



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

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**TO:** PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES  
**File No.:** 09-T-21005, Mill Valley Living  
**Subject Land:** Part Lot 14, Concession 10, Ward of Ramsay, designated as Parts 1, 2 and 3, Plan 27R-11680, in the Municipality of Mississippi Mills, County of Lanark  
**Municipality:** Municipality of Mississippi Mills  
**Agent:** McIntosh Perry  
**Owner(s):** Houchaimi Holdings Inc.

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**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 3.66 ha of land located as described above.

**TAKE NOTICE:** The application was deemed to be complete by Lanark County on September 2, 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 October 7, 2021.

**DESCRIPTION:** The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential-Community Facility by Official Plan Amendment No. 27 to the Official Plan for the Municipality of Mississippi Mills. The subject lands are currently zoned as Community Facility X (I-Xh) as amended by By-law No. 21-020 to the Comprehensive Zoning By-law 11-83. The proposed draft plan includes one new street, as an extension of an existing public right-of-way, six (6) new blocks for residential development, and 1 block for stormwater management. Block 1 is proposed to contain one 4-storey seniors apartment building which will provide 48 dwelling units and seven (7) townhouse units to provide 27 dwelling units; Blocks 2, 3, 4 and 5 include four– 4-unit townhouse dwellings for a total of 16 dwelling units; Block 6 contains one 2-unit townhouse, for a total of 2 dwelling units. The total number of dwelling units proposed for this subdivision is 93.

The subject lands are currently vacant and constitute a portion of a larger land holding owned by the proponent. The subdivision application will separate the 3.66 ha from the larger land holding. The subject lands are bounded by industrial lands to the north, vacant lands to the south and the east and the Orchard View retirement residence to the west.

**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-21005**.

**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](http://www.lanarkcounty.ca) or by contacting the County Planner as provided below.

Dated in Tay Valley Township, this 7<sup>th</sup> day of September, 2021.



Julie Stewart, MCIP, RPP County Planner  
County of Lanark  
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