

OFFICIAL PLAN AMENDMENT

No. 22

“Almonte Settlement Area Boundary Review”

Prepared for:

THE MUNICIPALITY OF MISSISSIPPI MILLS

January 4, 2021

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JLR 24473-005.1

PART A - THE PREAMBLE, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 22 to the Municipality of Mississippi Mills' Community Official Plan (COP).

PART C – THE APPENDICES, which are listed or attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

PART A – THE PREAMBLE

BACKGROUND

The first Mississippi Mills Community Official Plan (COP) was adopted by Council on December 13, 2005 and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006. A Report entitled “Population Projections”, by Dr. David Douglas, was written in August 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 debates, the Steering Committee passed a motion supporting a 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 metre (¼ to ½ 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 2026The purpose of this Official Plan Amendment and supporting Comprehensive Review is to justify additional lands for inclusion into Almonte’s urban boundary;
- the rural areas and villages increase from 7,000 in 2001 to 9,050 by 2026; and
- serviced settlement areas other than Almonte have a population of 1,370 by 2026.

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

- i. no new rural estate lot subdivisions on private services;
- ii. designating a 20-year supply of residential lands within the Almonte urban area (approximately 150 acres of new residential lands);
- iii. promote the introduction of full municipal or communal sewer and water services in the existing villages; and,
- iv. 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 of been 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.

Since then, the “Lanark County Sustainable Community Official Plan” (SCOP) was approved by the Province in June 2014. Furthermore, the Province had adopted a new set of Provincial Policy Statements which came into effect on April 30, 2014. Local Official Plan Amendments have since been delegated to the County (Upper Tier). The SCOP had included growth projections to the year 2031. These growth projections were simply to assist in monitoring growth across the County. As per the LCSCOP, Mississippi Mills’ share of the population was expected to represent 24.4% of the County’s population.

Mississippi Mills initiated a five-year review of its COP as mandated by the Province under the provisions of Section 26(1) of the Planning Act. The purpose of the review was to ensure that the OP:

1. has regard to matters of provincial interest listed in Section 2 of the Planning Act, and
2. is consistent with policy statements (PPS) issued under subsection 3(1) of the Planning Act.

This COP Five Year Review is referred to as OPA 21.

The determination of land requirements to accommodate growth must be justified based on 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.

Municipalities must demonstrate, through a comprehensive review, that settlement areas can meet growth projections. If not, expansion(s) are required to settlement area(s) in order to meet the forecast for land requirements during the planning period.

An Official Plan Five Year Comprehensive Review was prepared by J.L. Richards & Associates Limited in April 2017. 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. Mississippi Mills was projected to grow to 17,598 people by 2037 under the medium range projection using these methodologies. This population projection represents an average compound annual growth rate of 1.39%.

Using the 2037 projected population of 17,598 and the potential demand for an additional 1,889 residential units (2.37 persons per household is 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).

According to the 2006 COP, low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare. 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. In general, medium density residential development shall have a maximum net density of 35 units per net hectare.

Furthermore, the Municipality had established a housing mix target of 70% low density (70% of 57.2 ha @ 15 u.p.g.h.) and 30% medium density (30% of 57.2 ha @ 35 u.p.g.h.). 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.

POLICY CHANGES AS A RESULT OF OPA 21:

The Official Plan Amendment - 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.

The County of Lanark decided to partially approve 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:

7. 2.5.3.1 – Population Projection is hereby 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.”

8. 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:

“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).”

9. 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.”

d. 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.”**

35. Schedule A – Rural Land Use is hereby modified by:

- a. Deleting the “Future Almonte Overlay” designation from the map and legend on Schedule A – Rural Land Use.

PURPOSE

As per Lanark County’s approval decision on Official Plan Amendment No. 21 (OPA 21), which was a Five-Year Review of the Municipality of Mississippi Mills’ Community Official Plan:

“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.”

Following the completion of a comprehensive review, the purpose of OPA 22 is to propose an expansion of approximately 60 hectares of land to the Almonte Ward Settlement Boundary. The comprehensive review was prepared 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 21,222;
- 70% of future growth to Almonte on full municipal services;
- 70/30 (low density / medium density) split;
- Low density being 15 units per gross hectare and medium density being 35 units per net hectare.

