

MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

Comprehensive Review – Urban Settlement Area Boundary



OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Table of Contents

1.0	Introduction	1
1.1	Community Profile	1
2.0	Background	1
2.1	Five-Year Review – Official Plan Amendment No. 21	3
3.0	Growth Projections (Demand)	5
3.1	Growth Projections Post Approval of OPA 21	7
3.2	Purpose of Official Plan Amendment No. 22 (OPA 22)	8
3.3	Almonte 2020 Population	9
3.4	Housing Demand	9
3.4.1	Household Size and Composition	10
3.5	Projected Housing Demand.....	11
3.6	Employment Projections.....	12
3.7	Jobs in Mississippi Mills	12
3.7.1	Labour Force	13
3.7.2	Place of Work Status	14
3.8	Employment Projections for Mississippi Mills.....	15
4.0	Settlement Strategy	16
4.1	70/30 Settlement Strategy	17
5.0	Land Supply	18
5.1	Residential Land Supply.....	18
5.1.1	Residential Permit Activity	18
5.2	Residential Intensification and Greenfield Opportunities (Almonte)	19
5.3	Industrial, Commercial, Institutional Vacant Land Supply	21
6.0	Land Needs Analysis (Supply Versus Demand)	21
6.1	Residential Supply vs. Demand – 3, 15, and 20 years (2038)	21
6.2	Employment Lands Supply vs. Demand	25
7.0	SERVICING.....	26
8.0	Conclusion	26

List of Appendices

Appendix 1	Master Servicing Executive Summary
Appendix 2	Site Selection Evaluation Criteria

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

1.0 Introduction

This Comprehensive Review is submitted as part of the background information and material for Official Plan Amendment No. 22 (“Urban Growth Strategy”) in support of an urban settlement boundary expansion. It is intended for review and comment by the approval authority, prescribed public bodies, Council and its Committees, and the public, as part of OPA 22.

1.1 Community Profile

Located in the eastern portion of the County of Lanark, Mississippi Mills abuts the City of Ottawa and is approximately 50 kilometres from downtown Ottawa. As the City of Ottawa grows, so too does the Municipality of Mississippi Mills. Possessing a scenic beauty, impressive heritage buildings, cultural richness, and a diverse commercial and institutional mix, the quality of life offered in Mississippi Mills has been an attractive alternative to the large urban environments found in the City of Ottawa. It is anticipated that the Municipality will face increasing growth pressures during the life of this Plan due to its proximity to Ottawa.

In the context of rural/small town Ontario, Mississippi Mills stands out as being truly unique and fortunate. Both the rural and urban landscapes of the Municipality are steeped in the settlement history of eastern Ontario.

The physical landscape of Mississippi Mills is defined by the Mississippi River running through the eastern portion of the Municipality. Most of the agricultural land is located on either side of the Mississippi River in the former Townships of Ramsay and Pakenham. The western portion of the Municipality is dominated by more rugged land associated with the Canadian Shield. The early development of the rural areas of the Municipality was based primarily on agriculture and forestry.

2.0 Background

The creation of the Municipality of Mississippi Mills in 1998 brought together the former Town of Almonte and the Townships of Ramsay and Pakenham into one local government structure. The first Mississippi Mills Community Official Plan was developed through extensive community consultation and reflects the collective views and values of the community. The Mississippi Mills Community Official Plan is a legal document containing the goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the Municipality.

The Community Official Plan was adopted by Council on December 13, 2005 and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006. This Community Official Plan was deemed to be consistent with the 2005 Provincial Policy Statement (PPS). A Report entitled “Population Projections”, by Dr. David Douglas, was written in August

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

2002 to project the population of Mississippi Mills from 2001 to 2026 and was used to develop the “Mississippi Mills Community Official Plan Growth and Settlement Strategy.” Following review and discussions, the Steering Committee passed a motion supporting a Mississippi Mills 2026 population target of 18,500 which was endorsed by Council. The 2006 COP assumed that the Municipality’s population would increase from 11,650 in 2001 to approximately 18,500 by 2026.

The 2006 COP was based on a 50/30/20 Settlement Strategy. The Plan was designed to direct:

- 50% of future growth to Almonte on full municipal services;
- 30% of future growth to rural areas, existing villages with large lots, developed on private services; and,
- 20% of future growth to the existing villages or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square metres ($\frac{1}{4}$ to $\frac{1}{2}$ acre).

Using the 2026 projected population of 18,500, the 50/30/20 scenario would have seen:

- Almonte’s population increase from 4,650 in 2001 to 8,080 by 2026
- the rural areas and villages increase from 7,000 in 2001 to 9,050 by 2026
- serviced settlement areas other than Almonte have a population of 1,370 by 2026.

The implementation of the “50/30/20 Settlement Strategy” focused on regulating where and how residential development may take place, following four main principles:

1. no new rural estate lot subdivisions on private services;
2. designating a 20-year supply of residential lands within the Almonte urban area (approximately 60.7 hectares or 150 acres of new residential lands);
3. promote the introduction of full municipal or communal sewer and water services in the existing villages; and,
4. require new rural settlement areas to be on full municipal or communal sewer and water services.

In addition to identifying sufficient lands for the 20-year growth of Almonte (2006-2026), the Plan had also identified lands abutting Almonte which could be considered for future expansion had a comprehensive review been completed that justified additional lands being added into the urban boundary. These lands were identified during the development of this Plan as being logical extensions of the urban area and which would maintain a compact urban form. Schedule A to the COP had identified these lands with an overlay called “Future Expansion”. Development proposals involving lands within the “Future Expansion” overlay was to be assessed to ensure that they would not hinder future expansion of the urban area should that need ever arise.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

2.1 Five-Year Review – Official Plan Amendment No. 21

The Municipality of Mississippi Mills had retained the planning services of J.L. Richards & Associates Limited to undertake a Five-Year review of its Community Official Plan under Section 26(1) of the Planning Act. The purpose of updating the Community Official Plan was to:

- a) revise the Official Plan as required to ensure that it,
 - i. conforms with provincial plans or does not conflict with them, as the case may be;
 - ii. has regard to the matters of provincial interest listed in Section 2 of the *Planning Act*; and
 - iii. is consistent with policy statements issued under subsection 3 (1) of the *Planning Act*.
- b) revise the Official Plan, if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

Official Plan Amendment No. 21 was prepared, adopted and approved under Provincial Policy Statements which came into effect on April 30, 2014. Per the PPS, policies of local planning jurisdictions must be “consistent with” Provincial policy. In addition, the “Lanark County Sustainable Community Official Plan” (SCOP) was approved by the Province in June 2013. Local Official Plan Amendments (including the review and approval of Five-Year Reviews) were delegated to the County of Lanark (acting as the Province). Since then, the Province approved Provincial Policy Statement, 2020 (PPS, 2020). This Provincial Policy Statement was issued under section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014. OPA 22 is therefore subject to PPS, 2020.

Per PPS, 2020, the determination of land requirements to accommodate growth must be justified on the basis of population and growth projections, including employment targets and residential and non-residential projections. The analysis needs to also consider growth through intensification and redevelopment opportunities, as well as infrastructure and public service facilities available in the municipality over the 20-year planning period (being 2018-2038).

The Provincial Policy Statement (PPS) provides clear criteria that must be addressed before considering expansions to the boundary of settlement areas (*designated growth areas*). There is a stronger emphasis on growth management, phasing policies that ensure the orderly progression of development within designated growth areas, and the need to fully consider growth opportunities within currently designated growth areas.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

It is intended that the analysis contained within this Report will meet the requirements set out in the PPS (1.1.2), which states that:

“Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years... Within settlement areas, sufficient land shall be made available through intensification and redevelopment, if necessary, designated growth areas.”

Per the Lanark County Sustainable Community Official Plan, the planning horizon for Mississippi Mills’ Community Official Plan is 2018-2038.

The PPS also makes reference to municipalities maintaining a minimum supply of land for 15 years of growth. Section 1.4.1 states that “...planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.”

Intensification consists of the development of a property, site or area at a higher density than currently exists. This can be achieved either through *redevelopment*, including the reuse of *brownfield sites*, development of vacant and/or underutilized lots within previously developed areas, and the expansion or conversion of existing buildings.

Redevelopment consists of the creation of new units, uses or lots on previously developed land, including *brownfield sites*.

Brownfield sites means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Designated growth areas mean lands within *settlement areas* designated in the Official Plan for growth over the long-term planning horizon (2018-2038), but which have not yet been fully developed.

Residential intensification means intensification of a property, site or area that results in a net increase in residential units or accommodation and includes:

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

- i. redevelopment, including the redevelopment of *brownfield sites*;
- ii. *the* development of vacant or underutilized lots within previously developed areas;
- iii. infill development;
- iv. the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- v. the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

Designated and available means lands designated in the Official Plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition. At this time, no lands within Mississippi Mills have been identified as requiring the development of a secondary plan.

Settlement area means the urban area and rural settlement areas within the municipality that are built up areas where development is concentrated and that have a mix of land uses, and lands that have been designated for development.

There is now a clear onus on municipalities to demonstrate, through a **comprehensive review**, that **settlement areas** can meet growth or expansions are required to a *settlement area* in order to meet the forecast for land requirements during the planning period.

Consistent with the PPS, an expansion of a *settlement area* must be rationalized through a *comprehensive review*. The analysis must consider population and growth projections; intensification and redevelopment opportunities; the availability of infrastructure and public health facilities that are available or planned for the area; the consideration of alternatives that avoid development in prime agricultural areas; and consideration of cross-jurisdictional issues.

3.0 Growth Projections (Demand)

As part of OPA 21, and consistent with the June 2003 “Mississippi Mills Community Official Plan Growth and Settlement Strategy”, the medium range projections from the Trend Extrapolation and the Variable Proportions methodologies were used to determine population and growth projections.

Council had approved a Mississippi Mills population projection of 17,598 people by 2037. This population projection represented an average compound annual growth rate of 1.39%.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Using the 2037 projected population of 17,598 and the potential demand for an additional 1,889 residential units (2.37 persons per household was used throughout however one could expect smaller household sizes in Almonte), the 50/30/20 scenario would have seen a need for:

- 936 new units in Almonte on full municipal services;
- 562 new units in rural areas and existing villages with large lots, developed on private services; and
- 74 new units to be in existing villages or new rural settlement area with a form of servicing that can support lot sizes of approximately 1,000 to 2,000 square metres (full municipal or communal sewer and water services).

	2006	2011	2016	2021	2026	2031	2038
2006 COP (Growth & Settlement Strategy)	13,036	14,700	16,123	17,357	18,500	-	-
Statistics Canada, Census & OPA 21 (Council adopted Population Projection)	11,734 (Census)	12,385 (Census)	13,163 (Census)	14,238	15,254	16,304	18,144 ¹
OPA 21 & LCSCOP (Approved Population Projection)	11,734 (Census)	12,385 (Census)	13,163 (Census)	14,689 ²	16,847	19,323	21,122*

Per *Planning Act*, OPA 22 is subject to the LCSCOP population projections.

The Community Official Plan has established that low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing and that medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing.

¹ OPA 28 used a population projection of 17,598 to the year 2037

² 2021-2031 estimated based on a 2.78% population increase

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

The *gross density* for low density residential development shall be 15 units per hectare (15 u.g.h.) and medium density residential development shall have a maximum net density of 35 units per net hectare (35 u.n.h.). Furthermore, the Municipality had established a housing mix target of 70% low density and 30% medium density (70/30).

The Official Plan also permits additional residential units (aka secondary units, basement apartments, garden suites) and other uses compatible with residential neighbourhoods such as parks, public and community facilities, bed and breakfasts, and local commercial uses. In addition, residential uses are permitted within certain commercial designations and the Residential – Community Facility designation which includes housing for seniors (e.g. retirement homes, aging-in-place units, etc.).

3.1 Growth Projections Post Approval of OPA 21

Official Plan Amendment No. 21 (OPA 21) (Five Year Review) was adopted by the Municipality of Mississippi Mills on June 26, 2018 by By-law No. 18-76 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act. The County of Lanark is the approval authority for all changes to the Community Official Plan for Mississippi Mills including Five Year Reviews under Section 26 of the Planning Act. The County of Lanark decided to partially approve (with modifications) Official Plan Amendment No. 21 to the Community Official Plan for the Municipality of Mississippi Mills, as adopted by By-law No. 2019-38 on December 4, 2019 under Section 17 of the Planning Act.

The following are some of the modifications made by the County (approval authority) which should be noted:

Section 2.5.3.1 – Population Projection was modified by:

a. Deleting the last paragraph in its entirety and replacing it with the following:

“Consistent with the population allocations of the Sustainable Communities Official Plan for the County of Lanark, Mississippi Mills is projected to grow to a population of 21,122 to the year 2038. This allocation represents a 60% increase in the Municipality’s population. A comprehensive review will be conducted to plan for the Municipality’s population allocation in accordance with the policies of the Provincial Policy Statement and the Sustainable Communities Official Plan for the County of Lanark. The results of the comprehensive review will be implemented as an amendment to this Plan.”

Section 2.5.3.2.2 – 50/30/20 Settlement Strategy is hereby modified by deleting this section in its entirety and replacing it with the following:

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Section 2.5.3.2.2 70/30 Settlement Strategy

The 70/30 Settlement Strategy of this Plan will be based on a comprehensive review and will represent a fundamental shift in where growth will be accommodated. The comprehensive review will include the population projection information noted in Section 2.5.3.1. The Plan is designed to direct:

- 70% of future growth to Almonte on full services; and
- 30% of future growth to rural areas, existing villages with large lots, developed on private services or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square feet ($\frac{1}{4}$ to $\frac{1}{2}$ acre)."

Section 2.5.3.2.3 General Policies

"3. The Municipality will undertake a comprehensive review to identify sufficient lands for the 20-year growth of the Almonte Ward and determine if additional lands can be justified for inclusion into urban boundary. Additional lands which can be justified for inclusion into the Almonte urban boundary will require an amendment to Schedules "A" and "B" to this Plan."

Deleting in policy (5) the first two sentences and replacing them with "Schedule

"B" to this Plan presents the "urban" boundary for the Almonte Ward."

Schedule A – Rural Land Use is hereby modified by:

Deleting the "Future Almonte Overlay" designation from the map and legend on Schedule A – Rural Land Use.

3.2 Purpose of Official Plan Amendment No. 22 (OPA 22)

The purpose of OPA 22 is to evaluate the need to expand the Almonte Ward Settlement Boundary. The comprehensive review will be based on the same underlying principles that have been established by the County in its changes to OPA 21 as highlighted in the section above. These principles are:

- new population projections adopted by the County of Lanark for Mississippi Mills (2018-2038) of 21,122;
- 70% of future growth to Almonte on full municipal services; and,
- 70/30 (low density / medium density) split.

Low density remains at 15 units per gross hectare and medium density at 35 units per net hectare.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Per the Official Plan, gross density means the density of the residential development in an area, including all roads and parks. Net density means the density of the residential development on the site proposed for development, not including local roads and parks. In moderate density residential areas, a reasonable assumption is that roads, etc. amount to 30% of the Gross Residential Area.

3.3 Almonte 2020 Population

According to Statistics Canada, 2016 Census of Population³, Mississippi Mills had a population of 13,163. Almonte [population centre] had a population of 5,039 and average household size of 2.2. A 2020 population for Almonte was developed using residential building permit activity (2016-2020) and average household size per unit types (See 2.3.1 below). Number of new housing starts (by type) was then multiplied by these average household sizes. It was estimated that Mississippi Mills Rural and Village areas saw a population increase of 264 people and Almonte Ward saw a population increase of 1,840 people during this period (2016-2020).

It is therefore assumed that the Mississippi Mills population was 15,267 and Almonte Ward's population was 6,879 in 2020.

3.4 Housing Demand

Consistent with OPA 21:

- Mississippi Mills is projected to grow to 21,122 (2018-2038);
- 70% of future growth to Almonte on full municipal services; and,
- 70/30 (low density / medium density) split.

According to Census Profile, 2016 Census, and adjusted with building permit activity (2016-2020), Mississippi Mills' 2020 population was estimated to be 15,267 which included a population of 6,879 within Almonte Ward and a Village and Rural population of 8,388.

Per approved population projections, Mississippi Mills is expected to grow to an estimated population of 21,122 by 2038. Also, per OPA 21's urban/village-rural growth targets, it is estimated that the urban area will see a growth of 4,098 people and the village-rural areas will see a growth of 1,756 people.

Household projections are based on the fact that housing choices differ from people in different age groups and that, as people age, these choices evolve in a fairly predictable pattern. While factors such as household composition, affordability, culture/lifestyle, and location can influence household demand, age is by far the most important factor. Analysis of these factors and related trends can help predict potential changes in housing formation, demand for certain types of dwellings, household size, and their impact on future housing demand projections.

³ Statistics Canada. 2017. *Mississippi Mills, T [Census subdivision], Ontario and Almonte [Population centre], Ontario* (table). *Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

2016, Census Urban population	2016, Census Rural / Villages population	2020 Almonte population (est.)	2020 Rural / Villages population (est.)	2038 Urban population projection (projected)	2038 Rural / Village population (projected)
5,039	8,124	6,879	8,388	10,978	10,144
13,163		15,267		21,122	

The trend shows that the population age 65 and over is expected to increase over the next planning horizon. This trend provides further evidence of the need to pay attention to forms of housing suited to seniors. Furthermore, Almonte has and will continue to attract young families looking for affordable starter homes; often in the form of attached or multi-unit dwellings.

3.4.1 Household Size and Composition

Population growth and changes in the age structure of the population are the two main factors that drive household growth. Other factors, such as affordability and changing lifestyles choices, also affect household growth, but the impact tends to be less.

Demand is also influenced by household size and composition. Mississippi Mills has seen an influx of family-oriented households to the area, many of whom are commuters working in the Ottawa area. At the same time, while the Municipality continues to mature, household composition will become more diversified and the need for a greater range of housing will grow.

The following factors affect housing demand and it is expected that the rate of housing formation will exceed the rate of population growth:

- declining birth rates;
- an increase in the number of households consisting of single persons, lone parent families and couples without children; and
- a greater number of seniors with fewer of them living in health care institutions.

The average household size in Mississippi Mills was estimated to be around 2.4 (persons per household) per 2016 Census and 2.2 for Almonte very similar to the average household size for Ottawa which averaged 2.36 but higher than the 2.1 household size across Lanark County. Mississippi Mills has and will continue to attract and retain young families. The Municipality can expect an increase in the demand for affordable starter homes, such as semis and row dwellings. Furthermore, as the population ages, we can expect a trend towards an increase in the number of single person households and a shift to smaller housing types, e.g. two bedroom single detached (bungalows), semis, townhouses and low-rise apartment units.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Household size has remained constant however is expected to decline due to the continued aging of the population. However, this decline will be tempered by the growing number of families moving into the Mississippi Mills area. Thus, the overall decline in average household size for the Municipality is not expected to be significant.

Average household size was derived from the Statistics Canada GeoSuite program. The number of dwellings assigned to each parcel depended on the residential primary use assigned to the parcel using the updated MPAC property codes (2020). Based on the number of households per low density and medium density areas and their respective population (per dissemination block) we were able to derive an average household size for low density dwellings, medium density dwellings, and retirement homes. The result of this analysis was the following average household sizes:

Unit Type and Location	Average household size (persons per household)
Almonte – Low Density Residential	2.29
Almonte – Medium Density Residential	2.54
Almonte – Retirement Home	1.00
Almonte – Adult-oriented units	1.50
Almonte – Additional Residential Units (a.k.a. secondary units)	1.25
Villages	2.4
Rural / Agricultural Areas	2.35

Also, per OPA 21, the urban housing split is 70% low density residential units (2.29 persons per household) and 30% medium density residential units (2.54 persons per household).

3.5 Projected Housing Demand

Housing demand projections were prepared by applying the average household sizes (per Section 2.3.1) to the projected housing demand. This would represent a housing demand of 1,274 low density residential units and 492 medium density residential units to meet expected growth targets to the year 2038 (avg. 98 units per year).

