



NOTICE OF APPLICATION AND CONSULTATION

(Clause 51 (19.4) & 51(23) of the Planning Act)

TO:	PREScribed PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.:	09-T-22003, Hilan Village
Subject Land:	Part of Lot 17, Concession 9, geographic Township of Ramsay, Municipality of Mississippi Mills, County of Lanark
Municipality:	Municipality of Mississippi Mills
Agent:	Tracy Zander, ZanderPlan Inc.
Owner(s):	2849358 Ontario Inc. c/o Lalit Aggarwal

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 parcel of land comprising an approximate area of 7.37 ha (18.2 ac.) as described above. These lands are currently undeveloped and are located south of Carss Street. The Ottawa Valley Recreational Trail abuts the site to the east and the Mississippi River abuts the site to the west. Residential dwellings and open space are north of the site.

TAKE NOTICE: The application was deemed to be complete by Lanark County on May 31, 2022 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.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Municipality of Mississippi Mills Official Plan. The subject property is zoned as Residential First Density (R1) in the Mississippi Mills Comprehensive Zoning By-law # 11-83.

The proposed draft plan includes lots, blocks and internal streets. The draft plan proposes to create thirty-six (36) lots for single-detached dwelling units, twelve (12) blocks for semi-detached dwelling units, six (6) blocks for multiple attached units and three (3) blocks for apartments containing a total of fifty-seven (57) units. A total of 139 units for residential purposes is proposed. A new road networks of 3 new internal streets connecting to Carss Street is proposed. Three (3) blocks (Blocks 62, 65 and 66) are proposed as parks, one block, Block 63 for a walkway, and one block, Block 64, as hazard lands as open space. Block 61 is proposed as a lot addition to be added to the abutting residential lot known as 38 Carss Street.

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 July 4th, 2022.

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.

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.

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 County of Lanark c/o the County Planner, 99 Christie Lake Road, Perth ON K7H 3C6 indicating the County application file number **09-T-22003**.

For more information about this matter, including information preserving your appeal rights, contact the County Planner at 99 Christie Lake Road, Perth, On K7H 3C9, via phone 613-267-4200 ext. 1520 or by e-mail at jstewart@lanarkcounty.ca. Information is also available on the Lanark County web site at www.lanarkcounty.on.ca.

Dated in Tay Valley Township, this 2nd day of June, 2022.



Julie Stewart, MCIP, RPP
County Planner
County of Lanark