It is proposed that the expansion lands be designated as a “Developing Community” which will require further public consultation and Planning Act approvals (Official Plan Amendment, Zoning By-law Amendment, Subdivision Approval, Site Plan Control, etc.) with all supporting studies and plans prior to development.

LOCATION

The lands affected by this Amendment include a portion of Lot 17, Concession 10 and a portion of Lot 14 Concession 10, Town of Almonte. These areas are referred to as “Area 1 Sonnenburg Lands”, “Area 2 Houchiami Lands”, and “Area 4 Mill Run Expansion Lands”.

Appendix ‘A’ attached hereto shows the affected lands and the proposed changes to the land use designations and changes to Schedule A – Rural Land Use and Schedule B – Almonte Land Use.

BASIS

The Comprehensive Review included as Appendix ‘B’ attached hereto forms the basis to this amendment.

PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedule to Amendment No. 22, constitutes Amendment No. 22 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

Note, a concurrent application is being filed to amend the Lanark County Sustainable Community Official Plan to change a portion of Rural and Agricultural Lands to Almonte Settlement Area on Schedule A.

DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended as follows:

- Item 1:** In accordance with Schedule “A” attached hereto, “Schedule ‘A’ Rural Land Use and Schedule ‘B’ – Almonte Land Use” of the Municipality of Mississippi Mills Community Official Plan (COP) are hereby modified by changing the land use designation of the affected lands from ‘Rural’, “Rural Agriculture Overlay”, and “Agriculture” to “Residential” and “Developing Community”.
- Item 2:** Section 2.5.2. ii. replace “directing urban development towards existing communities” to “directing urban development towards Almonte”.
- Item 3:** Section 2.5.2 iii. replace “a focus on pedestrian” to “a focus on multi-modal transportation” to include walking, cycling, and multi-use pathways.
- Item 4:** Section 2.5.3.1 delete the last two sentences of the second paragraph which reads “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.” Being removed as that is the purpose of this amendment.
- Item 5:** Section 2.5.3.2.2 is revised to change the verb tense in the first sentence from “The 70/30 Settlement Strategy of this Plan will be based on a comprehensive review...” to “The 70/30 Settlement Strategy of this Plan is based on comprehensive review...” Furthermore, “The comprehensive review will include the population projection information...” to “The comprehensive review has included the population projection information...”
- Item 6:** Section 2.5.3.2.2, the first bullet is revised to change “growth to Almonte on full services” to “growth to Almonte on full municipal services”.
- Item 7:** Under Section 3.2 Agricultural Policies, add the following sentence at the end of Section 3.2.3.2 “This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required”. Lands within settlement areas are to be designated and available for growth.

Item 8: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.3.2 “This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required”. Lands within settlement areas are to be designated and available for growth.

Item 9: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.4.1 “This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required”. Lands within settlement areas are to be designated and available for growth.

Item 10: Under Section 3.6 Residential, delete Section 3.6.16 Residential Abutting Agricultural Lands” in its entirety. Settlement areas are to be designated and available for growth. Section 3.2.3.2, 3.3.3.2 and 3.3.4.1 cover development adjacent agricultural uses.

Item 11: Section 3.8.7 Development Plan is hereby deleted in its entirety and replaced with a new Section 3.9 called “Developing Community” with the following text:

“The Developing Community designation in this Plan identifies parts of the Municipality that are undeveloped or substantially underdeveloped. Developing Communities will offer a full range of choice in housing, local commercial, institutional and leisure activities within a development pattern that prioritizes walking and cycling over the automobile. The completion of a community design plan will be required prior to any development being approved in a Developing Community subject to the following policies:

1. Developing Communities are identified on Schedule B as areas that are vacant, or substantially vacant, that offer substantial opportunity for new residential development providing a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multiple residential buildings limited to four storeys in height. These housing options could be provided in a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.
2. All development occurring within land designated as a Developing Community will be on the basis of a community design plan for the entire area. The community design plan could be in the form of an overall draft plan of subdivision with supporting plans and studies. A pre-application meeting will be required to determine the list of required plans and studies.
3. The area under review for the purpose of creating a community design plan, in a Developing Community, will need to demonstrate how it creates

linkages with adjacent lands to create complete mixed-use neighbourhoods.