As the community matures and infrastructure expands, we can expect an increase in the magnitude of housing activity.

- The Municipality will need to maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years or 1,471 dwelling units (avg. of 98 units per year), through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development.
- The Municipality will need to maintain, at all times, where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply or 294 residential units (avg. of 98 units per year), available through lands suitably zoned to facilitate

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

residential intensification and redevelopment, and land in draft approved and registered plans.

The question then becomes – are there enough designated lands - including opportunities for intensification, redevelopment, and servicing capacity - to accommodate the projected housing across the planning horizon? Factors that should be considered are as follows:

- Total available housing stock, including those units draft approved or in the approval process (e.g. OPA 26 - 430 Ottawa Street, OPA 27 – Orchard View Estates Phase II);
- Vacancy rates and demolitions;
- Existing land availability within the settlement area, including vacant residential lands, draft approved plans and registered;
- Servicing and/or development constraints;
- Density ranges per OPA 21,
- Proportion of housing need that is expected to be met through infill and intensification.

3.6 Employment Projections

This section presents employment projections for the Municipality of Mississippi Mills through to 2038 and for identifying related land requirements in accordance with the PPS.

The following policies are particularly relevant:

- 1.3.1, a) providing for an appropriate mix and range of employment (including industrial, commercial, and institutional) uses to meet long term needs;
- 1.3.1, b) providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- 1.3.1, c) planning for, protecting and preserving employment areas for current and future uses; and
- 1.3.1, d) ensuring the necessary infrastructure is provided to support current and projected needs.

3.7 Jobs in Mississippi Mills

Based on the 2016, Census, the greatest number of jobs in Mississippi Mills were within the following categories:

- Retail trade
- Health care and social services

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

- Construction
- Public Administration

Table 1: Mississippi Mills Labour Force by Industry (2016)

Industry Division	2016 Data	Percentage of Total Labour Force
Total experienced labour force 15 years and over	6985	100%
Industry – Not applicable	80	1.15%
Agriculture and other resource-based industries	215	3.1%
Mining, quarrying	20	0.3%
Utilities	50	0.72%
Construction	780	11.2%
Manufacturing	470	6.73%
Wholesale trade	165	2.36%
Retail trade	855	12.2%
Transportation and warehousing	185	2.65%
Information and cultural industries	155	2.22%
Finance and insurance	130	0.19%
Real estate and rental and leasing	100	1.43%
Professional, scientific and technical services	620	8.88%
Administrative and support, waste management and remediation services	340	4.87%
Educational services	350	5.0%
Health care and social assistance	845	12.1%
Arts, entertainment and recreation	150	2.15%
Accommodation and food services	330	4.72%
Other services (except public administration)	330	4.72%
Public administration	745	10.66%

Source: Statistics Canada, 2016

3.7.1 Labour Force

Labour force characteristics in Mississippi Mills are comparable to the Ontario average. For 2016, Mississippi Mills outperformed Ontario with respect to participation rates, employment rates, and unemployment rates.

With respect to highest level of schooling in 2016, Mississippi Mills was also comparable to the Province regarding educational attainment.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Table 2: Mississippi Mills Employment Statistics (2016)

	2006 Data
Population 15 years and over	10,825
In the labour force (participation rate)	6,985
Employed	6,605
Unemployed	380
Not in the labour force	3,840
Employment Rate	64.5
Unemployment Rate	5.4

Source: Statistics Canada, 2016

3.7.2 Place of Work Status

In 2016, there were some 1,530 employed which worked from home or no fixed workplace address (710 worked at home and 820 with no fixed workplace address), and an employed labour force of 6,605. Therefore, there were some 5,050 employed who worked at a usual place. In 2016 approximately 76% of the resident labour force worked outside of the Municipality. In 2016, the majority of Mississippi Mills residents commuting to work outside of the Municipality work outside the County, possibly Ottawa, 60%, followed by work outside of the Municipality but within the County at (13.8%). Those residents not having a Mississippi Mills workplace work in a variety of sectors outside of the area. These sectors include: construction; manufacturing; wholesale trade; retail trade; transportation and warehousing; professional, scientific and technical services; administrative and support, waste management and remediation services; health care and social assistance; accommodation and food services; other services (except public administration); and public administration.

Table 3: Mississippi Mills Place of Work Status (2016)

	2016 Data
Total employed labour force 15 years and over	6,605
Worked at home	710
Worked outside Canada	20
No fixed workplace address	820
Worked in Mississippi Mills	1,195
Worked outside Municipality but within County	695
Worked in a different County	3,030
Worked in a different Province	125

Source: Statistics Canada. 2016

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

3.8 Employment Projections for Mississippi Mills

The methodology used to determine employment growth is based, in the first instance, on an “activity rate”, which is defined as the number of jobs in a Municipality divided by the number of residents.

Employment Projection in terms of land needs

Per the Official Plan, employment lands are those lands designated as “Business Park” and “Industrial”.

Not all employment will locate on “employment lands” (Business Park and Industrial designated lands). As such, it is necessary to examine the different types of employment in the community to assess land requirements. “Population-serving” jobs (consisting of jobs at businesses serving a local market such as retail, food service, personal service, education, health care and professional jobs) are typically forecasted using a fixed factor of employment to population (the accepted standard is 1 job for every 5 persons). These jobs usually locate throughout the community.

Total Employment / Total Population = Activity Rate

2016 Census of Population	13,163
Municipal population projection, 2038	21,122
Activity rate in 2016	53%
Year 2038 employment projection	13,688

Table 4: Mississippi Mills Activity Rate (2016)

	2016	2038 Projections
Total employed labour force 15 years and over	6,605	6,867
Worked at home	710	738
Worked outside Canada	20	22
No fixed workplace address	820	852
Worked in Mississippi Mills	1,195	1,242
Worked outside Municipality but within County	695	722
Worked in a different County	3,030	3,150
Worked in a different Province	125	130

Of the 1,980 jobs which are expected to be in Mississippi Mills, about 20% of these would be “population-serving” jobs which are not necessarily located within “employment lands”. Furthermore, there are approximately 3.4% that are considered ‘primary industry’ (agriculture,

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

mining) that do not require 'employment lands'. Therefore, there is a projected 1,517 jobs to be located within "employment lands". Employees per gross hectare (Ministry of Municipal Affairs and Housing Projection and Methodology Guidelines) is estimated at 45 jobs / hectare.

Total hectares of 'employment lands' required to accommodate employment in the settlement area(s) is estimated to be 33.7 ha.

However, this assumes that approximately 57% of the resident labour force will continue to work outside of the Municipality. If the Municipality is successful in retaining its resident labour force, this would represent a need for additional employment lands.

The question then becomes – are there enough designated lands to accommodate the projected employment across the planning horizon? Will the Municipality be successful in retaining its resident labour force? Factors that should be considered are as follows:

- Total available Industrial, Commercial, Institutional (ICI) stock, including those units under construction;
- Vacancy rates;
- Existing land availability within the Municipality, including vacant employment lands, draft approved plans and registered plans;
- Servicing and/or development constraints;
- General density assumptions / guidelines for the various categories of ICI structures;
- Proportion of ICI need that is expected to be met through infill and intensification.

4.0 Settlement Strategy

As important as the population projection is determining where this projected growth will take place, or more importantly where it should take place, is the most fundamental decision to be made.

Where people will live, work, shop and play, the maintenance and enhancement of our health, education, and recreation services, the protection of the environment, the management of our waste, and how much this all will cost are all matters that are significantly impacted by where the growth is located.

"Smart Growth" is a concept that is based on sound land use planning principles. The Federation of Ontario Naturalists released a publication called "A Smart Future for Ontario," October 2002.

In a rural/small town context, "Smart Growth" means:

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

- 1) A commitment to sound resource management – protection of natural features and management of natural resources such that their long-term sustainability is guaranteed;
- 2) Directing urban development towards existing communities – majority of development located in fully serviced, compact, efficient urban communities with a broad mix of land uses;
- 3) Growth in the small towns and hamlets needs to be diverse, balanced and integrated into existing design of the community. There needs to be linkages between the new and the old; there needs to be a concentration on pedestrian travel, shopping, working, street layout, open spaces, mix of housing stock and support for existing institutional and commercial services. Design is the key to maintaining and enhancing distinctive, attractive communities with a strong sense of place.

4.1 70/30 Settlement Strategy

The creation of the “Growth and Settlement Strategy” as part of the current Community Official Plan, acknowledged the opportunity to implement principles of the Smart Growth concept.

The current Community Official Plan was approved with a 70/30 Settlement Strategy. The plan is designed to direct:

- 70% of future growth to Almonte on full municipal services;
- 30% of future growth to rural areas, existing villages with large lots, developed on private services or new rural settlement areas with a form of servicing that can support lot sizes of approximately 1,000 to 2,000 square metres (1/4 to 1/2 acre).

Using our 2020 Population projection of 15,267 and the projected population of 21,122 in 2038, the 70/30 scenario would see:

- Almonte’s population would increase by 4,168 new residents.
- Rural areas and existing villages with large lots developed on private services or new rural settlement areas with a form of servicing that can support lot sizes of approximately 1,000 to 2,000 square metres (1/4 to 1/2 acre) would see 1,786 new residents.

The “70/30 Settlement Strategy” represents a long-term fiscally responsible approach to servicing existing and new residential development. The goal of this Strategy is to result in slowing the rate of scattered rural residential development in favour of more compact and efficient urban residential development. It focuses on regulating where and how residential development may take place, following four main principles:

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

- i. no new rural estate lot subdivisions on private services;
- ii. designate a supply (2038) of residential lands within the Almonte Urban Area; and,
- iii. ensure an adequate form of servicing for the rural / village areas.

Using the 2038 projected population of 21,122, the 70/30 scenario would see a need for:

- **1,766 new units in Almonte on full municipal services;**
- **744 new units to rural areas, existing villages with large lots, developed on private services or new rural settlement areas with a form of servicing that can support lot sizes of approximately 1,000 to 2,000 square metres (1/4 to 1/2 acre) – based on 2.4 persons per household.**

5.0 Land Supply

5.1 Residential Land Supply

Due to the existence of municipal sewer and water services, Almonte can develop at a much higher density than the Village of Pakenham, the smaller villages or rural settlement areas. The Municipality has established a goal for an urban residential density of approximately 15 to 35 residential units per gross hectare of land. The low density is defined as 15 units per gross hectare (including roads and parks) whereas the medium density is defined as 35 units per net hectare. Furthermore, the Municipality has established a housing mix target of 70% low density and 30% medium density.

Refer to Appendix 2.

5.1.1 Residential Permit Activity

Since 2016, 87% of the residential growth has been located in Almonte on full services, 13% has been in the rural areas and villages on private services. Majority of this growth has occurred in Riverfront Estates and Millrun. According to the residential building permit activity provided by the municipality, the following is a breakdown of building permit activity over the past five (5) years:

- Mississippi Mills: 148 units / year average
- Almonte Urban: 146 units / year average
 - Low Density Residential: 70 units / year average (48%)
 - Medium Density Residential: 77 units / year average (52%)
- Villages: Low Density Residential: 2 units / year average
- Rural: 20 units / year average

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

As the community matures and infrastructure expands, we have seen an increase in the magnitude of housing activity in the past five years. The average residential permit activity between 2006-2016 was 84 units per year.

Over the past 15 years, this number has averaged 127 units per year.

Therefore, an average of 139 units per year to 2038 (OP planning horizon) or 98 units per year in Almonte and 41 units per year in the village/rural area (combined) is a safe assumption.

- Residential permit activity represented a split of 87/13 (urban/rural-village)

5.2 Residential Intensification and Greenfield Opportunities (Almonte)

In accordance with the PPS, planning authorities shall identify and promote opportunities for intensification (including infill and redevelopment). Identifying potential intensification opportunities within the built-up area of the Municipality is a demanding task. Most infill and intensification type developments occur in areas that are difficult to predict prior to their actual development. However, certain opportunities are evident throughout the built area for infill projects.

ESRI ArcGIS Desktop was used to organize existing GIS data and develop new layers, perform analysis and create figures. MPAC property codes were used to provide each property with residential, commercial, industrial, etc., land use. MPAC properties codes are usually at least six months out of date so property code values were verified and updated using 2016-2020 building permits, draft plans, up-to-date aerial imagery and local knowledge. Parcels with a property code value between 100 and 199 were extracted to create a vacant land layer to show where development could happen. Other farm and large residential properties inside the urban area were looked at as possible properties to include in the vacant land layer. Once the layer was finalized a combined constraint layer of floodplain, ANSI and significant wetlands was used to remove any area in the vacant land layer that wouldn't allow for development

The vacant land inventory has identified several vacant or underutilized parcels available to support intensification (either through new development or expansion). Within Almonte, there are approximately 22 hectares of vacant or underutilized parcels available to support intensification (including lands within a draft or registered plan of subdivision). Certain parcels between the Mississippi River and the OCR Trail have not been accounted for due to existing conditions, site constraints, etc. it is expected these could need minor infilling but would be negligible for the purpose of this comprehensive review. According to the current Official Plan (OPA 21), new residential development is anticipated to occur at an average density of approximately 15-35 residential units per hectare. Gross hectare includes roads, park, etc. Furthermore, the Municipality has established a housing mix target of 70% low density @ 15 u.p.g.h. and 30% medium density @ 35 u.p.n.h. However, to determine net density, it is proposed to subtract 30% of the area to account for roads and parks. The Official Plan also permits other uses compatible with residential neighbourhoods such as parks, public and community facilities, bed and breakfasts, and local commercial uses. Based on our review and research, we are proposing a split of 70% for residential uses and 30% for open space, environmental lands and non-residential

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

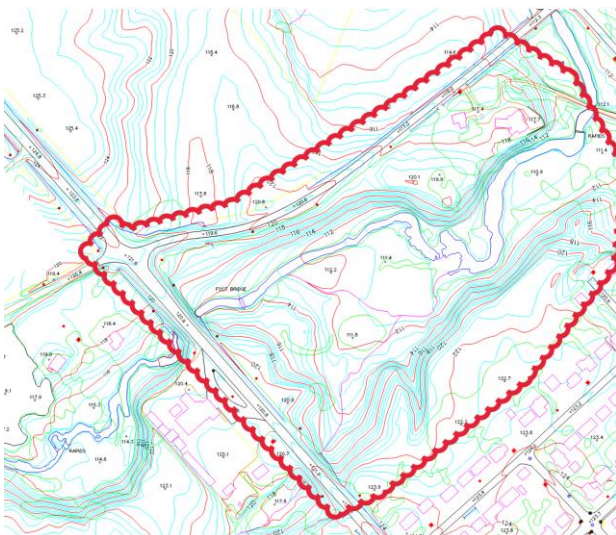
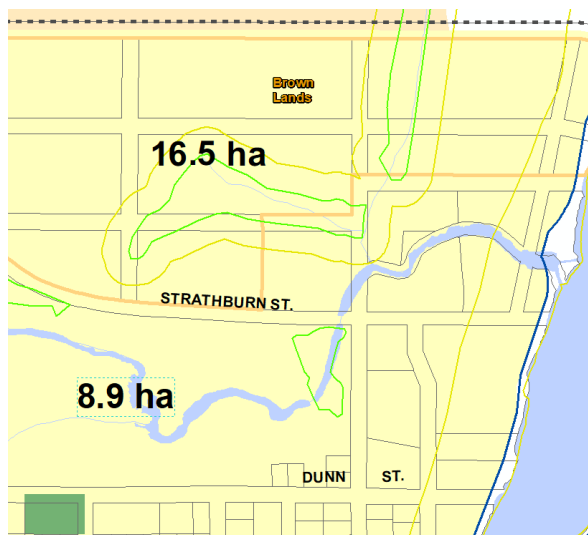
uses (including schools, neighbourhood parks, commercial, floodplain, retail, stormwater ponds and tributaries, roads, etc.) for intensification areas; therefore 15.4 hectares for residential uses. (15.4 ha and 70/30 split and 15 u.g.h. / 35 u.n.h = $(10.78 \text{ ha} * 15 \text{ u.} + 3.2 \text{ ha} * 35 \text{ u.}) = 162 \text{ u.} + 113 \text{ u.} = 275 \text{ units}$)

Applying this split and the current range in urban density and housing mix targets, there is a potential for approximately 275 lots/units within Almonte within intensification areas (including draft and registered plans of subdivisions).

In addition to the intensification opportunities within the Urban Area, several large parcels, or Greenfields, exist within Almonte. There are approximately 35 hectares of vacant greenfield lands within Almonte. Based on our review and research, we are proposing a split of 65% for residential uses and 35% for open space, environmental lands and non-residential uses (including schools, neighbourhood parks, commercial, floodplain, retail, stormwater ponds and tributaries, roads, etc.). Applying the same density, housing mix, and split, there is a potential for 406 units. (22.75 ha and 70/30 split and 15 u.p.g.h. / 35 u.p.n.h. = $(15.9 \text{ ha} * 15 \text{ u.} + 4.77 \text{ ha} * 35 \text{ u.}) = 239 \text{ u.} + 167 \text{ u.} = 406 \text{ units}$)

Applying this split and the current range in urban density and housing mix targets, there is a potential for approximately 406 lots/units within Almonte's Greenfield areas.

However, these Greenfield lands include 16.5 hectares known as the "Brown" lands and 8.9 hectares south of Strathburn Street. The "Brown" lands have remained idle for some time now due to servicing constraints. The Strathburn Street lands have significant elevations in addition to many natural features which would further constrain development of the lands. Based on our desktop analysis, only 3.78 ha has been assumed as developable.



OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

5.3 Industrial, Commercial, Institutional Vacant Land Supply

Based on employment projections, we are assuming there will be a need for 1,517 jobs in Mississippi Mills (Employment Lands) by the year 2038. Employment lands include those lands currently designated Industrial and Business Park (could also include certain rural industrial or rural commercial lands that meets the definition of 'employment').

According to the Land Use Inventory, there is a total of 21 hectares of vacant Industrial lands and 16 hectares of vacant Business Park lands totalling 37 hectares of vacant employment lands.

Based on an assumed 45 employees per hectare (as recommended by the Ministry's simplified employment projections methodology), there is a need for approximately 33.7 hectares of employment lands. This excludes any rural industrial or certain rural commercial areas which could also be considered employment uses. Note, OPA 27 is proposing the removal of 3.41 hectares of employment lands for a residential – community facility (retirement home and aging-in-place units). Note, the retirement home component to this project could be considered an employment generator.

There are enough designated employment lands to meet growth projections. However, if the municipality is successful in retaining a larger portion of its resident labour force, there might be a need for additional employment lands.

Refer to Appendix 2.

6.0 Land Needs Analysis (Supply Versus Demand)

6.1 Residential Supply vs. Demand – 3, 15, and 20 years (2038)

According to our projections described above, housing demand in Almonte is estimated to be 1,274 low density residential units and 492 medium density units to meet growth targets to the year 2038 (avg. 98 units per year).

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

Table 5: Residential Supply vs. Demand

Total estimated Population in Almonte (2020)	6,879
Total Population to be Accommodated in Almonte between 2021-2038	4,168
Total Lots/Units Required (2021-2038)	1,766
Urban Settlement Area	Potential Units / Lots
Almonte – Intensification (15-35 u/ha) @ 70/30 @ 70% residential	275
Almonte – Greenfield (15-35 u/ha) @ 70/30 @ 65 % residential	406
Almonte – 430 Ottawa Street (OPA 27) 124 units at 1.5 persons per unit	186
Almonte – Orchard View Estates Phase II (OPA 27) 48 retirement home Rooms at 1 person per room and 48 adult bungalows at 1.5 persons per unit	48 72
Additional Residential Units (aka secondary units, basement apartments) 4 per year at 1.25 persons per unit (assumption)	90
Total Existing and Projected Lots/Units	1,077
No. of Lots/Units Required to Meet Projected Demand	1,766
SUPPLY MINUS DEMAND (Based on Rural Settlement Areas on private services and amount of urban and rural severances based on past trends)	(689)

Based on the above, there is a shortfall of 60 hectares to accommodate growth to the year 2038. A detailed review has been completed of potential expansion lands and is included in Appendix 2 to this report.

