SECTION
PLAN 6262
MUNICIPALITY OF
MISSISSIPPI MILLS
COUNTY OF LANARK
EGIS SURVEYING INC



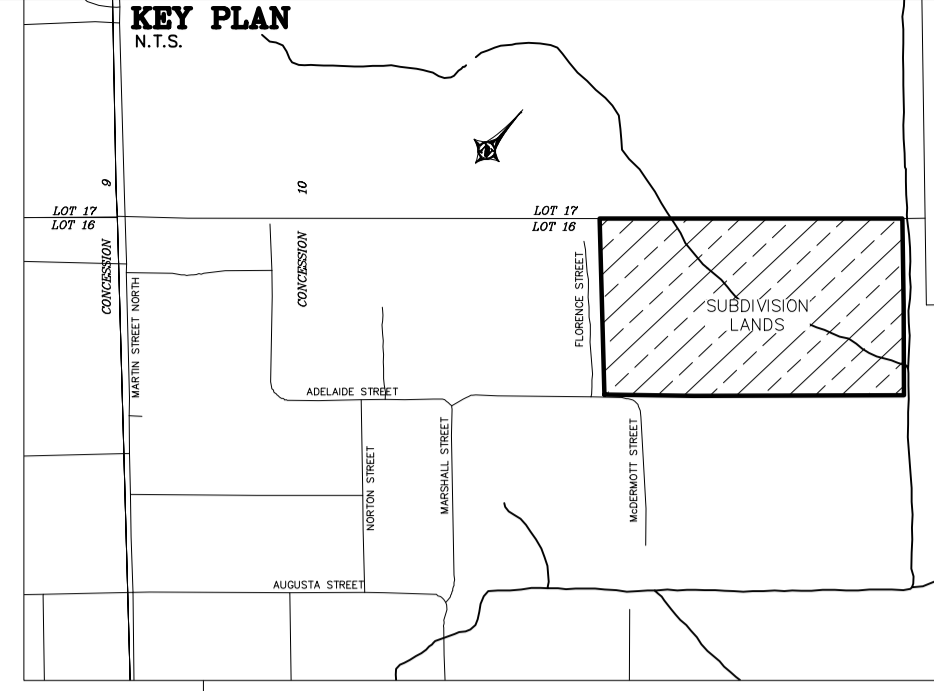
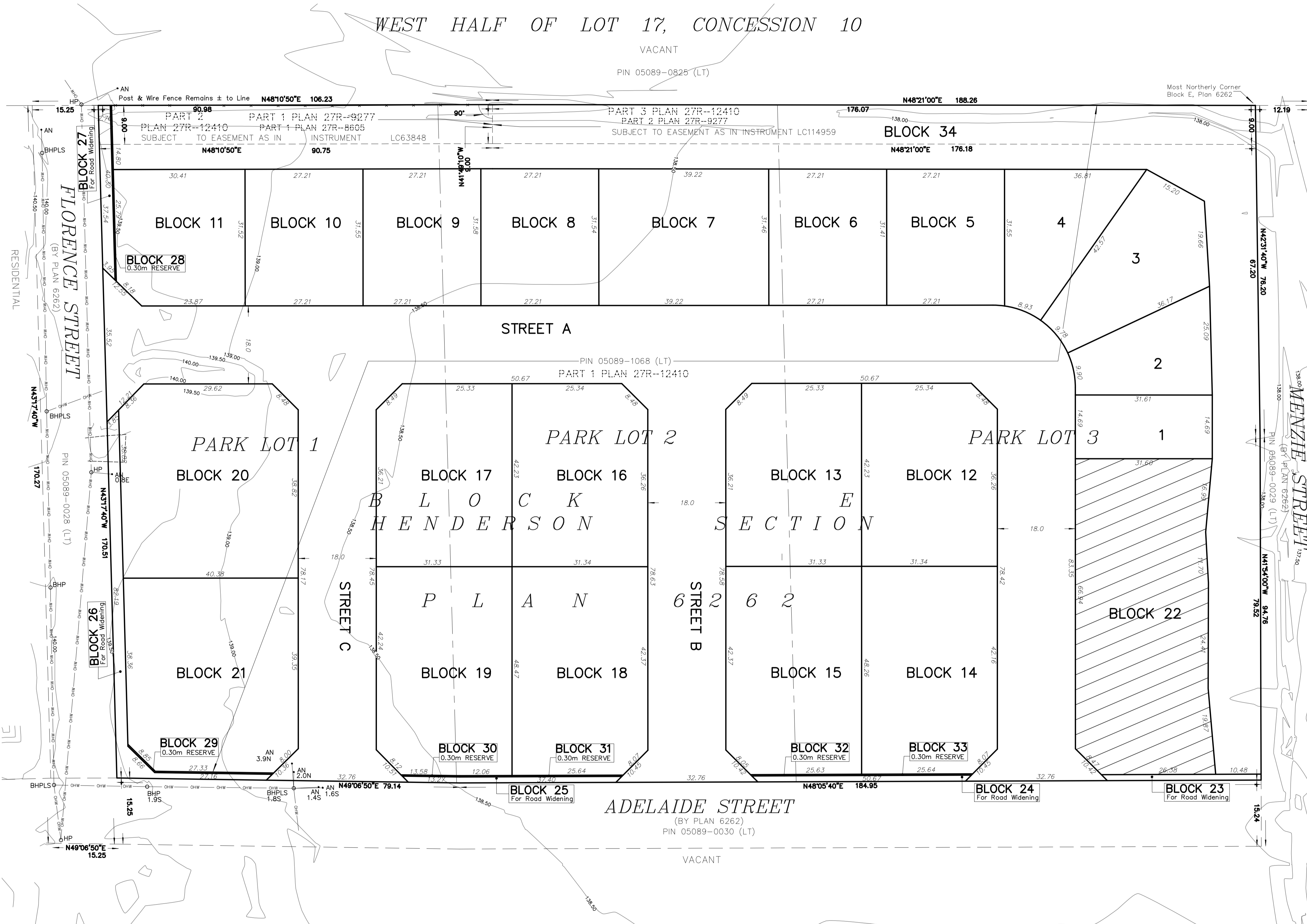
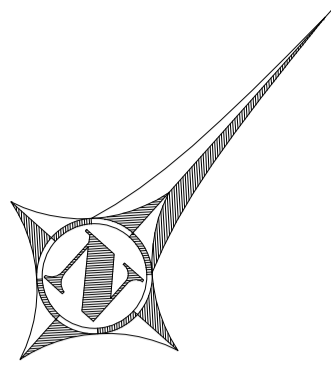
METRIC :
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Hannan Hills - Concept Plan Information			
	PHASE 1	PHASE 2	TOTAL
UNITS	60	50	110
TOTAL AREA (Ha)	3.02	1.12	4.14
TOTAL RESIDENTIAL AREA (Ha)	1.46	0.91	2.37
NET DENSITY	41.09	54.94	46.41
GROSS DENSITY	19.87	44.64	26.57