4. Council will approve the community design plan as part of the amendment to this Plan (for example add new policies and land-use designations). In addition to the provisions of Section 4.2.2 (Urban Design), the community design plan will:
 - a. Establish the mix and location of residential dwelling types which, as a minimum, will constitute the following:
 - i. No more than 70% low density residential (i.e. single-detached, semi-detached), at least 30% medium density (i.e. rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multiple residential buildings limited to four storeys in height),
 - ii. In Developing Communities, overall residential development shall be between 15 to 35 residential units per gross hectare of land (6 to 15 residential units per gross acre of land) but shall not exceed 22 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking area internal to developments but excluding public streets (right-of-way), parks and open space, and all non-residential uses.
 - iii. Developing Communities are subject to the Public Sewer and Water Policies within the Almonte Ward found in Section 4.8.3.1 of this Plan.
 - b. As a basis for Municipal Council consideration of a community design plan and amendment to the Community Official Plan which provides for new development areas or redevelopment areas, a subwatershed plan shall be prepared to guide development patterns and therefore should be the first step in the planning for land uses (or in concert with). The subwatershed plan will identify the natural heritage system areas that are worthy of protection and establish mechanisms to secure these areas and to ensure development has no negative impact on the system. Where the proposed development is deemed to be of limited extent and impact, based on consultation with the Mississippi Valley Conservation Authority and other relevant bodies, Council may waive the requirement for the subwatershed plan. Where the requirement for the subwatershed plan is waived, the natural heritage system will be identified along with measures to ensure development has no negative impact on the system. Natural areas that are identified as worthy of protection will be identified and mechanisms to protect, enhance or secure these lands will be established.
 - c. Where implementation of a subwatershed plan requires further detail or coordination of environmental planning and stormwater management, the community design plan will address such matters as:
 - i. Delineation of setbacks from surface water features;

- ii. Specific mitigation measures to protect significant features identified for preservation;
 - iii. Conceptual and functional design of stormwater management facilities and tributaries including creek corridor restoration and enhancement.
- d. Establish a modified grid system as the preferred alignment of roads serving the area, in order to maximize the number of access and egress points, the permeability of the network, pedestrian and transit accessibility to all areas, and to enhance way-finding and personal navigation within it. Inherent in the modified grid pattern is flexibility to address such matters as preserving existing desirable landform or landscape features or achieving a mix of housing form and density;
- e. Identify and illustrate how the development pattern will achieve a distinctive identity and a variety of building form and façade treatments through means such as:
 - i. Making each unit in ground-oriented development distinct from its adjacent neighbour through the multiple use of elements such as colour, different cladding materials, etc.,
 - ii. Creating a strong street edge through the use of a uniform building setback,
 - iii. Dispersing different types of housing throughout a development, rather than concentrating enclaves of the same type of housing in one area, including variations in unit type along the same street (e.g., a single-detached unit next to a row house or ground-oriented apartment),
 - iv. Considering variations in lotting arrangements such as orienting units around central courtyards.

Item 12: Section 4.1.1.3 Watershed Planning is revised by adding the following policies:

- 4. The general terms of reference for a subwatershed plan will be defined in the watershed plan and will be reviewed at study initiation. Where no watershed plan exists, the detailed terms of reference will be determined based on subwatershed requirements but will generally address:
 - i. The natural features and their functions that comprise the natural heritage system;
 - ii. Subwatershed objectives and recommendations regarding areas for development and preservation, protection of headwater areas, surface water and groundwater features, public access, and implementation;
 - iii. Guidelines for development, including stormwater management requirements;
 - iv. The provision, operation and maintenance of stormwater management facilities;
 - v. Monitoring of all aspects of the plan.
- 5. Once a subwatershed plan is approved by Council as policy, the Municipality will implement plan recommendations where it has the ability to do so, such as through existing programs, development review and approvals, and other mechanisms.

6. Recommendations from subwatershed plans and related studies will be implemented largely through development approval conditions and stormwater site management plans.

Item 13: Section 4.6 Transportation, in the third sentence change “roads” to “an active transportation network”.

Item 14: Section 4.6.1 Goals and Objectives, as part of the goal change “a balanced transportation system” for “an active transportation system”.

The following technical revisions are also being proposed as a result of OPA 21.

Item 15: Section 1.7.1 Five Year Review, item i. is revised by changing the “50/30/20 Settlement Strategy” to “70/30 Settlement Strategy” as per OPA 21.

Item 16: Section 4.1.1.4.3 reference to Section 3.1.8.2 is revised to Section 3.1.7.2. Section reference adjusted due to renumbering as a result of OPA 21.