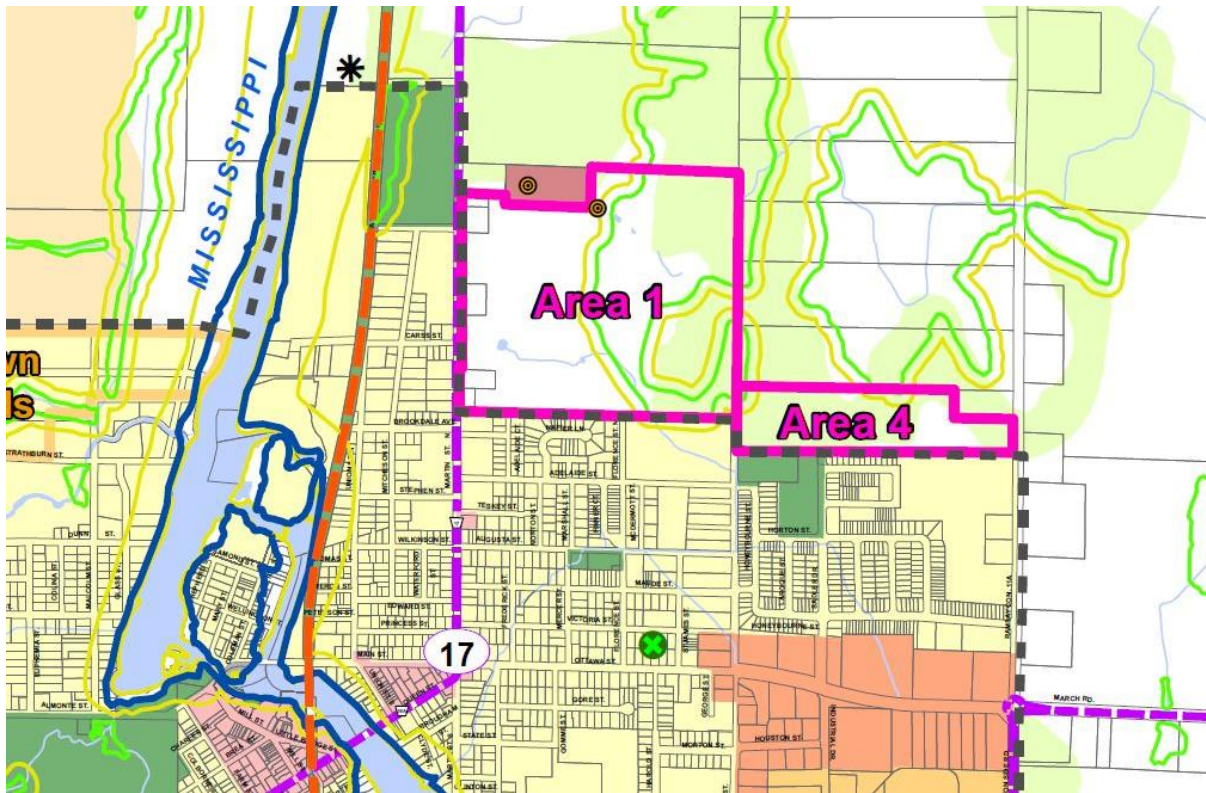
The starting point was to consider the three (3) “Future Expansion” areas that were identified in the planning documents since 2006 (and recently removed by OPA 21). These lands had been identified during the development of the 2006 Community Official Plan as being logical extensions of the urban area and which would maintain a compact urban form. These lands were also considered as such as part of the Municipality’s servicing Master Plan. A fourth area was added to the evaluation as it was considered a logical expansion to the Millrun Subdivision.

A detailed analysis (evaluation matrix) was completed for these four (4) areas which is included in Appendix 2. The result of this analysis concludes that Area 1 (“Sonnenburg Lands”), Area 2 (“Houchiami Lands”) and Area 4 (Extension of Millrun)

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

AREA 1 – Key Stats

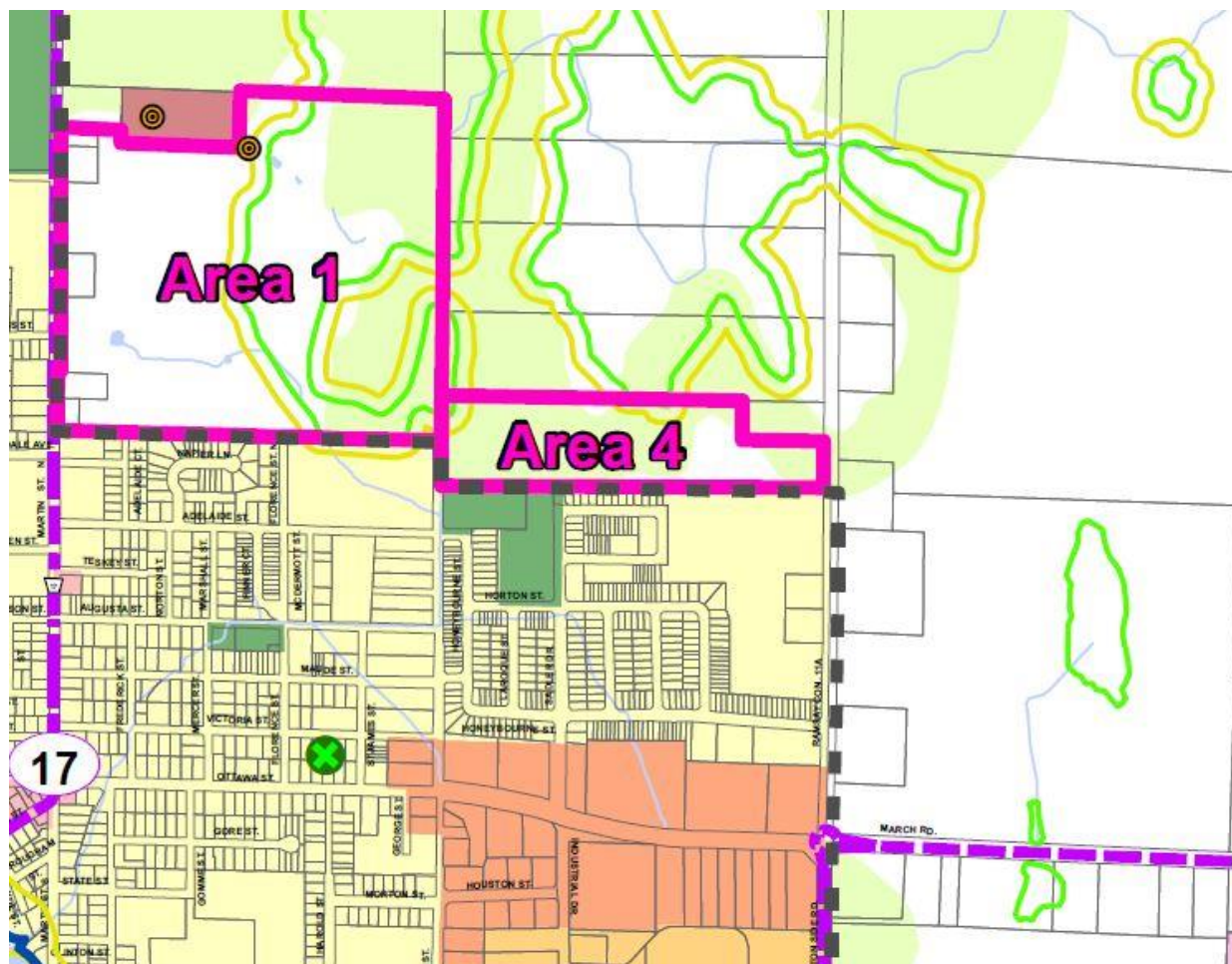


- 38.63 hectares (ha) in Total Land Area.
- 15.4 ha of land is unaffected by constraints
- 1.17 ha of rural land that is located within the Ministry of Environment (MOE) 30m setback buffer from the adjacent Waste Disposal Facility. This area of the site is undevelopable
- 1.75 ha of rural land that is already developed.
- 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay
- 18.2 ha of rural land that is subject to natural heritage constraints

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

AREA 4 – Key Stats



- 9.7 ha of Rural lands.
- A Rural – Agricultural Overlay (not prime agricultural land) is present over 7.7 ha of the Rural Lands.
- 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands.

6.2 Employment Lands Supply vs. Demand

According to the Employment Projections for Mississippi Mills, there is a need for approximately 33.7 hectares of employment land to accommodate employment in the Municipality over the planning horizon. Considering there are approximately 37 hectares of employment lands in the Urban Service Area (Industrial, Business Park), there are enough employment lands to meet projected demands (33.49 ha following OPA 27 which is in the approval process). Note – there are also rural industrial and rural commercial areas that could potentially count as employment lands and a portion of the proposed retirement home could be considered an employment generator.

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

However, if the Municipality is successful in retaining more of its resident labour force it would most likely experience a shortage of employment lands over the planning horizon. It can be expected that the 'population-serving' jobs will continue to represent 1 job per five people.

The land supply for employment use is adequate for accommodating projected development needs for the 20-year planning horizon based on the current activity rate and resident labour force within the Municipality.

From an economic development perspective, it is critical that appropriately located and serviced industrial and business park land be consistently available for sale if the Municipality is to remain competitive in the surrounding marketplace. The cyclical nature of demand, the length of time to get planning approvals, the varying land requirements of potential businesses, the need for a variety of ownership and tenure options, and the important role municipalities can play in ensuring consistency in the availability of an adequate and appropriate supply, are among the many factors that need to be considered in determining appropriate response to the land needs of new and expanding businesses. There should be a strong focus on the availability of municipally-owned industrial and business parkland to meet such needs. From an Economic Development perspective, the Municipality should maintain current, detailed inventories of industrial land development in the Municipality as part of their strategy.

For the purpose of this land needs analysis, and zoning issues aside, there are enough employment lands available for the 20-year time horizon.

Refer to Appendix 2.

7.0 SERVICING

Growth within the Municipality is also dependent on the Municipality's ability to provide sewer and water services.

The Town retained J.L. Richards & Associates Limited (JLR) to complete a new comprehensive planning document (Master Plan) for the required long term operational and capital improvements to the water and wastewater systems to meet current regulations and planned growth within the Almonte Ward. An Executive Summary of this Master Plan is included in Appendix 1. Servicing implications has been built into the evaluation matrix included in Appendix 2.

8.0 Conclusion

Based on the analysis set out in this Report, and consistent with the Provincial Policy Statement, Mississippi Mills:

OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

- does not have the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and lands designated and available for residential development; but
- has land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Furthermore, there aren't enough lands, either through intensification, redevelopment and/or designated growth areas, to accommodate an appropriate range and mix of housing to meet projected needs to 2038.

In order to accommodate 70% of the expected growth between 2020 and 2038, it is expected that 1,766 new units would be required. This represents a demand of 1,274 low density units and 492 medium density units. Our analysis has identified a shortfall of 689 units.

This Comprehensive Review therefore supports the addition of 60 hectares of land to the Urban Settlement Area boundary of Almonte.

As per our detailed analysis and evaluation matrix developed for these potential expansion lands, the analysis concluded that Area 1 ("Sonenburg Lands"), Area 2 ("Houchiami Lands") and Area 4 (Extension of Millrun). The total of these areas represents 59.73 hectares.

Using the same assumptions developed for "Greenfields", these areas could support the development of 696 lots/units. This assumes that 65% of the area would be developed for residential uses and 35% would be for roads, stormwater ponds and tributaries, parks and open space, environmental lands and other non-residential uses such as local retail, and institutional uses. (39 ha and 70/30 split at 15 u.p.g.h. / 35 u.p.n.h. = 696 units)

There are enough employment lands (even with the removal of 3.41 ha for Orchard View Estates Phase II – OPA 27). Note, if the share of resident labour force finds employment in the Municipality, we could potentially have a shortage of employment lands over the 20-year planning horizon.

This report has been prepared for the exclusive use of the Municipality of Mississippi Mills, for the stated purpose, for the named facility. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of the Municipality of Mississippi Mills and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

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OFFICIAL PLAN AMENDMENT NO. 22

Urban Settlement Area Boundary

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APPENDIX 1

MASTER PLAN REPORT
TOWN OF MISSISSIPPI MILLS
ALMONTE WARDS
WATER AND WASTEWATER INFRASTRUCTURE

- EXECUTIVE SUMMARY -

INTRODUCTION AND BACKGROUND

The Master Plan study area includes the serviced area of the Town of Mississippi Mills (i.e., the Almonte Ward) which currently serves a population of approximately 4,910. Reviews of the Official Plan have indicated strong growth pressures, resulting in an estimated population of 7,800 by 2031. The increased growth suggests that development pressures within the Almonte Ward will impact the available service capacity of the water and wastewater systems and infrastructure upgrades are imminent. The last Water and Wastewater Master Plan for the serviced area was completed in 1984 and the document findings have exceeded their intended design period. As such, the Town retained J.L. Richards & Associates Limited (JLR) to complete a new comprehensive planning document (Master Plan) for the required long term operational and capital improvements to the water and wastewater systems to meet current regulations and planned growth within the Almonte Ward.

Class Environmental Assessment and Master Planning

This Master Plan Report has been carried out following the planning process of the Municipal Class EA, as approved under the Environmental Assessment Act (EA Act) R.S.O. 1990, Chapter E. 18. The Municipal Class EA identifies four approaches to the Master Planning process. The intent of this Master Plan has been to follow Approach No.1, which involves the preparation of a Report at the conclusion of Phases 1 and 2. In this case, the Master Plan Report has been completed at a broad level of assessment thereby requiring more detailed investigations at a project-specific level in order to fulfill the Municipal Class EA documentation requirements for the specific Schedule B and C projects identified within the Master Plan.

Problem and Opportunity Statements

Problem Statement: The Water and Wastewater Infrastructure Master Plan is intended to identify alternative infrastructure planning and implementation strategies, and the preferred alternative(s) to meet the Almonte Ward growth needs, premised upon a time horizon of 2031 (i.e., 20 year planning period). Servicing scenarios beyond 2031 are also considered to efficiently plan for municipal infrastructure requirements in anticipation of full 'build-out' conditions within the Almonte Ward.

Opportunity Statement: This undertaking provides an opportunity to assess the Town's water and wastewater infrastructure (e.g., condition, operation and organizational structure), and explore opportunities to maximize the utilization of existing systems and optimize future upgrades and expansions.

Population Projections

The planning periods considered as part of this Master Plan are short-term (2011 – 2015), mid-term (2016-2020), long -term (2021 – 2030) and build-out (2031 and beyond). Table ES-1 illustrates the growth projections using an annual growth rate of 1.74% for the Town as a whole (i.e., urban and rural) and the 60/25/15 Settlement Strategy to determine the Almonte Ward growth. The 60/25/25 Settlement Strategy allocates 60% of the future growth to occur in the municipally serviced urban area (i.e., Almonte Ward), 25% of future growth to occur in existing rural areas on privately serviced large lots, and 15% of the future growth to occur in existing villages or new settlement areas.

Table ES-1: Planning Periods and Population Projections based on Growth Percentage

Development Milestone	Year	Town of Mississippi Mills Population	Almonte Ward Population	Reference (for Almonte Ward growth)
Existing	2011	12,385	4,752	Census
Short Term (1 to 5 years)	2016	13,501	5,421	60% to Almonte
Mid-Term (5 to 10 years)	2021	14,717	6,151	60% to Almonte
Long-Term (10-20 years)	2031	17,488	7,814	60% to Almonte

Further to the population projections presented in Table ES-1, in order to assess the impacts of growth on water distribution and wastewater collection infrastructure, spatial and land-use definition of the proposed development areas was also required for the proposed planning periods (i.e., Short-Term, Mid-Term, Long-Term and Build-Out). It is noted that the growth pattern developed based on registered and draft approved properties, area/land use and approved population densities within the Official Plan differed from the population projection presented above, but are considered conservative.

Evaluation Methodology

The evaluation process consisted of a review of the potential water and wastewater servicing strategies in consideration of the criteria described in Table ES-2. The relative impact for each criterion to each potential servicing strategy was assessed based on whether the alternative was 'Preferred', 'Less Preferred' or 'Least Preferred' with respect to that criterion. The four evaluation criteria were assigned equal weights as they were considered to have equal importance in this evaluation.

Table ES-2: Summary of Evaluation Criteria

Criteria	Description
Natural Environment Considerations	Natural features, natural heritage areas, Areas of Natural and Significant Interest, designated natural areas, watercourses and aquatic habitat
Social and Cultural Environment Considerations	Proximity of facilities to residential, commercial and institutions, archeological and cultural features, designated heritage features, well or wellhead protection areas, land-use and planning designations
Technical Feasibility	Constructability, maintaining or enhancing drinking water quality, maintaining or enhancing wastewater treatment, reliability and security of systems, ease of connection to existing infrastructure and operating and maintenance requirements
Financial Considerations	Capital costs. All opinion of probable costs referred to in this Master Plan are based on a Class 'D' estimate class.

Specialized Studies

The following specialized studies were completed as part of the Master Plan to assist in the evaluation of the water and wastewater servicing strategies and to define environmental impacts:

- **Baseline Hydrogeological Study:** A baseline assessment of the existing hydrogeological conditions was undertaken to define existing or potential constraints as they relate to the current well system and to future development of groundwater-based infrastructure.
- **Desktop Environmental Site Assessment:** A desktop environmental site assessment was conducted and provided preliminary information related to the environmental conditions likely to be encountered within the proposed potable water and wastewater system service areas.
- **Water and Wastewater System Hydraulic Models:** The preparation of accurate water and wastewater system hydraulic models was one of the key tasks of this Master Plan as they were one of the tools used for evaluating options.
- **Condition Assessment Report:** The condition assessment included an evaluation of above grade site works, structural and architectural components, mechanical/process equipment and systems, and electrical equipment and systems. In addition, a desktop review of the water distribution and wastewater collection systems was completed. The purpose of the Condition Assessment Report was to form the basis of an infrastructure renewal and maintenance program and establish potential costs. This information was valuable during the evaluation of costs associated with the renewal or replacement of existing infrastructure.

POTABLE WATER SYSTEM

The Almonte Ward is the only area in the Town that is serviced by a communal water system. The communal water system generally consists of five groundwater wells (Wells 3, 5, 6, 7 and 8), one elevated potable water storage tank (working volume of 3,199 m³) and approximately 35 km of watermain.

Future Requirements: Water Supply and Treatment

As part of the Master Plan review, it was determined that Wells 3, 5, and 7 and 8 are not operating at their full demonstrated yield potential and could be considered for additional supply of approximately 43.7 L/s.

Based on the proposed growth projections, the following water supply and treatment deficiencies were determined to service the future Almonte Ward maximum day water demands:

- Based on the existing supply scenario, a capacity deficit of 25 L/s is predicted within the mid-term planning period (i.e., 2016 – 2020).
- If a full yield potential of Wells 3, 5, 7 and 8 is considered, a capacity deficit of 9.2 L/s will occur within the long-term planning period (i.e., 2021 – 2030).

Future Requirements: Water Storage

Table ES-3 presents the potable water storage requirements for the projected growth within the Almonte Ward based on the MOE Design Guidelines for Drinking Water Systems.

Table ES-3: Future Water Storage Requirements

Study Period	Existing Storage	Required Storage ⁽¹⁾	Deficit
Existing	3,119 m ³	2,351 m ³	None
Short-Term (2011 – 2015)	3,119 m ³	3,863 m ³	745 m ³
Mid-Term (2016 – 2020)	3,119 m ³	4,856 m ³	1,737 m ³
Long-Term (2021 – 2030)	3,119 m ³	5,727 m ³	2,608 m ³
Build-Out (2031 +)	3,119 m ³	10,139 m ³	7,020 m ³
1. Demand established using hydraulic water model (i.e., population projections established using the land-use planning information). When determining the fire flow allowance for commercial or industrial areas, the area occupied by the commercial/industrial complex was considered at an equivalent population density to the surrounding residential areas. Based on MOE Guidelines A' + 'B' + 'C', A – Fire Storage, B – Equalization Storage, C – Emergency Storage			

Future Requirements: Water Distribution System

The updated water system hydraulic model was configured to simulate peak hour and maximum day with fire flow demand scenarios for each planning period. The following observations were made:

- **Peak Hour:** System pressures in the mid and long-term planning periods were found to be below minimum pressure requirements of 40 psi. Under build-out scenarios, the majority of the water distribution system was unable to achieve minimum system pressures.
- **Maximum Day with Fire Flow:** The percentage of junctions capable of meeting select fire flows did not vary from the existing conditions over the long-term. Similarly as the peak hour scenario, maximum day with fire flow demands were not achieved for build-out conditions.

