

**PLANNING REPORT  
TOWN OF MISSISSIPPI MILLS  
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE**

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**Date: 27 August 2008**

**File: D12-NI (09-T-04-002)**

**PLANNING REPORT: Subdivision D12-NI-1**

**SUBMITTED TO: Mayor and Council**

**SUBJECT: An application for an extension to draft plan approval (County of Lanark) for a Lots 146, 147, 158 – 166, 172 – 180, 186 & 187, MacFarlane Section, Plan 6262, Pt. Wright Street, Pt Ann Street, Pt Lisgar Street, all closed by RN27156, Almonte Ward, Town of Mississippi Mills**

**APPLICANT: 1760568 Ontario Ltd. (Bernie Nimer as Agent)**

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**RECOMMENDATION**

**That the Mayor and Council endorse the three year extension of the draft plan approval for Draft Plan Subdivision 09T-04002 (known as the Nimer Subdivision) to the County of Lanark for their consideration.**

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**Background:**

On December 14<sup>th</sup>, 2004, Council for the Corporation of the Town of Mississippi Mills endorsed the draft approval for an 87 unit subdivision located on the south east corner of Robert Street and Ann Street, known as the Nimer Subdivision. Draft plan approval was granted by the County of Lanark on May 25, 2004. In accordance with the Planning Act, the approval that was granted was only for a three year period and would expire on June 3<sup>rd</sup>, 2008.

The Planning Act does permit an extension to the approval, 3 year intervals, provided that applicant requested the extension prior to the approval lapsing. On May 2<sup>nd</sup>, 2008, the property owners filed a request with the County of Lanark to extend the draft plan approval for the Nimer subdivision. Unfortunately, the County of Lanark did not process this request and as a result the draft approval lapsed.

As a result of the delay in processing the request, the County of Lanark has extended the time frame to address the extension request. It is the intent of the County of Lanark to take this extension request to the County Council meeting on September 3<sup>rd</sup>, 2008.

On June 2<sup>nd</sup>, 2008, Council for the Town of Mississippi Mills authorized the Mayor and Clerk to enter into a subdivision agreement with the developer for the development of the subdivision. Staff are currently finalizing the subdivision agreement and hope to execute the subdivision

agreement within the next couple weeks.

In considering the status of the project and how close we are to finalizing the subdivision, staff support the extension request. Should Council decide not to extend the draft approval, the applicant would be required to file a new subdivision application and go through the process or consider other development options.

All of which is respectfully submitted,

Stephen Stirling,  
Town Planner

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Reviewed by CAO