Item 17: Section 4.1.1.4.2 Stormwater Management Policies, add a new policy 11 which reads: “Developing Communities shall be subject to the Watershed policies found in Section 4.1.1.3 as they relate to stormwater management.

Item 18: Section 4.8.3.1 Public Sewer and Water Policies, under policy 4.8.3.1.5 change the reference from Section 3.1.8 to 3.1.7. Section reference adjusted due to renumbering as a result of OPA 21.

Item 19: Section 4.8.3.1.15 after an existing designated “Rural Settlement Area” add “known as Riverfront Estates”.

Item 20: Section 5.3.1 Zoning By-law at the end of policy 1 add the following sentence: “Council will update its zoning by-law no less than three years after the approval of an official plan five-year review. This is to meet the requirements of the *Planning Act*.”

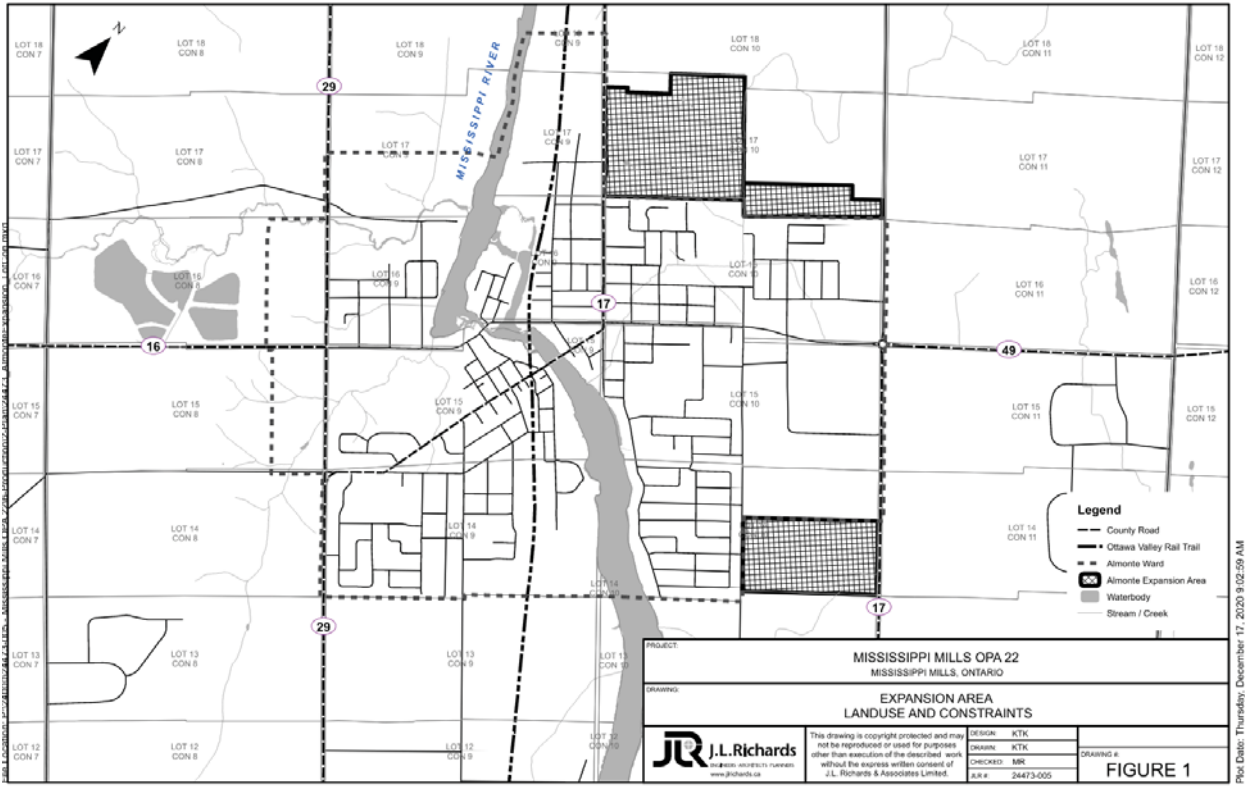
Item 21: Section 5.3.3 Holding Zones, under policy 1 remove “or ‘h’” after may utilize the Holding Symbol “H”. The small ‘h’ will be reserved to restrict heights in the zoning by-law.