Potable Water System Risk Assessment

As part of the Master Plan, a critical link assessment was undertaken to identify potential risks associated with the watermain crossings over the Mississippi River, which link the east service area of the Almonte Ward to the west service area. Although the potable water system servicing strategies did not identify a capacity constraint related to the existing crossings or a need for an additional crossing within the 20-year timeframe, it was identified that the Town should plan for a third crossing to service the projected build-out growth of the service area. As such, the critical link assessment reviewed expediting the third crossing within the long-term planning horizon (i.e., within 10 to 20 years). In order to complete the critical link assessment, the hydraulic water model was configured to simulate peak hour and maximum day with fire flow scenarios with and without a third crossing for the long-term planning period.

Under both peak hour and fire flow conditions, the ability to maintain system pressures and convey fire flows to the service area west of the Mississippi River is compromised with a simulated Queen Street Crossing failure.

Summary of Potable Water Servicing Strategies

Based on the evaluation procedure, several servicing strategies were defined for the potable water system. A summary of the water supply and treatment, storage and distribution servicing strategies and opinion of probable costs to address the future servicing requirements are presented in Table ES-4. The costs associated with a third crossing are not included below.

Table ES-4: Summary of Potable Water Servicing Strategies and Opinion of Probable Costs

Area	Study Period	Description of Works	Opinion of Probable Cost ⁽¹⁾		Ref. Pg or Table
			Condition Upgrades (Values Rounded)	Capacity Upgrades (Values Rounded)	
Supply	Short Term (2011 - 2015)	▪ Condition Upgrades at Select Wells	\$120,000 ⁽²⁾	-	Table 11 (pg 14)
	Mid-Term (2016 - 2020)	▪ Mid-Term Supply Option W1: Increase the Capacity of Wells 3 and 5 to Demonstrated Yield <u>and/or</u>	-	\$1,000,000 (Supply W1)	Table 16 (pg 20)
		▪ Mid-Term Supply Option W2: Increase the Capacity of Wells 7 and 8 to Demonstrated Yield		\$1,430,000 (Supply W2)	Table 18 (pg 21)
	Long Term (2021 - 2030)	▪ Long-Term Supply Option W3: Increase the Capacity of Wells 7 and 8 Beyond Demonstrated Yield <u>or</u> ▪ Long-Term Supply Option W4: Construct a New Well	\$100,000 ⁽²⁾	\$212,500 (Supply W3) \$2,200,000 (Supply W4)	Table 20 (pg 23) Page 26
Water Storage	Short Term (2011 - 2015)	▪ Condition Upgrades	\$400,000	-	
	Mid-Term (2016 - 2020)	▪ Mid-Term Storage Option W1: Construct a Reservoir at a New Site (Phased Approach) <u>or</u>	-	\$3,000,000 (Storage W1)	Pages 28 to 29
		▪ Mid-Term Storage Option W2: Construct a Reservoir at a New Site (Long-Term Approach) <u>or</u>		\$4,000,000 (Storage W2)	
		▪ Mid-Term Storage Option W3: Construct an Elevated Storage Tank at a New site (Long Term Approach)		\$5,500,000 (Storage W3)	
Long Term (2021 - 2030)	▪ Long-Term Storage Option W4: Construct a Reservoir at a New Site (Phased Approach with Option Mid-Term Storage Option W1)	-	\$2,900,000 (Storage W4)	Page 31	
Distribution	Ex. Deficit	▪ Condition Upgrades	\$5,400,000 ⁽³⁾	-	
	Short Term (2011 - 2015)	▪ Adelaide Street and Martin Street Looping ▪ Bridge Street and High Street Upgrades ▪ Bridge Street Extension and County Road 29 Looping	-	Development Project 2012 Capital Works Budget \$300,000	Table 24 (pg 32)
	Mid-Term (2016 - 2020)	▪ Ottawa Street and Sadler Estates Looping ▪ Martin Street Extension	\$1,300,000 ⁽³⁾	\$325,000 \$275,000	Table 25 (pg 32)
	Long Term (2021 - 2030)	▪ Optimize Pressure Zone Settings for Pressure Zone 2 (PZ-2) ▪ Create New Pressure Zone to Manage the Island Area (PZ-3)	\$5,800,000 ⁽³⁾	\$100,000 \$55,000	Table 26 (pg 33)
		▪ Ottawa Street and Industrial Street Looping ▪ Ottawa Street Watermain (Long-Term Distribution Option W1) <u>or</u> Victoria Street Watermain (Long-Term Distribution Option W2)		\$675,000 \$1,035,000 (Distribution W1) \$990,000 (Distribution W2)	
1. Based on Class 'D' Estimate and includes Engineering and Contingencies					
2. Costs for condition upgrades at Well 6. Condition upgrades for Wells 3, 5, 7 and 8 carried in capacity upgrades					
3. Distribution Condition upgrades based on typical life expectancy of pipes					

WASTEWATER SYSTEM

The Almonte Ward is the only area within the Town of Mississippi Mills that is serviced by a communal wastewater system. The existing communal wastewater system was established in the 1960s and generally consists of 30 km gravity sewers/forcemains, six sub-area pumping stations, a main pumping station and a four-cell facultative treatment lagoon. A new extended aeration treatment plant with tertiary treatment is presently being constructed and anticipated to be commissioned in July 2012. The new treatment plant will provide increased rated capacity to accommodate existing and projected wastewater flows resulting from growth within the serviced community.

Future Requirements: Wastewater Treatment

As previously noted, the existing Lagoon based wastewater treatment system is currently being decommissioned and replaced with a new tertiary level wastewater treatment plant (WWTP) complete with sludge/biosolids treatment and storage. It is understood that the new WWTP will be brought on line in July 2012. The capacity projections for the WWTP for the long-term planning period were reviewed and it was predicted that the new WWTP will service the Almonte Ward over the long-term planning period (i.e., next 20 years). It is noted, however, that an expansion will be required to service the build-out development.

Future Requirements: Wastewater Pumping

Based on the assumed collection system infrastructure to service projected development areas within the Almonte Ward, the Gemmill's Bay SPS and Spring Street SPS will be directly affected by growth. Although the Gemmill's Bay SPS is currently undergoing capacity upgrades as part of the new WWTP project, it is anticipated that the pumping station may require expansion in the long-term planning period (pending further review of actual future flows). A separate Schedule 'B' Class EA is being undertaken to address capacity concerns at the Spring Street SPS. The existing Spring Street SPS is nearing its intended design capacity as evidenced by data trends and flow monitoring. A cursory review of the proposed new design capacities outlined in the Schedule 'B' Class EA and the current Master Plan determined that the projected peak flows were adequate for the long-term planning period. The capacities of the remaining sewage pumping stations appear to be sufficient, pending final routing of wastewater servicing in the development areas.

Future Requirements: Wastewater Collection

In order to assess the wastewater collection system, the hydraulic model of major collectors within the system was configured to simulate a peak flow scenario. The following requirements were identified:

- Existing and Short-Term Planning Periods: Select sewers downstream of the Spring Street SPS displayed insufficient conveyance capacities. These upgrades are necessary to support current approved development plans.
- Mid and Long-Term Planning Periods: Select sewers along Ottawa Street, Bridge Street and Union Street displayed insufficient conveyance capacities.

Summary of Wastewater Servicing Strategies

Based on the evaluation procedure, several servicing strategies were defined for the wastewater system. A summary of the wastewater treatment, pumping and collection servicing strategies and opinion of probable costs are presented in Table ES-5.

Table ES-5: Summary of Wastewater Servicing Strategies and Opinion of Probable Costs

Area	Study Period	Description of Works	Opinion of Probable Cost ⁽¹⁾		Ref. Pg or Table
			Condition Upgrades (Values Rounded)	Capacity Upgrades (Values Rounded)	
Treatment	Long Term (2011 – 2030)	▪ None: New WWTP to be commissioned in 2012	-	-	
Pumping	Short Term (2011 – 2015)	▪ Expand the Spring Street SPS and Condition Upgrades at other Select Stations	\$450,000 ⁽²⁾	\$500,000 ⁽³⁾	Page 41
	Mid-Term (2016 – 2020)	▪ Condition Upgrades at Select Stations	\$40,000 ⁽²⁾	-	
	Long Term (2021 – 2030)	▪ Expand the Gemmill's Bay SPS and Condition Upgrades at other Select Stations	\$50,000 ⁽²⁾	\$300,000	Page 41
Collection	Ex. Deficit	▪ Condition Upgrades	\$6,000,000 ⁽⁴⁾	-	
	Short Term (2011 – 2015)	▪ Upgrade Sections of Sewer Downstream of the Spring Street SPS ▪ Condition Upgrades	\$1,400,000 ⁽⁴⁾	\$400,000	Table 37 (pg 44)
	Mid-Term (2016 – 2020)	▪ Ottawa Street Trunk Sewer (Mid-Term Wastewater Collection WW1) <u>or</u> Victoria Street Trunk Sewer (Mid-Term Wastewater Collection WW2) ▪ Condition Upgrades	\$1,400,000 ⁽⁴⁾	\$775,000 (Collection WW1) \$750,000 (Collection WW2)	Table 38 (pg 44)
	Long-Term (2021 – 2030)	▪ Union Street Upgrades ▪ Condition Upgrades	\$700,000 ⁽⁴⁾	\$200,000	Table 40 (pg 45)
1. Based on Class 'D' Estimate and includes Engineering and Contingencies 2. Condition upgrades costs do not include the Spring Street or Gemmill's Bay SPSs (condition upgrade costs for these Stations are reflected in the capacity upgrades costs). 3. Costing based on the Town's proportional share as established by others (Schedule 'B' Class EA for the Spring Street SPS Expansion). 4. Collection system condition upgrades based on typical life expectancy of pipes.					

BENCHMARKING SURVEY AND POLICY GAP ANALYSIS

Just as growth and development pressures within the Almonte Ward will impact the available service capacity of the water and wastewater systems, it will impact the staffing requirements and duties of managers who operate these systems. In order to compare the Town's water and wastewater systems operations organizational structure with that of other municipalities, a benchmarking survey was undertaken of municipalities ranging in population from 4,000 to 14,500 persons. Notable findings include:

- Compared to other municipalities surveyed, the Town of Mississippi Mills appears to be on 'par' with their number of licensed operators;
- The Overall Responsible Operator for the Town is a non-management position;
- The Town was the only organization that enlists part-time operators;
- The majority of the organizations surveyed have a designated water and wastewater manager or 'lead hands' for both water and wastewater operations, of which the Town has neither;
- The majority of organizations have either a designated water and wastewater compliance officer or additional technologists, of which the Town has neither.

A policy gap analysis was conducted in consultation with the Town to determine key policies that may be affected by the findings of this Report. The following policies have been identified for further review and updating in context of the findings of the Master Plan to ensure consistencies with established programs:

- Official Plan (Town, 2006) and Zoning By-Law (Town, 2011)
- Development Charges By-Law
- Water and Wastewater Rate Study Updated (Watson, 2009)
- Water and Wastewater Financial Plan (per O.Reg. 453) (Watson, 2010)
- Various Water and Sewer Use By-Laws.

PUBLIC CONSULTATION

At the beginning of this Master Planning process, a Public Consultation Plan was developed and subsequently a Notice of Project Initiation was published in the local newspaper, on the Town's website and distributed to potential stakeholders. All stakeholder comments and concerns related to the project initiation were addressed.

To facilitate the consultation process and consider feedback from interested parties, a Project Committee was formed and met at regular intervals. The Project Committee included representatives from the Town's Public Works and Planning Departments, the Consultant and other Stakeholders, if and when required.

A Public Information Centre (PIC) was held for this Master Plan on March 21, 2012 to present the Master Plan findings. In advance of the PIC, notices were placed twice in the local newspaper and on the project website. A direct mailing was also sent to individuals on the project mailing list. One (1) comment was received as a result of the PIC and subsequently addressed

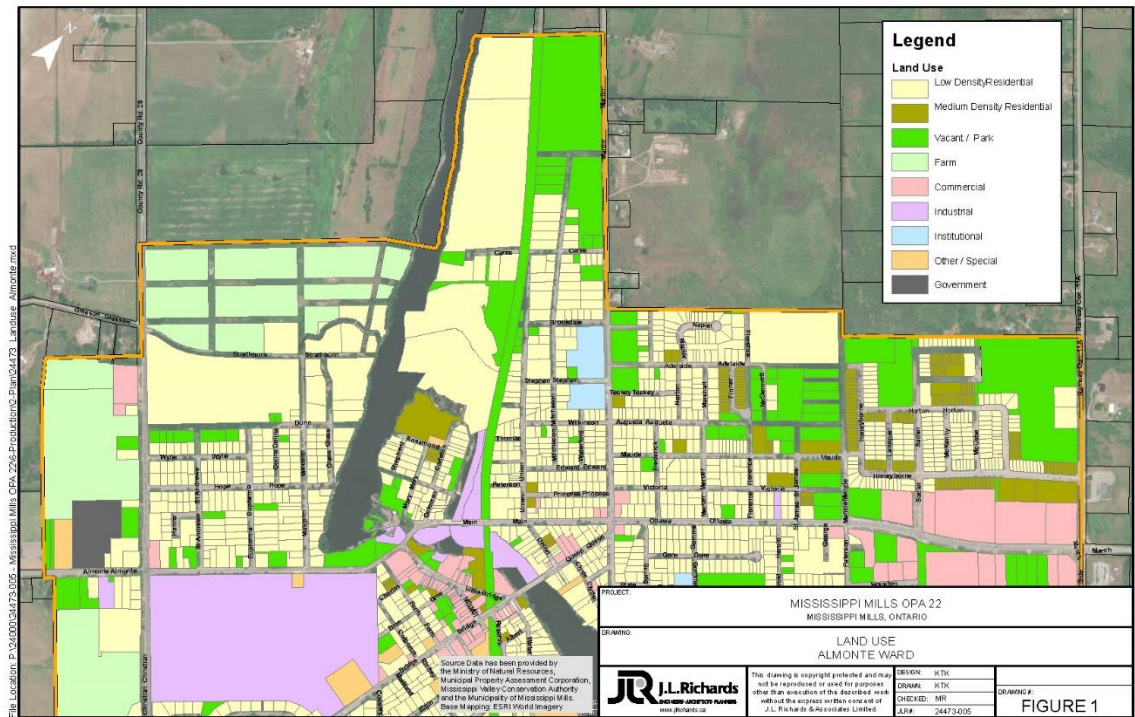
APPENDIX 2

SITE EVALUATION CRITERIA

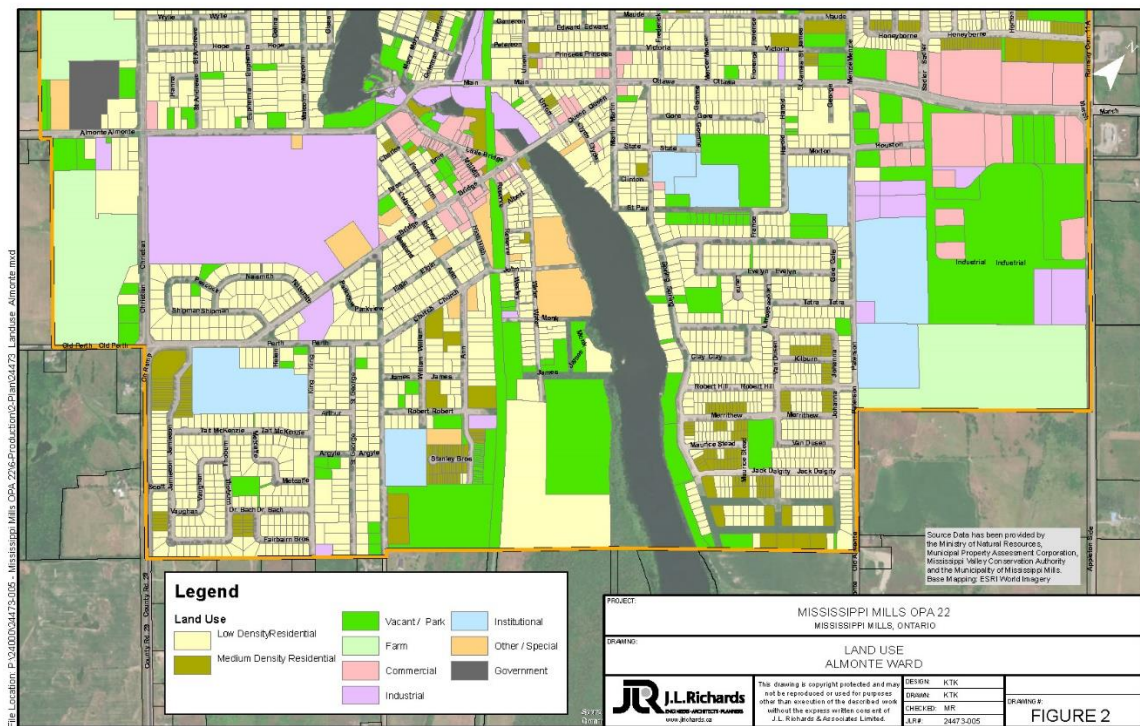
PROFILE SUMMARY

Almonte Land Use (MPAC Land Use Codes)