SETBACKS:
FRONT YARD = 6m
REAR YARD = 7.5m
INTERIOR SIDYARD = 1.2m
EXTERIOR SIDYARD = 4.5m



Appendix B
(Draft Plan of Subdivision)



DRAFT PLAN OF SUBDIVISION
OF
ALL OF PARK LOTS 1, 2 & 3
BLOCK E, HENDERSON SECTION
PLAN 6262
GEOGRAPHIC TOWNSHIP OF RAMSAY
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT

- A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. AS DESCRIBED ON THE TITLE BLOCK
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. DEVELOPMENT WILL BE SUPPLIED WITH FULL MUNICIPAL PIPED WATER SERVICE
I. REFER TO SOILS REPORT
J. AS SHOWN ON DRAFT PLAN
K. DEVELOPMENT WILL BE SUPPLIED WITH FULL SANITARY AND STORM WATER SEWER SERVICES
L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF AREAS

LOT/BLOCK	AREA (m ²)	TYPE
1	464.3	SINGLE DETACHED
2	565.1	SINGLE DETACHED
3	875.7	SINGLE DETACHED
4	699.2	SINGLE DETACHED
BLOCK 5	854.0	4 UNIT TOWNHOUSE
BLOCK 6	855.3	4 UNIT TOWNHOUSE
BLOCK 7	1235.6	6 UNIT TOWNHOUSE
BLOCK 8	858.9	4 UNIT TOWNHOUSE
BLOCK 9	859.0	4 UNIT TOWNHOUSE
BLOCK 10	858.1	4 UNIT TOWNHOUSE
BLOCK 11	928.6	4 UNIT TOWNHOUSE
BLOCK 12	1305.7	6 UNIT TOWNHOUSE
BLOCK 13	1305.0	6 UNIT TOWNHOUSE
BLOCK 14	1485.1	7 UNIT TOWNHOUSE
BLOCK 15	1488.4	7 UNIT TOWNHOUSE
BLOCK 16	1305.7	6 UNIT TOWNHOUSE
BLOCK 17	1305.0	6 UNIT TOWNHOUSE
BLOCK 18	1491.8	7 UNIT TOWNHOUSE
BLOCK 19	1491.7	7 UNIT TOWNHOUSE
BLOCK 20	1801.1	12 UNIT BACK TO BACK
BLOCK 21	1744.9	12 UNIT BACK TO BACK
BLOCK 22	2233.5	STORMWATER MANAGEMENT
BLOCK 23	49.9	FUTURE STREET
BLOCK 24	68.0	FUTURE STREET
BLOCK 25	68.0	FUTURE STREET
BLOCK 26	292.7	FUTURE STREET
BLOCK 27	107.4	FUTURE STREET
BLOCK 28	12.0	RESERVE
BLOCK 29	10.8	RESERVE
BLOCK 30	7.6	RESERVE
BLOCK 31	7.6	RESERVE
BLOCK 32	7.6	RESERVE
BLOCK 33	7.6	RESERVE
BLOCK 34	5571.1	GREENSPACE
TOTAL LOT/BLOCK AREA (m ²)	32,222	

STREET	AREA (m ²)	LENGTH (m)
STREET A	5754	311
STREET B	1746	92
STREET C	1740	92
TOTAL SUBDIVISION AREA (m ²)	41,462	

TO BE SUBDIVIDED INTO:

LOTS 1-4 for single detached residential dwellings (4 units total)
BLOCKS 5-6 & 8-11 for 4 unit townhouse residential dwellings (16 units total)
BLOCKS 7, 12-13 & 16-17 for 6 unit townhouse residential dwellings (30 units total)
BLOCKS 14-15 & 18-19 for 7 unit townhouse residential dwellings (28 units total)
BLOCKS 20-21 for 12 unit back to back residential dwellings (24 units total)
BLOCK 22 for stormwater management purposes
BLOCKS 23-27 for future municipal road widenings
BLOCKS 28-33 for future reserves
BLOCK 34 for greenspace
STREETS A, B & C - 18 metres wide

APPLICANT AND PROPERTY OWNER

THOMAS CAVANAGH CONSTRUCTION LIMITED
1384341 ONTARIO LTD., c/o THOMAS CAVANAGH CONSTRUCTION LIMITED
8084 CAVANAUGH ROAD
ASHTON, ON, K0A 1B0

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.

DATED ON _____, 2024.

1384341 ONTARIO LTD.
I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

MAY 7, 2025

DATE

John Gauthier
JOHN GAUTHIER
ONTARIO LAND SURVEYOR

LEGEND AND NOTES

- AN * ANCHOR
HP * HYDRO POLE
BHP * BELL & HYDRO POLE
BHPLS * BELL & HYDRO POLE & LIGHT STANDARD
-OHW- * OVERHEAD WIRES
PWF * POST AND WIRE FENCE

DISTANCES:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999891.

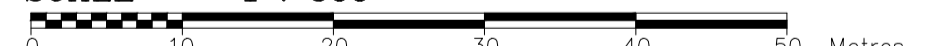
BEARINGS:

BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.

ELEVATIONS:

ELEVATIONS AND EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE PROVIDED BY DRAFT PLAN OF SUBDIVISION, CALLON DIETZ JOB NO. 21-1092.