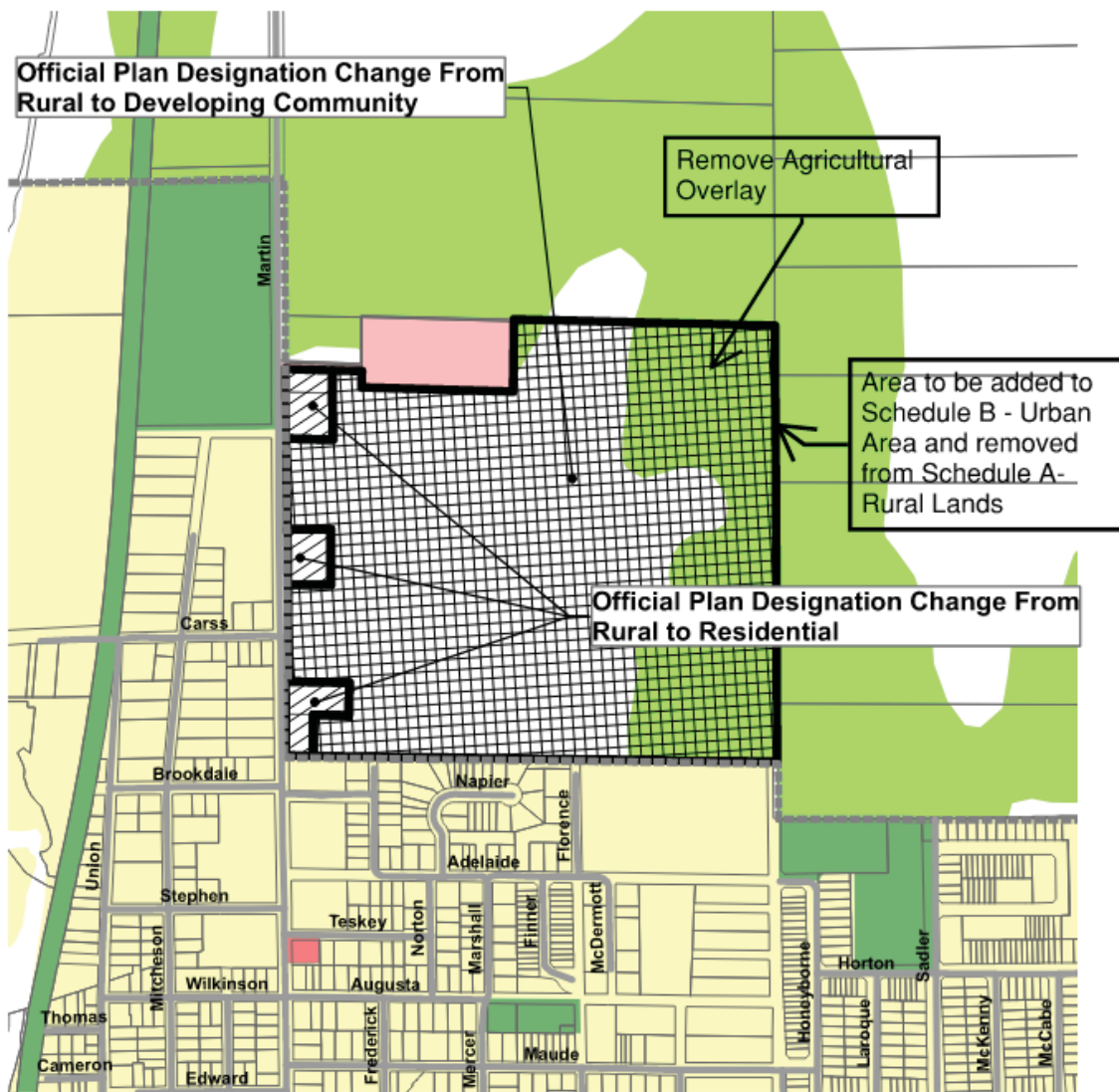
Item 22: Words or terms that are defined in the Provincial Policy Statement and that have a slightly different spelling throughout the document will be revised to be consistent with PPS terminology and will be presented in bold and italicized throughout the document (i.e. brownfield sites vs brownfield properties).

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Mississippi Mills Community Official Plan (COP). OPA 22 will not be in effect until a concurrent LCSCOP is approved.