Map 1 - North



Map 2 - South

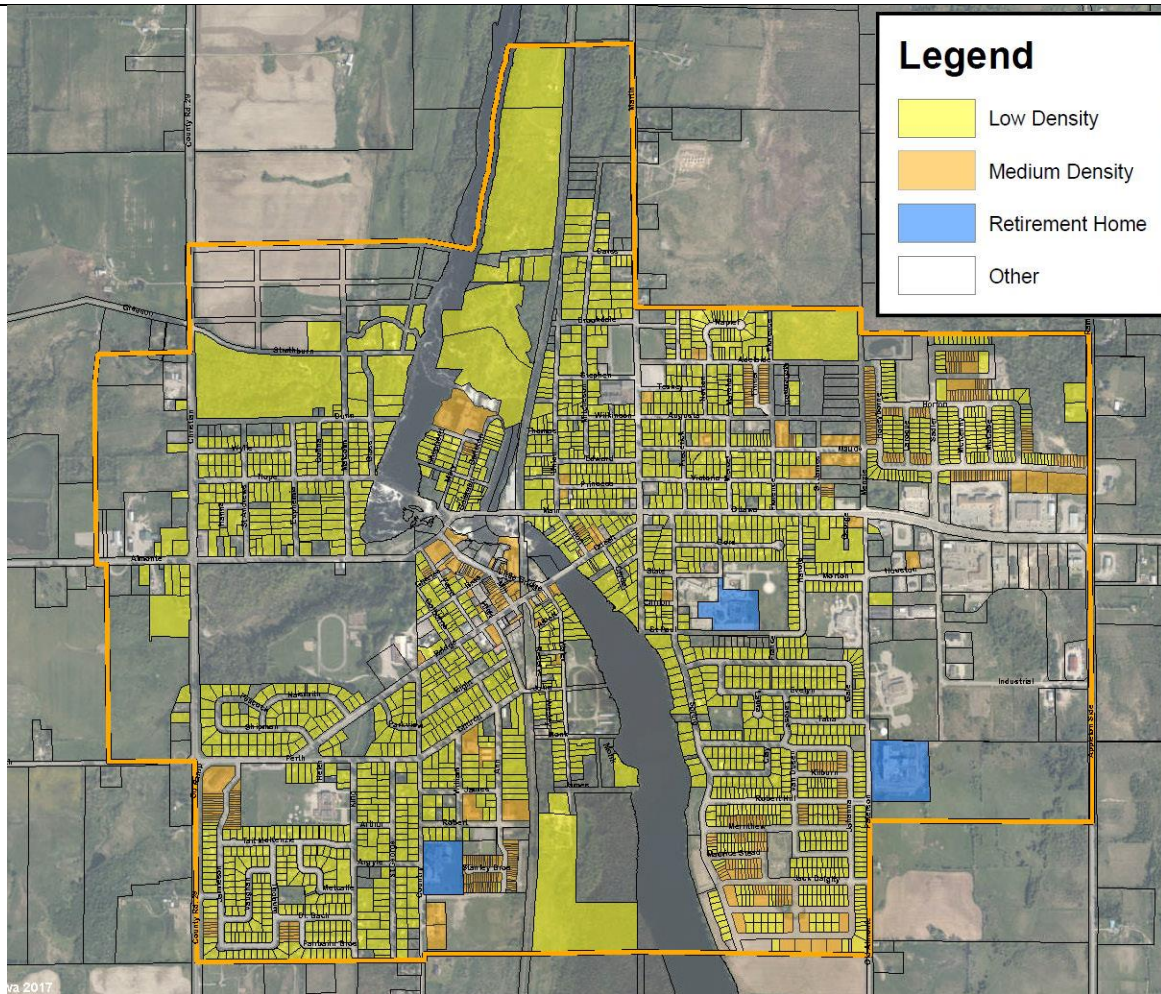


SITE EVALUATION CRITERIA

PROFILE SUMMARY

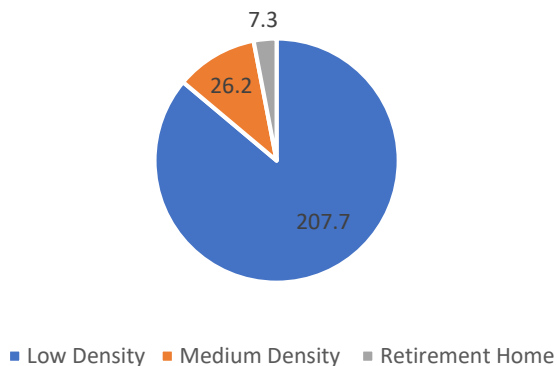
Almonte Density

Map 1



Density Analysis

Total Land Area (Hectares) by Density Type



Municipality of Mississippi Mills Residential Split (OP Policy):

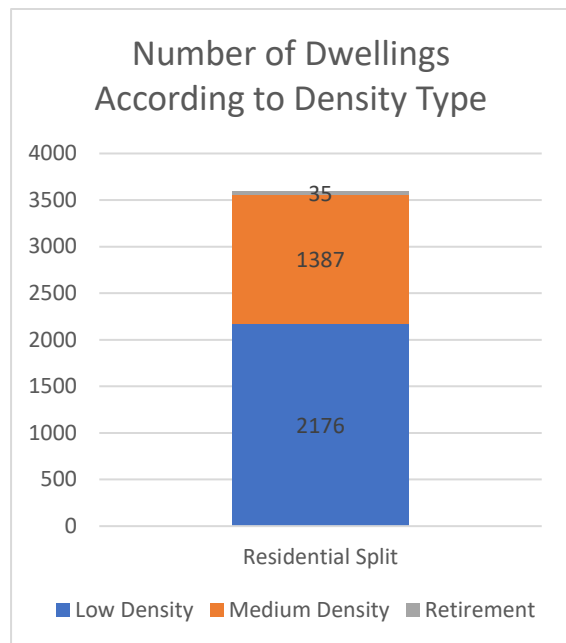
- 70% Low Density
- 30% Medium Density
- No High Density

OP Definitions for Low Density & Medium Density:

- The *gross density* for low density residential development shall be 15 units per hectare (6 units per acre).
- Medium density residential development shall have a maximum *net density* of 35 units per net hectare (15 units per net acre).

SITE EVALUATION CRITERIA

Density Analysis



Low vs. Medium Residential Density Split

Low Density	62 %
Medium Density	38 %

According to the information presented in this graph, the Municipality is very close to meeting the desired residential split of 70/30.

Average Density

Low Density Residential (LDR)	8.22 units per <i>gross</i> hectare
Medium Density Residential (MDR)	52.6 units per <i>net</i> hectare

However, LDR density is lower than OP policy and MDR density is higher than OP policy.

2020 Population

Almonte	6,879
Rural / Villages	8,388
Total	15,267

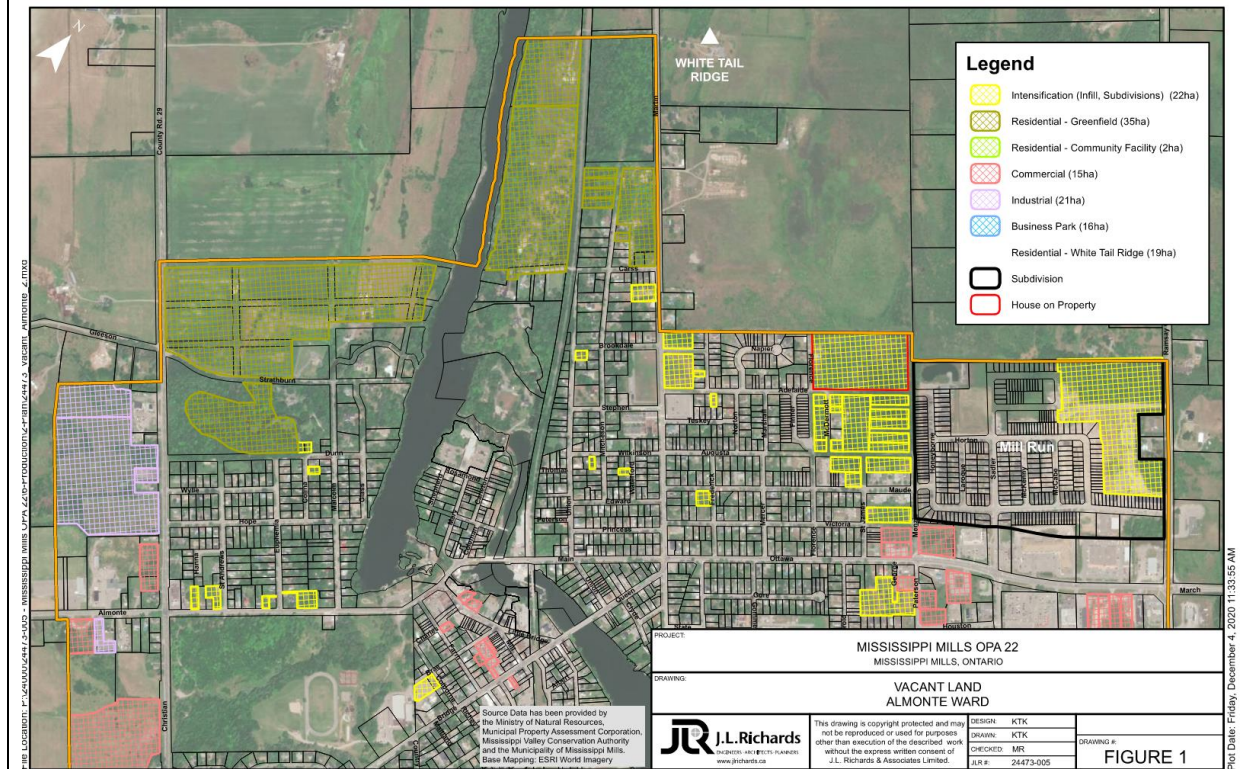
Average Household Size

- low density units = 2.29 persons per household
- medium density units = 2.54 persons per household
- retirement home (per room) = 1.00 person per room
 - adult-oriented dwellings = 1.5 persons per household
- additional residential units (aka secondary units) = 1.5 persons per household
- villages = 2.4 persons per household
- rural / agricultural = 2.35 persons per household

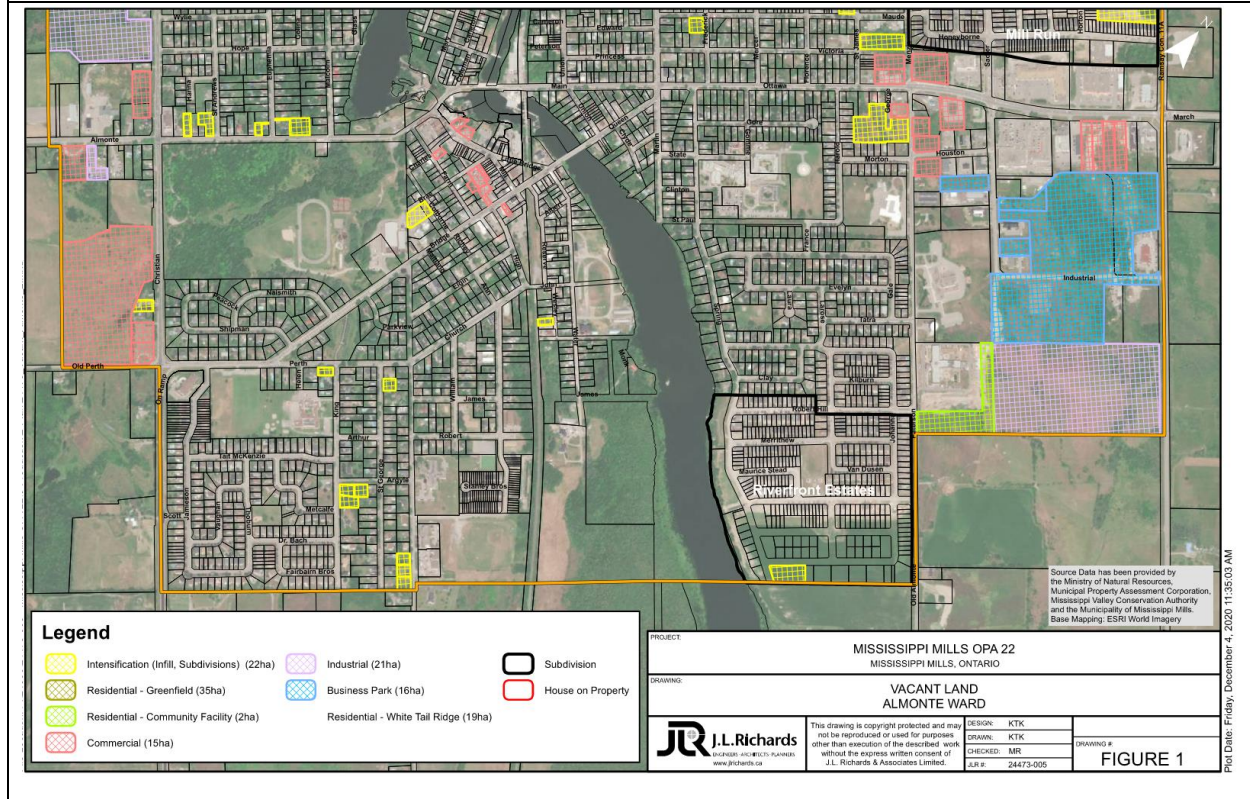
SITE EVALUATION CRITERIA

Almonte Vacant Lands

Map 1

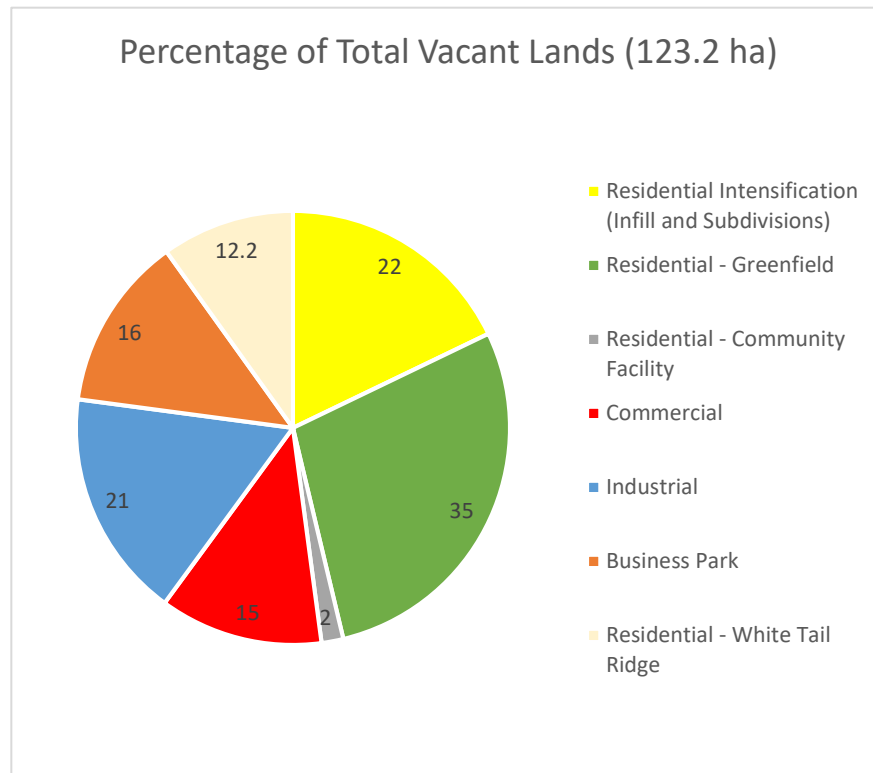


Map 2



SITE EVALUATION CRITERIA

Analysis of Total Vacant Lands



Key Findings:

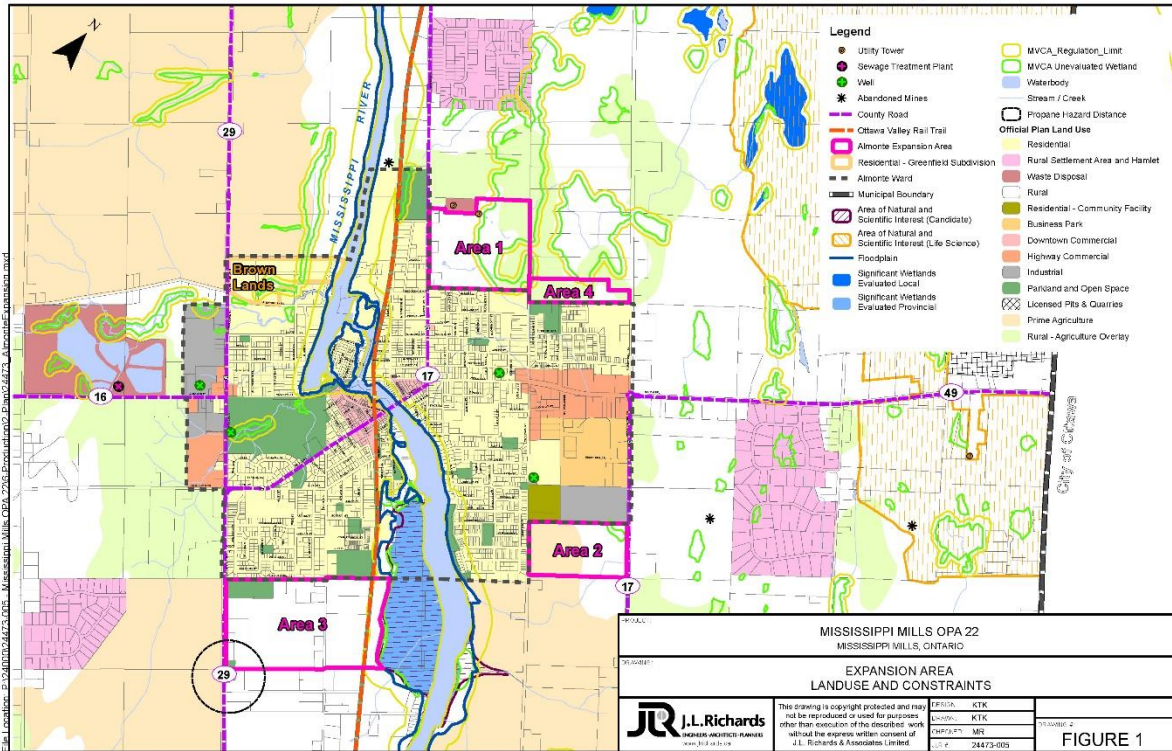
- Residential – Greenfield area represents slightly over 1/4 of the developable vacant land in Almonte.
- Greenfield areas would need to be developed according to the Municipality's desired residential split which is 70% low density at 15 units per gross hectare and 30% medium density at 35 units per net hectare (a 30% reduction in medium density areas is proposed to achieve net density). A portion of these lands would also likely need to include a percentage of land for parks, public and community facilities, local commercial use etc. A 65% residential and 35% other is proposed.
- Residential intensification areas (including infill and subdivisions) would also be developed at the same split and density but it is proposed that 70% of the area would be used for residential development and 30% for other uses.
- There are approximately 37 hectares of employment lands.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

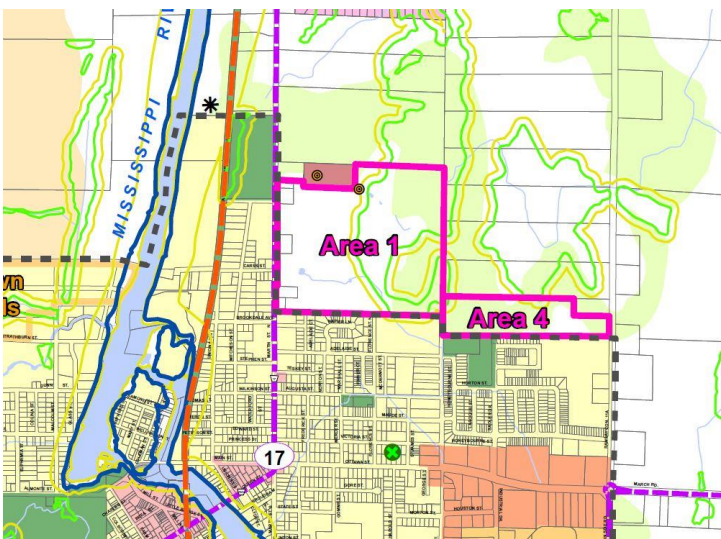
Almonte Expansion Area Overview

Map 1 - Overview



The areas displayed in the figure above have been evaluated for potential expansion. Each of these areas have been individually rated – this evaluation is provided at the end of this report.