SCALE 1 : 500



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

No.	DESCRIPTION	DATE	BY
1	DRAFT PLAN UPDATED PER CAVANAGH	2024/04/08	MP
2	BLOCK 34 ADDED	2024/04/16	MP
3	DRAFT PLAN UPDATED TO REFLECT CONCEPT PLAN V 16	2025/05/07	MP

JOB No. 24-2594 DRAWING # 24-2594 Draft Plan_v4

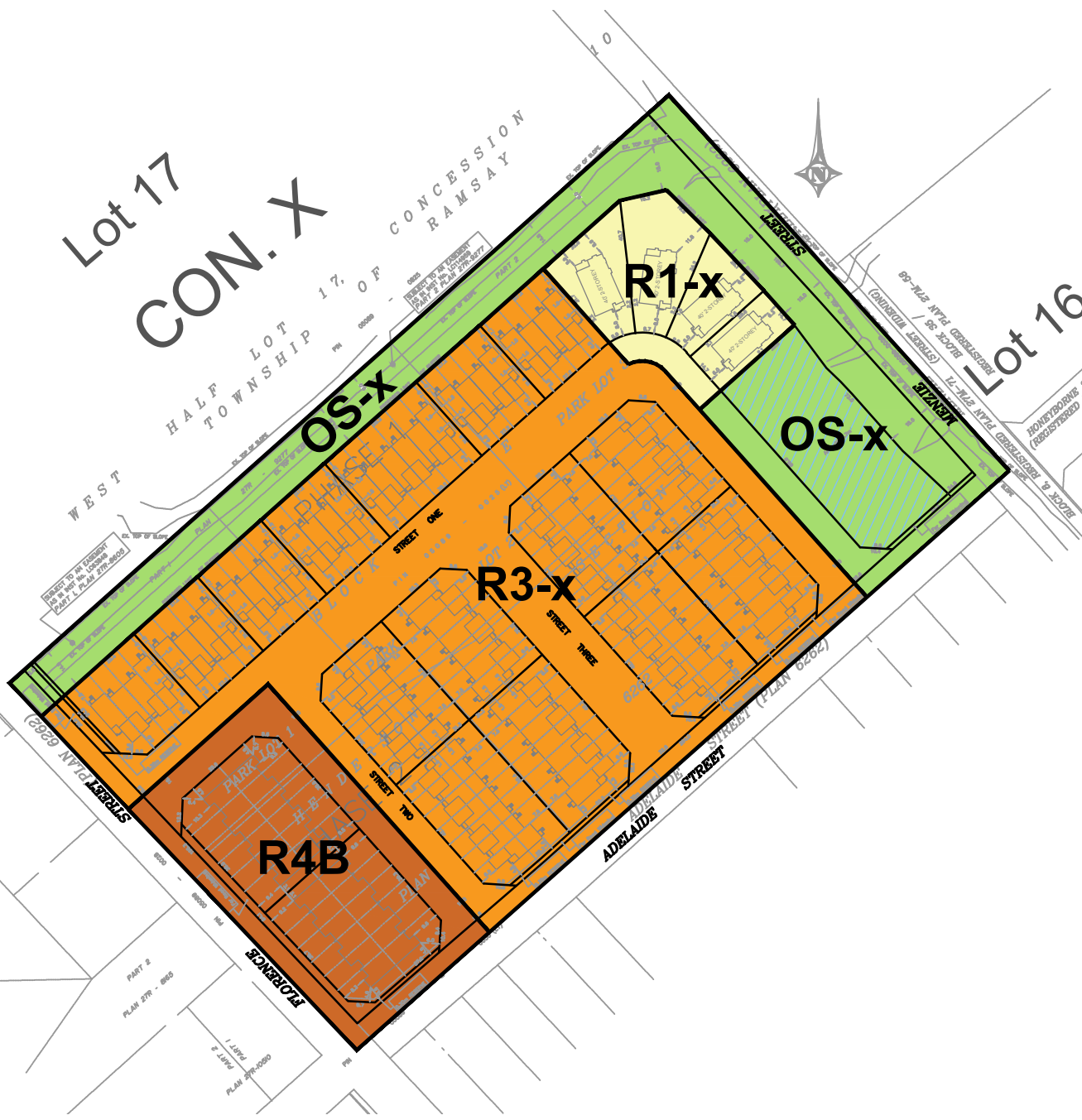
PREPARED FOR: 1384341 ONTARIO LTD.

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Perth, ON K7H 3C9
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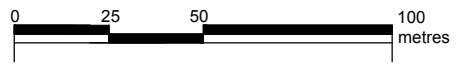
EXAMINED: JG

CAD: MP

Appendix C
(Proposed Zoning Amendment)



M:\2018\118201\CAD\Planning\Figures\118201-ZBA.dwg ZBA, May 27, 2025 - 10:08am, wldas



NOVATECH

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ECHELLE
N. T. S.
METRES



SCALE
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