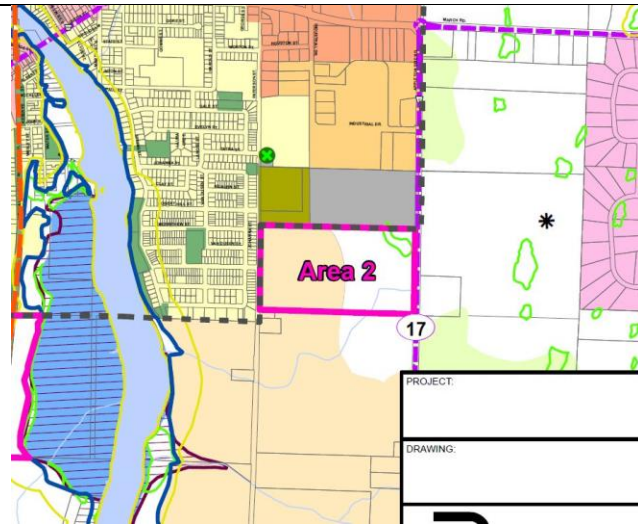
Area 1 – Key Stats



- 38.63 hectares (ha) in Total Land Area.
- 15.4 ha of land is unaffected by constraints
- 1.17 ha of rural land that is located within the Ministry of Environment (MOE) 30m setback buffer from the adjacent Waste Disposal Facility. This area of the site is undevelopable.
- 1.75 ha of rural land that is already developed. These lands are also undevelopable.
- 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay.
- 18.2 ha of rural land that is subject natural heritage constraints (note – overlay of constraints)

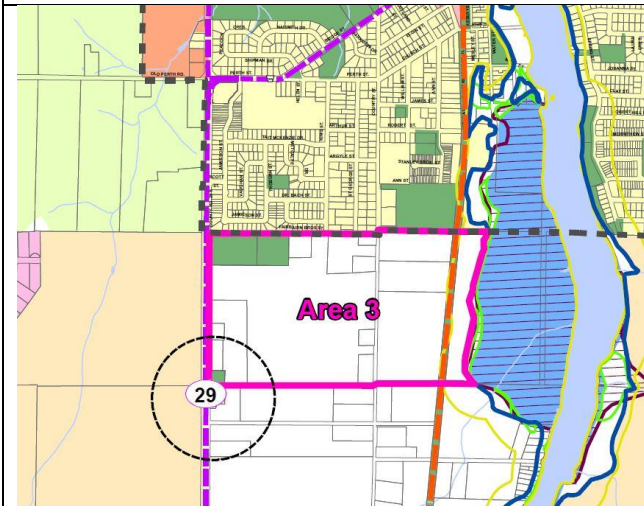
SITE EVALUATION CRITERIA

Area 2 – Key Stats



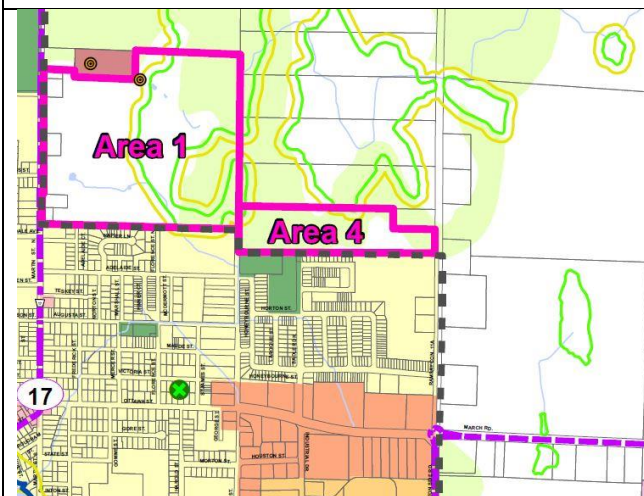
- 11.4 ha of Rural lands.
- 12.6 ha of Prime Agricultural Land, which consists of good soil for cultivation and may include existing agricultural operations.
- 1.12 ha of land is within the 30m Prime Agricultural Buffer, as prescribed by Section 3.6.16 of the Mississippi Mills Community Official Plan (COP).
- 0.51 ha of land will be subject to the separation distance (20m) requirement from Type I land uses
- 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland.
- (note - overlay of constraints)

Area 3 – Key Stats



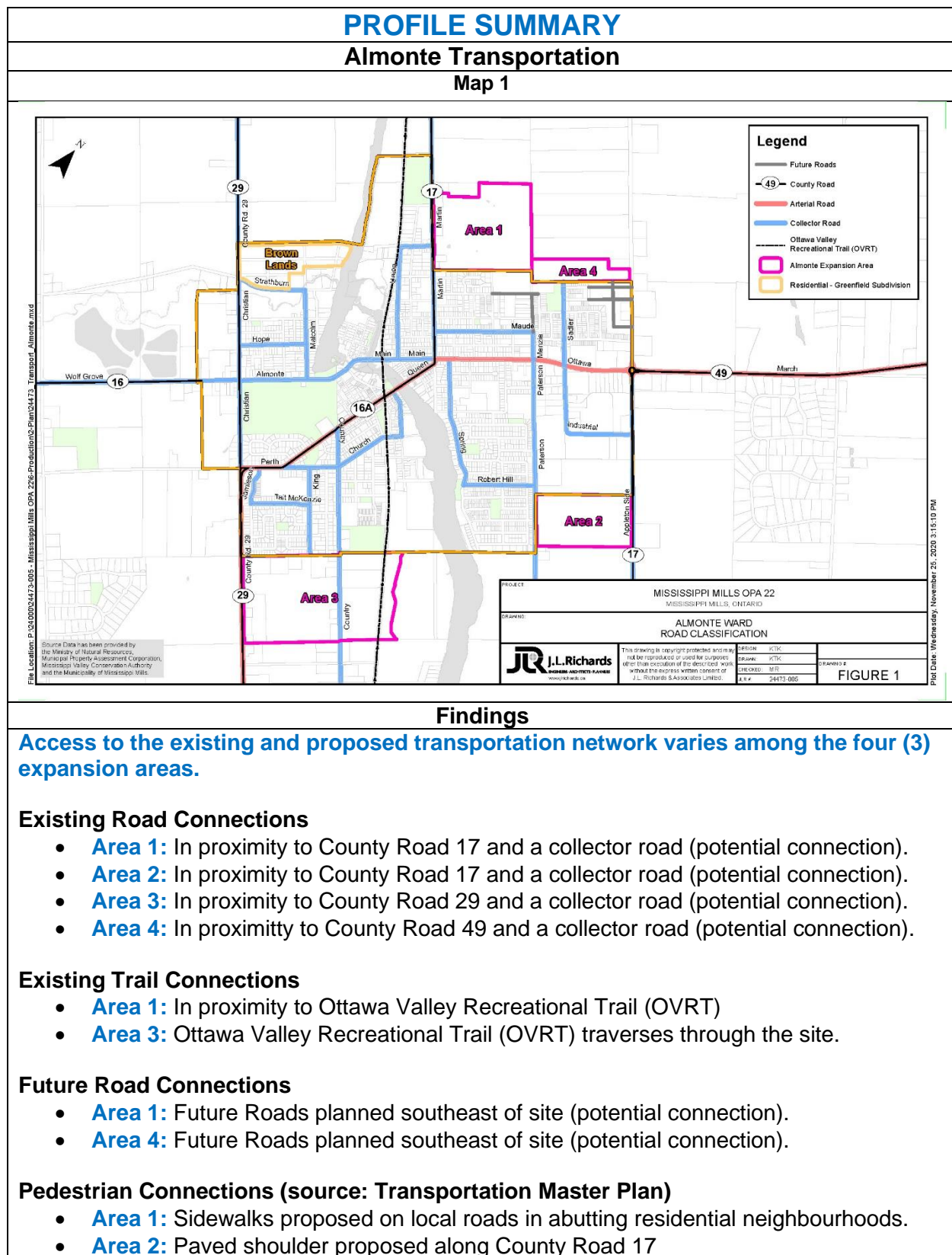
- 64.4 hectares (ha) in Total Land Area, including 55.1 ha of rural land.
- 6.1 ha of Parkland and Open Spaces and 3.2 ha of developed lots that are proposed to be included in the urban expansion area.
- There is only one constraint overlay that affects 5.9 ha of rural land.
- The Appleton Swamp (wetland) is located to the west of the site and includes lands within the Mississippi River.
- (note – overlay of constraints)

Area 4 – Key Stats



- 9.7 ha of Rural lands.
- A Rural – Agricultural Overlay (not prime agricultural land) is present over 7.7 ha of the Rural Lands.
- 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands.
- (note – overlay of constraints)

SITE EVALUATION CRITERIA



SITE EVALUATION CRITERIA

- **Area 3:** Sidewalks proposed throughout residential neighbourhood to north.
- **Area 4:** Few improvements proposed in the immediately surrounding area.

Cycling Connections (source: Transportation Master Plan)

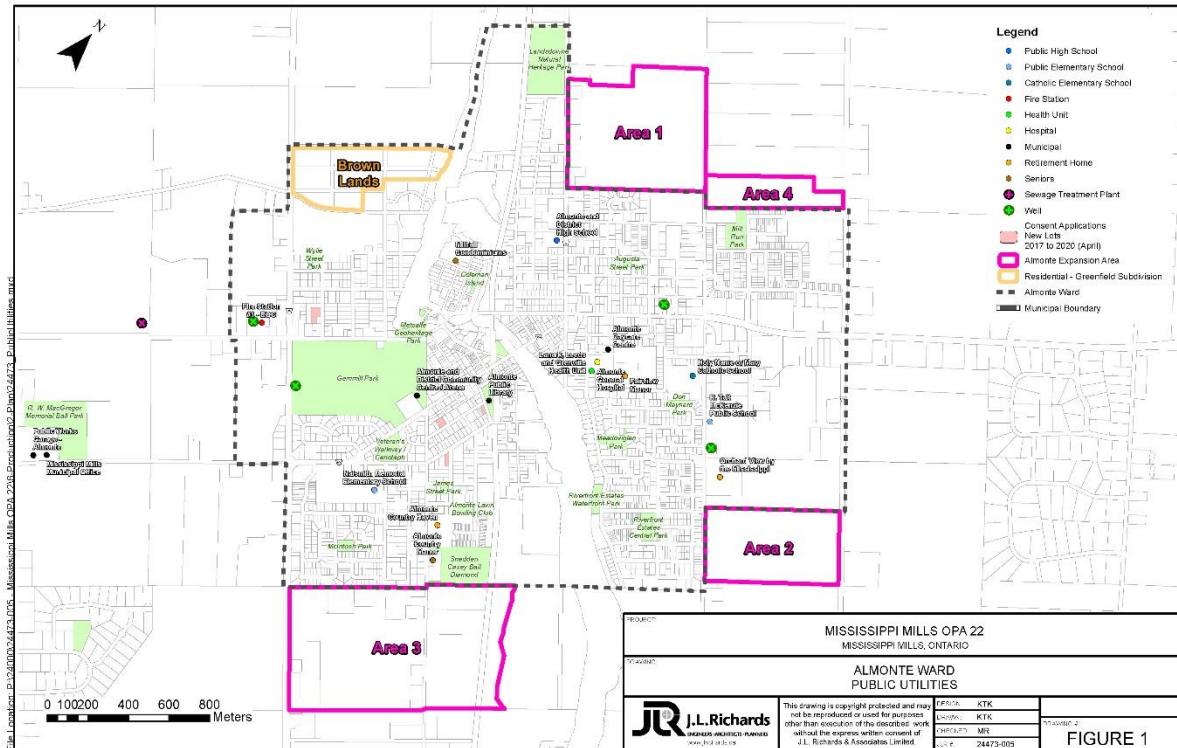
- **Area 1:** Proposed Cycling – primary urban route along County Road 17 (Martin St. North)
- **Area 2:** Proposed Cycling – primary urban route/ secondary route along Paterson Street and spine route along County Road 17 (Appleton Side Road).
- **Area 3:** Proposed Cycling – primary urban route along Country Road.
- **Area 4:** Proposed Cycling – spine route along County Road 49 (March Road), not in immediate surrounding area.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Public Utilities

Map 1



Findings

All study areas will be easily accessible by emergency services and there are no capacity concerns related to public utilities

Several utility companies and local school boards were initially contacted on November 5th, 2020 for input regarding capacity to help assess and understand the impacts of the potential future growth areas. Utility companies Ottawa River Power Corporation (ORP) and Enbridge were contacted. On November 23rd, 2020, OPR confirmed that there were no capacity concerns; explaining that their system has 3.35 MVA of capacity available and that the proposed expansion presents a great opportunity for ORP to expand into these areas. Though there was a brief email exchange (i.e. receipt of email and forwarding email to other staff), no formal response was received from Enbridge.

Both Catholic District School Board of Eastern Ontario (CDSBEO) and Upper Canada District School Board (UCDSB) were also contacted.

CDSBEO Board of Trustees member, Ms. Jennifer Cooney was emailed on November 20th, 2020. Ms. Cooney called to provide input on November 25th, 2020. She explained that the one CDSBEO school in the Almonte area, Holy Name of Mary Catholic School (grades K-8), was roughly at capacity and that there weren't plans to construct a new school in the area. There would be the possibility to shift some of the school's students—those from grade 7-8—to secondary school early to accommodate additional students in grades K to 6. She identified Ms. Bonnie Norton as a key contact; citing that she would have precise enrolment and capacity statistics for Holy Name of Mary Catholic School. Ms. Norton's assistant, Ms. Keyes, was contacted on November 25th but no formal response was received.

SITE EVALUATION CRITERIA

On November 17th, 2020, staff from UCDSB outlined the schools that would be affected by the proposed expansion and their capacity. None of the three affected UCDSB schools, Naismith Memorial Elementary School, R. Tait McKenzie School Elementary School and Almonte District High School, are near capacity. Elementary schools, Naismith Memorial and R. Tait McKenzie School are at 53% and 63% capacity and can support roughly 300 and 150 additional students, respectively. Almonte District High School is at 74% capacity and can support another 495 students, approximately. No formal response was received from CDSBEO aside from an email in which an expansion area map was requested.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Potential Expansion Area 1

Location Map

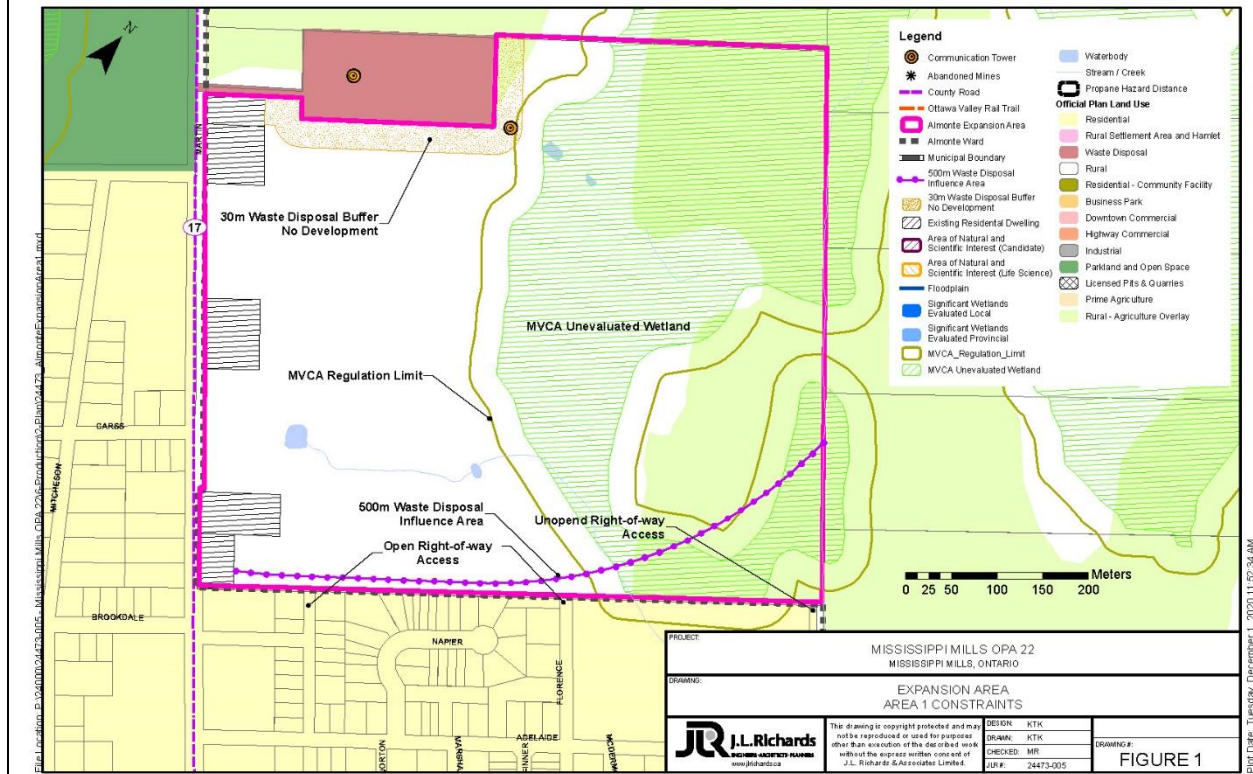


Aerial



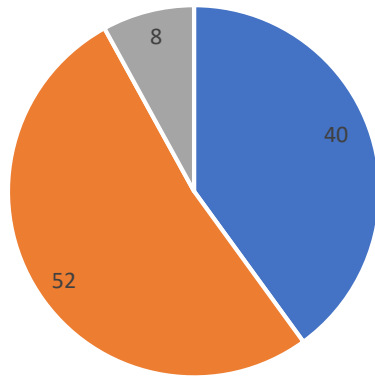
SITE EVALUATION CRITERIA

Constraints Map



Land Area Total

Percentage of Total Land Area



- Developable Rural Land (without land use and natural heritage constraints)
- Constrained Rural Land (with land use and natural heritage constraints)
- Non-developable Rural Land (1)

Legend

- Communication Tower
- Abandoned Mines
- County Road
- Ottawa Valley Rail Trail
- Almonte Expansion Area
- Almonte Ward
- Municipal Boundary
- 500m Waste Disposal Influence Area
- 30m Waste Disposal Buffer No Development
- Existing Residential Dwelling
- Area of Natural and Scientific Interest (Candidate)
- Area of Natural and Scientific Interest (Life Science)
- Floodplain
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- MVCA_Regulation_Limit
- MVCA Unevaluated Wetland
- Waterbody
- Stream / Creek
- Propane Hazard Distance
- Official Plan Land Use**
- Residential
- Rural Settlement Area and Hamlet
- Waste Disposal
- Rural
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space
- Licensed Pits & Quarries
- Prime Agriculture
- Rural - Agriculture Overlay

- (1) Non developable rural land includes lands that reside within the Ministry of Environment (MOE) 30m waste disposal setback and the existing developed residential lots.

SITE EVALUATION CRITERIA

Site Location
<ul style="list-style-type: none"> • Located along the northern edge of the settlement area of Almonte, east of County Road No. 17 (Martin Street North) and northeast of the Mississippi River. • 38.63 hectares (ha) in Total Land Area, including 36.88 ha of vacant rural land and 1.75 ha of developed lots that are proposed to be included in the urban expansion area. • 15.4 ha of rural land is unaffected by both land use and natural heritage constraints. These constraints impact the development potential of the remaining lands, which totals approximately 21.5 ha of land. • Land Stakeholders: Area is known as “Sonnenburg lands”.
Servicing
<ul style="list-style-type: none"> • Included in Master Plan build-out future development areas. • Water servicing requires watermain upgrades and extensions of municipal services through infill area to the south (Evoy Lands) along with trunk watermain upgrades along Martin Street and Carss St. Water servicing would benefit from Third River crossing proposed for nearby development and future development along Mississippi River, along with Patterson St. watermain extension. • Wastewater servicing anticipates sewer outlet to Victoria St. trunk sewer at future Menzie Street extension. • Stormwater: Unknown but anticipated that local water quality and quantity can be managed on site and outlet to near existing Mill Run SWM facility.
Transportation and Road
<ul style="list-style-type: none"> • Right-of-way (ROW) access opportunities, including 2 unopened ROW access points and potential connection point. • Logical sidewalk extensions on nearby roads. • Connections (restricted to limit access points onto County Road) could also be provided to County Road 17 (Martin Street N) will require a Transportation Impact Assessment.
Land Use Constraints
<ul style="list-style-type: none"> • There is 1.17 ha of rural land that is located within the Ministry of Environment and Climate Change (MOECC) 30m buffer (per D-2, D-4 Guidelines) of the adjacent Waste Disposal Facility. This area of the site is undevelopable. • There is 1.75 ha of rural land that are already developed as residential lots. These lands are not counted as developable lands as part of this growth study. • There is 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay. Area 1 does not include Prime Agricultural Land but is subject to an agricultural constraint overlay and may include existing agricultural operations or be suitable for agricultural uses. • Communication Towers. Leases have expired however it is important to note that these communication towers are located within the waste disposal setback and are therefore not anticipated to have any impact on the development potential of the vacant rural lands. Furthermore, there are benefits in maintaining these towers for communication purposes. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in agricultural areas. Although the land is not considered Prime Agricultural Land, policies aim to mitigate the potential loss of agricultural land, reduce conflict with existing operations and potential land use compatibility issues. Minimum distance separation formulae apply (no livestock facility or manure storage facilities have been identified). • These are constraints that would need to be evaluated as part of development.

SITE EVALUATION CRITERIA

Natural Heritage Constraints

- 18.2 ha of rural land are subject to the MVCA Regulation Limit (not significant wetland). Within the MVCA Regulation Limit, 13.5 ha of rural lands are identified as MVCA Unevaluated Wetland.
- The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards. A large portion of the site is located within its regulation limit and consists of unevaluated wetlands, which will need to be studied prior to development.
- Topography slopes gently north to south and west to east.
- There are watercourses and waterbodies present on the lands that would also require an Environmental Impact Study and possibly a permit from the MVCA.
- The lands are mostly vacant and cleared for previous agricultural purposes (locally-significant agricultural lands).
- Limited vegetative environments. There are a few deciduous and coniferous hedgerows scattered throughout the site.
- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage features and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with natural features (e.g. watercourses) and hazards. These are all considered potential Natural Heritage Constraints.

SITE EVALUATION CRITERIA

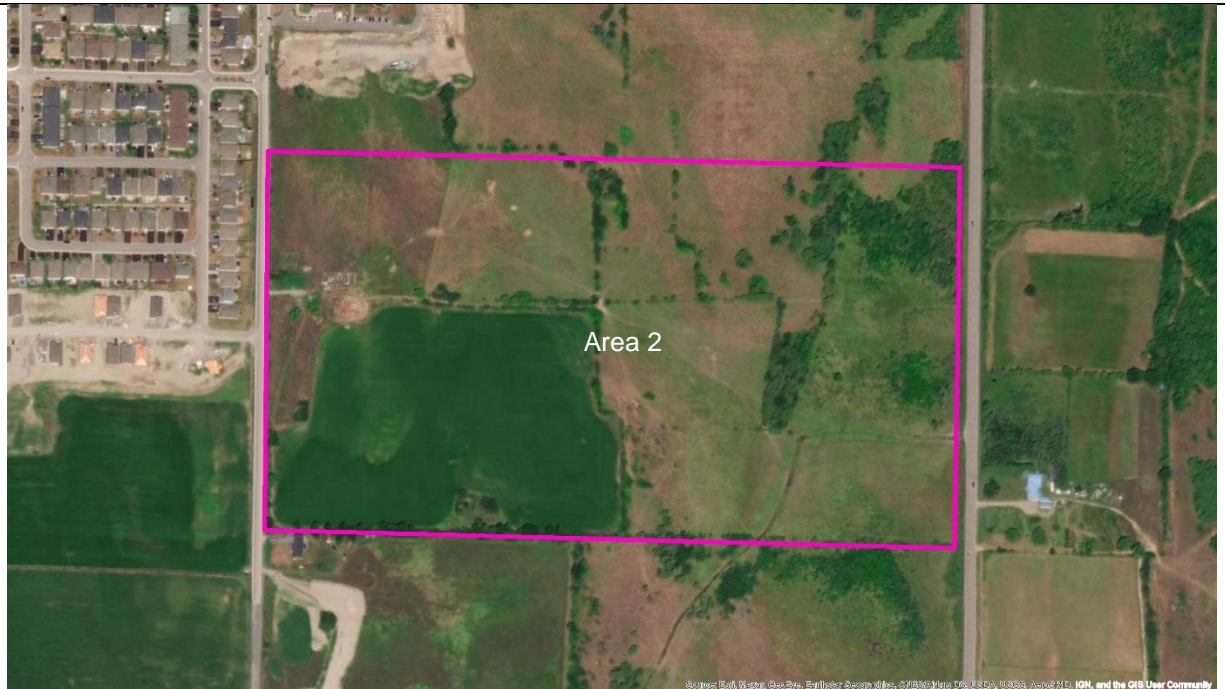
PROFILE SUMMARY

Almonte Potential Expansion Area 2

Location Map

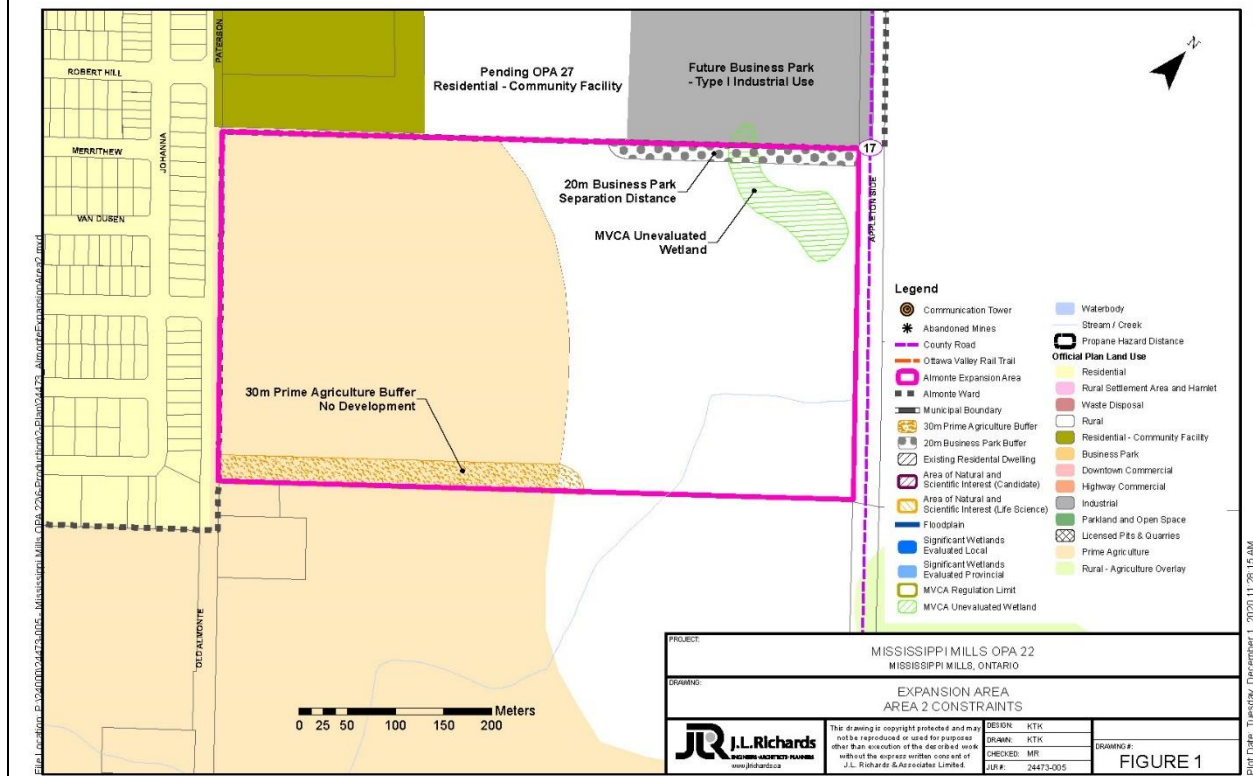


Topographical Map

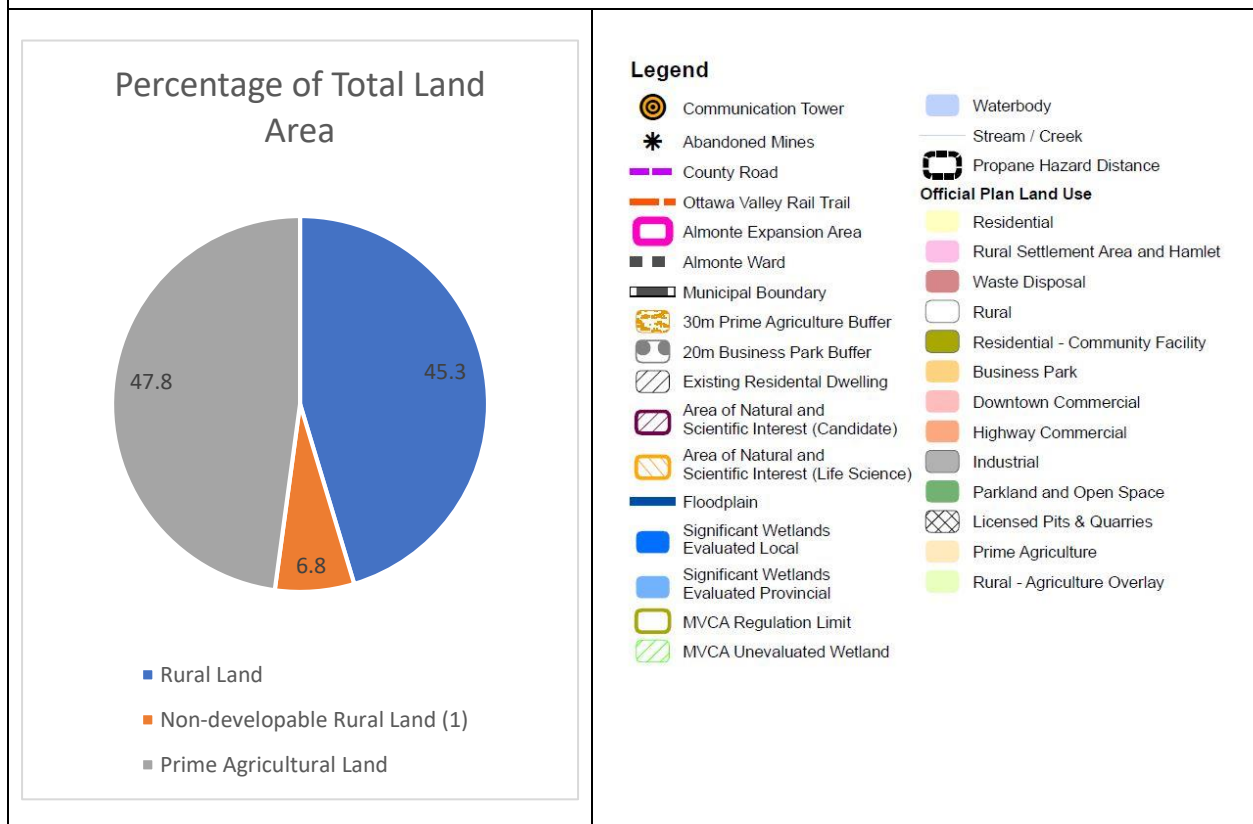


SITE EVALUATION CRITERIA

Constraints Map



Land Area Total



SITE EVALUATION CRITERIA

Site Location
<ul style="list-style-type: none"> • Located along the southeastern edge of the settlement area of Almonte, southeast of the Orchard View Retirement Home Phase I and Phase II (pending OPA 27), the Almonte Business Park / Industrial Park and east of an existing residential subdivision. • 24 hectares (ha) in Total Land Area, including 11.4 ha of rural land, 12.6 ha of prime agricultural land. 1.63 ha of the total land is not developable due to land use constraints. • Land Stakeholders: Area is known as the “Houchiami Lands”.
Servicing
<ul style="list-style-type: none"> • Included in Master Plan build-out future development areas. • Water servicing- additional watermain extension along Appleton Side Road. • Wastewater pumping station and force main required to connect proposed development to gravity sewer system near Patterson and Houston Street. Requires industrial park sewer be routed along Houston Street, under Ottawa Street to the new Victoria Street trunk sewer. These sewer upgrades are required to prevent future sewer surcharging of the existing Ottawa Street sanitary sewer. • Stormwater: Unknown but anticipate that local water quality and quantity can be managed on site. Outlet location and depth remain unknown and could impact development potential.
Transportation and Road
<ul style="list-style-type: none"> • Limited ROW opportunities and nearby road connections. • Limited logical sidewalk or road connections. • Adjacent to County Road 17 and other major regional roads (County Road 49). Connection to Old Almonte Road and Appleton Side Road possible but will require a Transportation Impact Assessment.
Land Use Constraints
<ul style="list-style-type: none"> • 11.4 ha of Rural lands. • 12.6 ha of Prime Agricultural Land (designated). • 1.12 ha of land is within the 30m Prime Agricultural Buffer. Section 3.6.16 of the Mississippi Mills Community Official Plan (COP) prescribes that residential dwellings be set back 30m when located in a settlement area and abutting agricultural lands. • 0.51 ha of land will be subject to the Ministry of Environment and Climate Change (MOECC) Guideline D-2, D-4 separation distance requirement from Type I industrial land uses which is 20m from the Future Business Park on the lands to the north. Note – might require a greater separation distance should a Type II industrial use be proposed within the Industrial lands. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills COP all provide policies that limit the range of development opportunities for rural lands and the protection of Prime Agricultural Land, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc. The PPS strongly discourages the conversion of prime agricultural land for other land uses.
Natural Heritage Constraints
<ul style="list-style-type: none"> • 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland. The MVCA has jurisdiction over these lands and restricts development within wetlands and other natural hazards. A small portion of the site consists of this natural heritage constraint, which will restrict development and include a range of assessments and studies to be completed in advance. • Topography slopes north to south (relatively flat). • Watercourse observed. • There are vacant parcels and lands cleared for agricultural purposes (prime agricultural lands). • Some municipal ditches, scarcely vegetated.

SITE EVALUATION CRITERIA

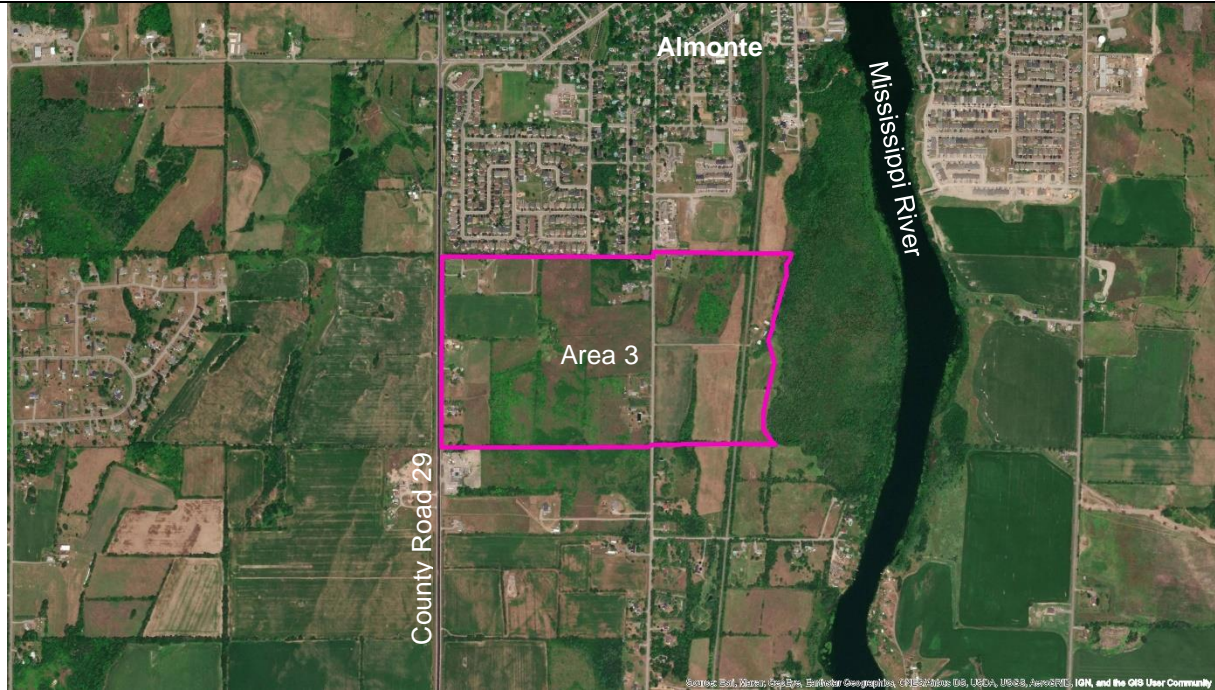
- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with natural features, including watercourses and natural hazards. These are all considered potential Natural Heritage Constraints due to the presence of the wetland and watercourse.

SITE EVALUATION CRITERIA

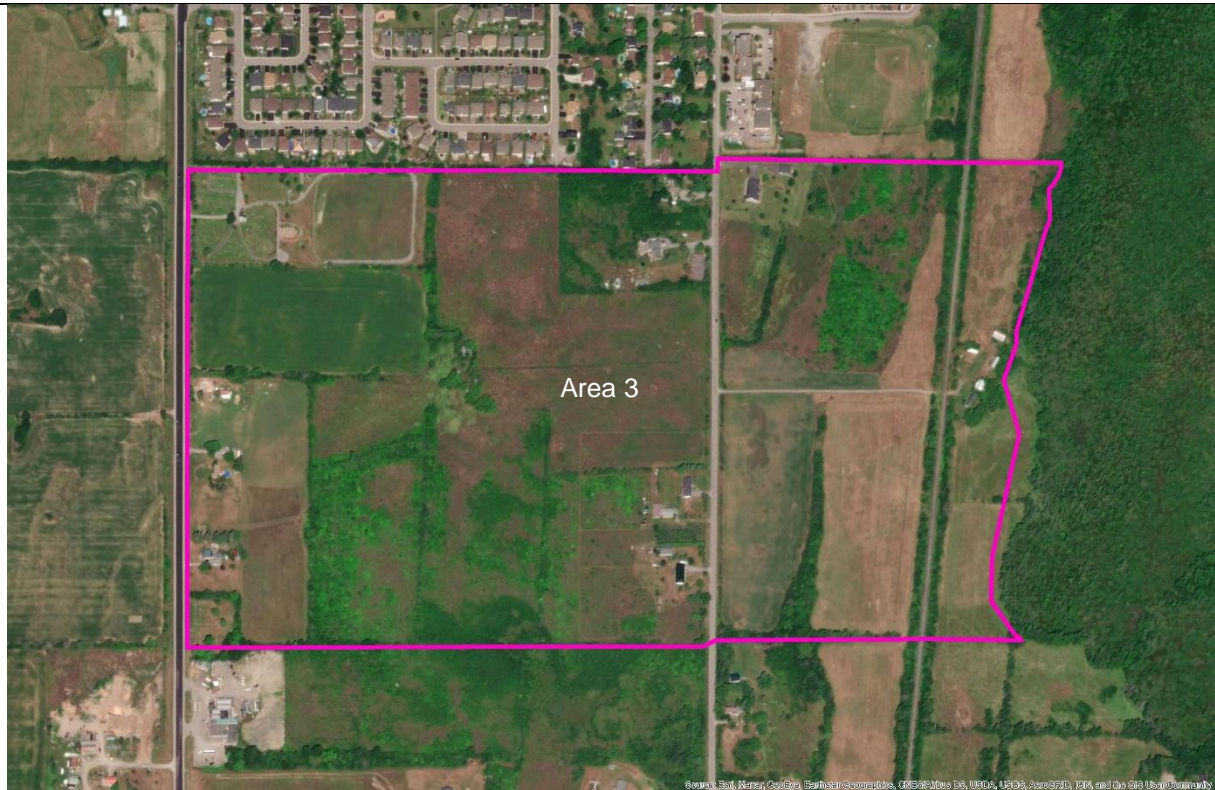
PROFILE SUMMARY

Almonte Potential Expansion Area 3

Location Map

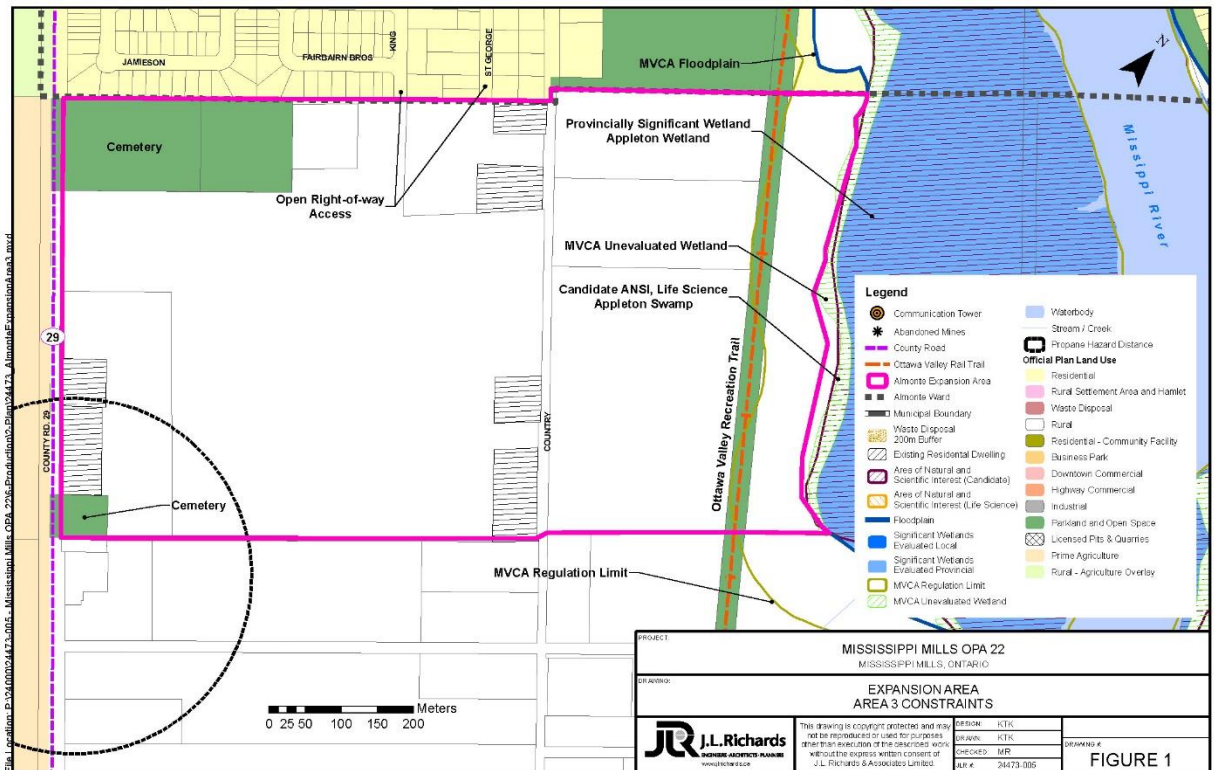


Topographical Map



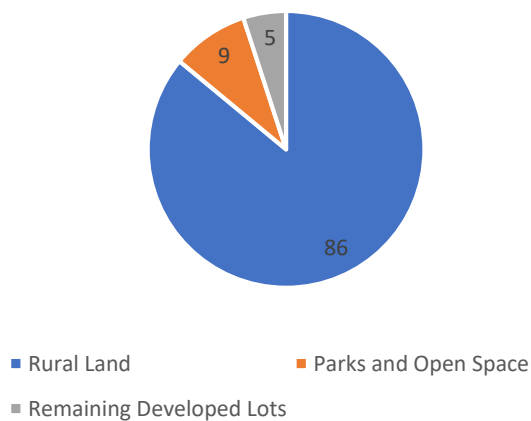
SITE EVALUATION CRITERIA

Constraints Map



Land Area Total

Percentage of Total Land Area



Legend



SITE EVALUATION CRITERIA

Site Location
<ul style="list-style-type: none"> • Located along the southern edge of the settlement area of Almonte, east of County Road 29 and southwest of the Mississippi River. • 64.4 hectares (ha) in Total Land Area, including 55.1 ha of rural land. There is also 6.1 ha of Parkland and Open Spaces and 3.2 ha of developed lots that are proposed to be included in the urban expansion area. There is only one constraint overlay that affects 5.9 ha of rural land. • Land Stakeholders: Individual property owners, Corporation of the Municipality of Mississippi Mills and Mississippi Valley Conservation Authority (MVCA).
Servicing
<ul style="list-style-type: none"> • Area is included in Master Plan build-out future development areas. • Water Servicing requires a separate River crossing through the widest part of the Mississippi River, along with trunk water servicing extension along County Road 29. • Wastewater Servicing likely required 2 sewage pumping stations and force mains to pump flow back to the existing gravity sewer system, with a portion directed to Country Dr, and another portion to Ann St. • Sanitary sewer upgrades are anticipated along both Country Dr and Ann St to accommodate the proposed development. • Stormwater: Unknown but anticipated that local water quality and quantity can be managed on-site and more easily outlet to the abutting Mississippi River. • Overall likely the least readily serviced area identified.
Transportation and Road
<ul style="list-style-type: none"> • Two (2) ROW opportunities and some nearby road connections • Limited logical sidewalk extensions. • Limited connections currently provided to County Road 29 and other major regional roads. • Good access to the cycling and pedestrian connections along the abandoned rail corridor which traverses in a north to south direction across a portion of the land (Ottawa Valley Rail Trail)
Land Use Constraints
<ul style="list-style-type: none"> • 55.1 ha of Rural Land. • 6.1 ha of Parkland and Open Space, including the cemetery and trails. • 246 m Propane Hazard Distance Buffer which will have an impact of future development. • Area 3 does not consist of Prime Agricultural Land but may include existing agricultural operations. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in parks and open spaces, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc. These are all considered land use constraints.
Natural Heritage Constraints
<ul style="list-style-type: none"> • Only 5.9 ha of rural land is subject to the MVCA regulation limit. The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards (e.g. floodplain). A very small portion of the site consists of the natural heritage constraints, which will restrict development and include assessments and studies to be completed in advance. Setbacks from nearby floodplain lands are likely. • Topography slopes south to north and gently west to east (relatively flat). • There are vacant parcels and lands cleared for agricultural purposes (No prime agricultural lands) • Deciduous and coniferous hedgerows located throughout the site. • Some densely wooded areas closer to the Mississippi River. • The Appleton Swamp (wetland) along the edge of the site and includes the Mississippi.

SITE EVALUATION CRITERIA

- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with watercourse and other natural resources. These are all considered Natural Heritage Constraints.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Potential Expansion Area 4

Location Map

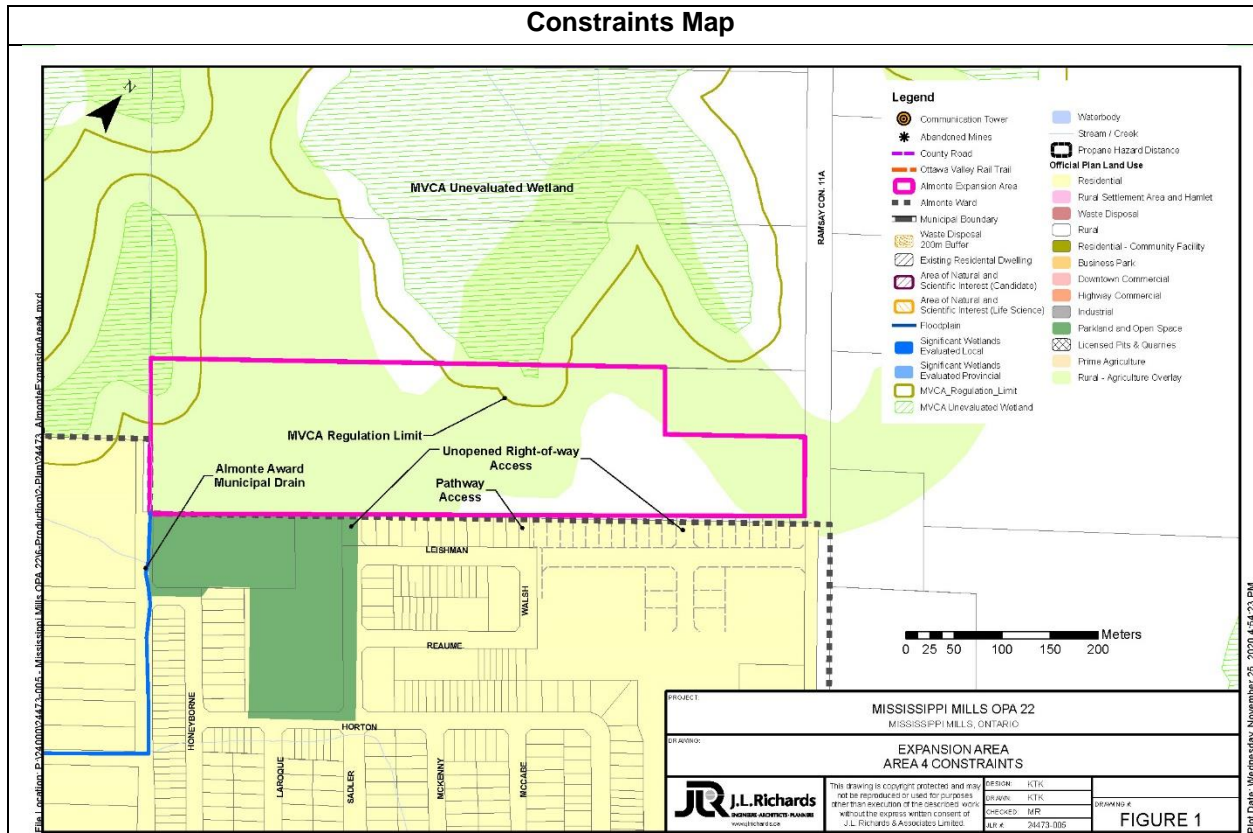


Topographical Map



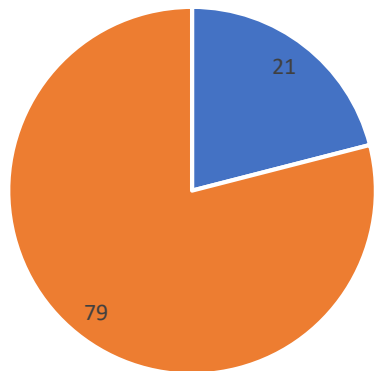
SITE EVALUATION CRITERIA

Constraints Map



Land Area Total

Percentage of Total Land Area



- Rural Land
- Rural Land constrained by Rural - Agricultural Overlay (not prime ag.)

Legend

Legend

- Communication Tower
- Abandoned Mines
- County Road
- Ottawa Valley Rail Trail
- Almonte Expansion Area
- Almonte Ward
- Municipal Boundary
- Waste Disposal 200m Buffer
- Existing Residential Dwelling
- Area of Natural and Scientific Interest (Candidate)
- Area of Natural and Scientific Interest (Life Science)
- Floodplain
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- MVCA_Regulation_Limit
- MVCA Unevaluated Wetland
- Waterbody
- Stream / Creek
- Propane Hazard Distance
- Official Plan Land Use**
- Residential
- Rural Settlement Area and Hamlet
- Waste Disposal
- Rural
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space
- Licensed Pits & Quarries
- Prime Agriculture
- Rural - Agriculture Overlay

SITE EVALUATION CRITERIA

Site Location
<ul style="list-style-type: none"> • Located along the northern edge of the settlement area of Almonte (abutting Millrun Subdivision), adjacent County Road 17. • 9.7 hectares (ha) in Total Land Area subject to certain constraint overlays. • Land Stakeholders: Individual property owner.
Servicing
<ul style="list-style-type: none"> • New area not included as future growth area in master plan. Would require assessment of available water and wastewater servicing capacity. Special consideration would be required for sanitary sewer capacity as Ottawa street has limited available capacity under build-out conditions. • Stormwater: Unknown and further investigation/assessment if existing storm sewer system in Mill Run has capacity or was sized to this future development. Could be the most challenging SWM servicing of all areas.
Transportation and Road
<ul style="list-style-type: none"> • ROW opportunities (2) and nearby road connections • Nearby recreational pathway. • Logical sidewalk or pathway connections. • Connections to major regional roads (County Road 17).
Land Use Constraints
<ul style="list-style-type: none"> • 9.7 ha of Rural lands. • A Rural – Agricultural Overlay is present over 7.7 ha of the Rural Lands. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in parks and open spaces, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc.
Natural Heritage Constraints
<ul style="list-style-type: none"> • Topography: sloping east to west (relatively flat). • Some wooded areas • 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands. The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards. A small portion of the site consists of this natural heritage constraint, which will restrict development and include a range of assessments and studies to be completed in advance. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with watercourse and other natural resources. These are all considered Natural Heritage Constraints that will need to be assessed due to the presence of MVCA unevaluated wetland.

SITE EVALUATION CRITERIA

The Corporation of the Municipality of Mississippi Mills Urban Expansion Criteria Evaluation					
Theme 1: Site Location		Expansion Area Rating ¹			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>Parcel ownership is not fragmented and can be easily consolidated.</p> <p>Provincial Policy Statement (PPS) 1.2 (Coordination)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies)</p>	<p>1 point – the lands consist of many small parcels owned by various landholders.</p> <p>2 points - the lands consist of some small parcels owned by some landholders.</p> <p>3 points – the lands consist of large parcels owned by a few landholders.</p> <p>4 points – the lands consist of one large parcel owned by one landholder.</p>	4	4	2	4
<p>Existing public utilities² will have the capacity to accommodate development on the lands and service future uses, including all residents and employees.</p> <p>Provincial Policy Statement (PPS) 1.0 (Building Strong Healthy Communities) 1.2 (Coordination) 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space) 1.6 (Infrastructure and Public Service Facilities) 1.7 (Long-Term Economic Prosperity) 3.1.5 (Natural Hazards) Section 1.6.3 & 1.6.5</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies)</p>	<p>1 point – existing public utilities will not have the capacity.</p> <p>2 points – existing public utilities will have some capacity.</p> <p>3 points – existing public utilities will have capacity.</p>	3	3	3	3

¹ The Rating System for this evaluation is based on a point scale ranging from 1 to 5. The highest score, four (4) means that the subject area is the most suitable option based on the criterion. The lowest score, one (1) means that the subject area is the least suitable option based on the criterion.

² For the purposes of this evaluation, Public Utilities include emergency services (e.g. fire stations, health units, hospitals), utilities (e.g. hydro, gas, bell and cable), waste services (e.g. sewage treatment plants) catholic and public elementary schools, public high schools and other municipal assets.

SITE EVALUATION CRITERIA

4.7 (Utility and Communication Facilities Corridors)					
	Sub-Total	7	7	5	7
Theme 2: Servicing		Expansion Area Rating			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>The lands can be easily connected to water services.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 1.1.1 e & g); 1.1.3.2 a) 2.; 1.1.3.8 b) 1.6.1 & 1.6.3 1.6.6.1 a-d</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>1 point – servicing is not feasible or significant overhaul.</p> <p>2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present.</p> <p>3 points - some major upgrades required; some residual capacity; some infrastructure and water crossings required; and topographic constraints present.</p> <p>4 points - no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present.</p> <p>5 points – servicing is feasible, easily connected.</p>	3	4	1	2
<p>The lands can be easily connected to wastewater services.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 1.1.1 e & g; 1.1.3.2 a) 2; 1.1.3.8 b)</p>	<p>1 point – servicing is not feasible, significant overhaul.</p> <p>2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present.</p> <p>3 points – some major upgrades required; some residual capacity; some infrastructure and water</p>	4	3	2	2

SITE EVALUATION CRITERIA

1.6.1 & 1.6.3 1.6.6.1 a-d Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)	crossings required; and topographic constraints present. 4 points – no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present. 5 points – servicing is feasible, easily connected.				
Stormwater can be easily managed on site and connected to nearby facilities. Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 2.2.1 a -c & h 1.6.1 & 1.6.3 1.6.6.1 a-d Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)	1 point – stormwater management is not feasible, significant overhaul. 2 points – many anticipated grade restrictions and topographic constraints; and many anticipated issues with the capacity and condition of the receiving outlets. 3 points – some grade restrictions anticipated; some topographic constraints; and some anticipated issues with the capacity and condition of the receiving outlets. 4 points – grade restrictions are minimal; few topographic constraints; few anticipated issues with the capacity and condition of the receiving outlets. 5 points – stormwater management is feasible, easily connected.	4	4	3	3
Sub-Total		11	11	6	7

SITE EVALUATION CRITERIA

Theme 3: Transportation and Road		Expansion Area Rating			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>There are abutting right-of-way (ROW) access opportunities and potential road connections to the site.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1, 1.1.3.2, 2, 4 & 5 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – there are currently no ROW access opportunities.</p> <p>2 point – there are no planned unopened ROW access opportunities – limited access points.</p> <p>3 points – there are some ROW opportunities, including unopened and opened ROW access.</p> <p>4 points – there are many ROW access opportunities, opened and unopened.</p>	3	2	3	3
<p>The lands have direct access onto arterial or collector roads.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 e), 1.1.3.2a) 2, 4 & 5, 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – the lands do not have direct access to a regional or collector road.</p> <p>2 point – the lands have limited access to arterial or collector roads.</p> <p>3 points – the lands have direct access onto collector or arterial roads.</p>	3	3	3	3

SITE EVALUATION CRITERIA

<p>The lands are well-connected to sidewalks, trails and paved shoulders for pedestrian connections.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 e), 1.1.3.2a), 1.8.1, 2, 4 & 5 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space) 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – pedestrian infrastructure on abutting lands and streets is inadequate, paved shoulder and sidewalks limited.</p> <p>2 point – only paved shoulder on abutting roads.</p> <p>3 points – pedestrian infrastructure on abutting lands and streets is adequate, paved shoulder and sidewalks abundant.</p>	3	2	3	2
<p>The lands are well-connected to cycling routes.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 e), 1.1.3.2a), 1.8.1, 2, 4 & 5 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – connections to cycling routes on abutting lands and streets is limited.</p> <p>2 points – connections to primary urban routes and secondary routes on abutting lands and streets are available.</p> <p>3 points – connections to multiple types of cycling routes, including spine routes, are available.</p>	2	2	2	2
Sub-Total		11	9	11	10

SITE EVALUATION CRITERIA

Theme 5: Land Use Constraints		Expansion Area Rating			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>The lands have few land use constraints³ and future development will conform to applicable policies.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 1.2 (Coordination) 2.0 (Wise Use and Management of Resources) 2.4 (Minerals and Petroleum) 2.5 (Mineral Aggregate Resources) 2.6 (Cultural Heritage and Archaeology) 3.0 (Protecting Public Health and Safety) 3.2 (Human-Made Hazards)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 6.0 (Resources) 7.0 (Public Health and Safety)</p>	<p>1 point – the land is almost all constrained (over 75%).</p> <p>2 points – the land is mostly constrained (51-75%).</p> <p>3 points – a significant portion of the land is constrained (26-50%).</p> <p>4 points – some of the land is constrained (10-25%).</p> <p>5 points – a small portion of the land is constrained (less than 10%).</p>	3	2	3	2
<p>Development on the land will not result in the loss of prime agricultural land.</p> <p>Provincial Policy Statement (PPS) 2020 2.0 (Wise Use and Management of Resources) 2.3 (Agriculture)</p>	<p>1 point – development will result in the loss of prime agricultural land.</p> <p>3 points – development will only result in the loss of locally significant agricultural land.</p>	3	1	5	3

³ For the purposes of this evaluation, land use constraints include land use designations and features (e.g. waste disposal sites, communication towers, hydro lines), other than natural heritage, which present on the site and pose physical constraints to development. Many land uses and features have influence areas or setback requirements, such as waste disposal sites, that either prohibit development or limit the range and extent of development. Prime agricultural lands are considered a restricting land use. Policies for these land use constraints are established in the Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP).

SITE EVALUATION CRITERIA

	5 points – development will not result in the loss of any agricultural land, locally or provincially significant.				
	Sub-Total	6	3	8	5
Theme 6: Natural Heritage Constraints		Expansion Area Rating			
Criterion	Points	Area 1	Area 2	Area 3	Area 4
The lands have limited natural heritage constraints⁴ and future development will conform to applicable policies. Provincial Policy Statement (PPS) 2.0 (Wise Use and Management of Resources) 2.1 (Natural Heritage) 2.2 (Water) Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 5.0 (Natural Heritage)	1 point – the land is almost all constrained (over 75%). 2 points – the land is mostly constrained (51-75%). 3 points – a significant portion of the land is constrained (26-50%). 4 points – some of the land is constrained (10-25%). 5 points – a small portion of the land is constrained (less than 10%).	3	5	4	5
	Sub-Total	3	5	4	5
	Total	38	35	34	34

⁴ Natural heritage constraints include features, such as terrestrial and aquatic environments, as well as lands that have environmental significance (e.g. wetlands, evaluated wetlands, woodlands etc.). These lands are typically situated within the regulatory limit of the Mississippi Valley Conservation Authority (MVCA), which has jurisdiction over the lands and restricts development within wetlands and other natural hazards. The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with natural features (e.g. watercourses) and hazards. These are all considered potential Natural Heritage Constraints.



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