Schedule 'A' - Affected Lands





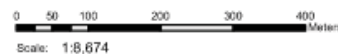
Official Plan Designation Change

- Developing Community
- Residential

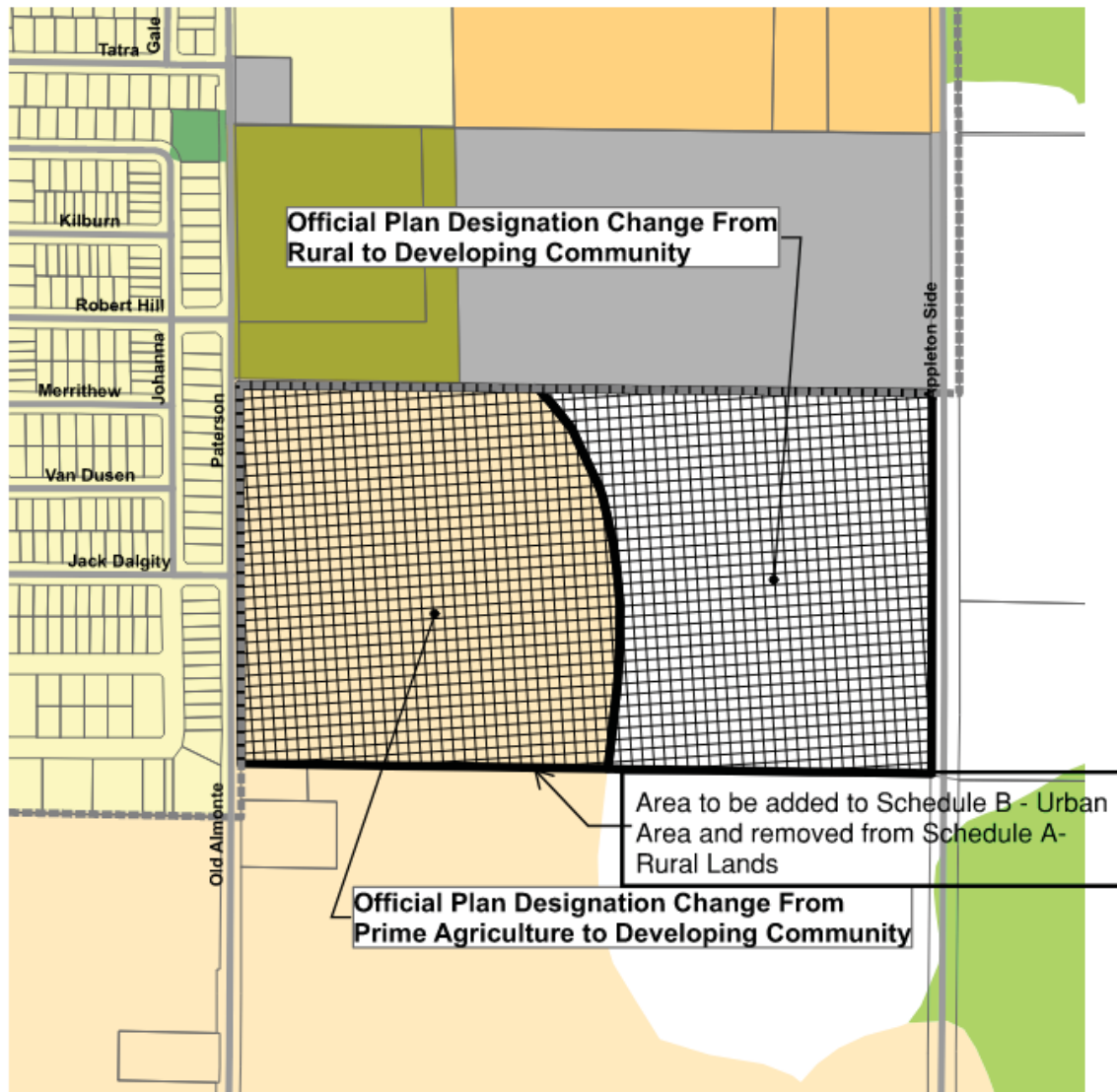
Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space
- Waste Disposal
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"
Amendment No. 22
to the
Official Plan
of the
Municipality of Mississippi Mills



Prepared: December 17, 2020



Official Plan Designation Change

Developing Community

Official Plan Designations:

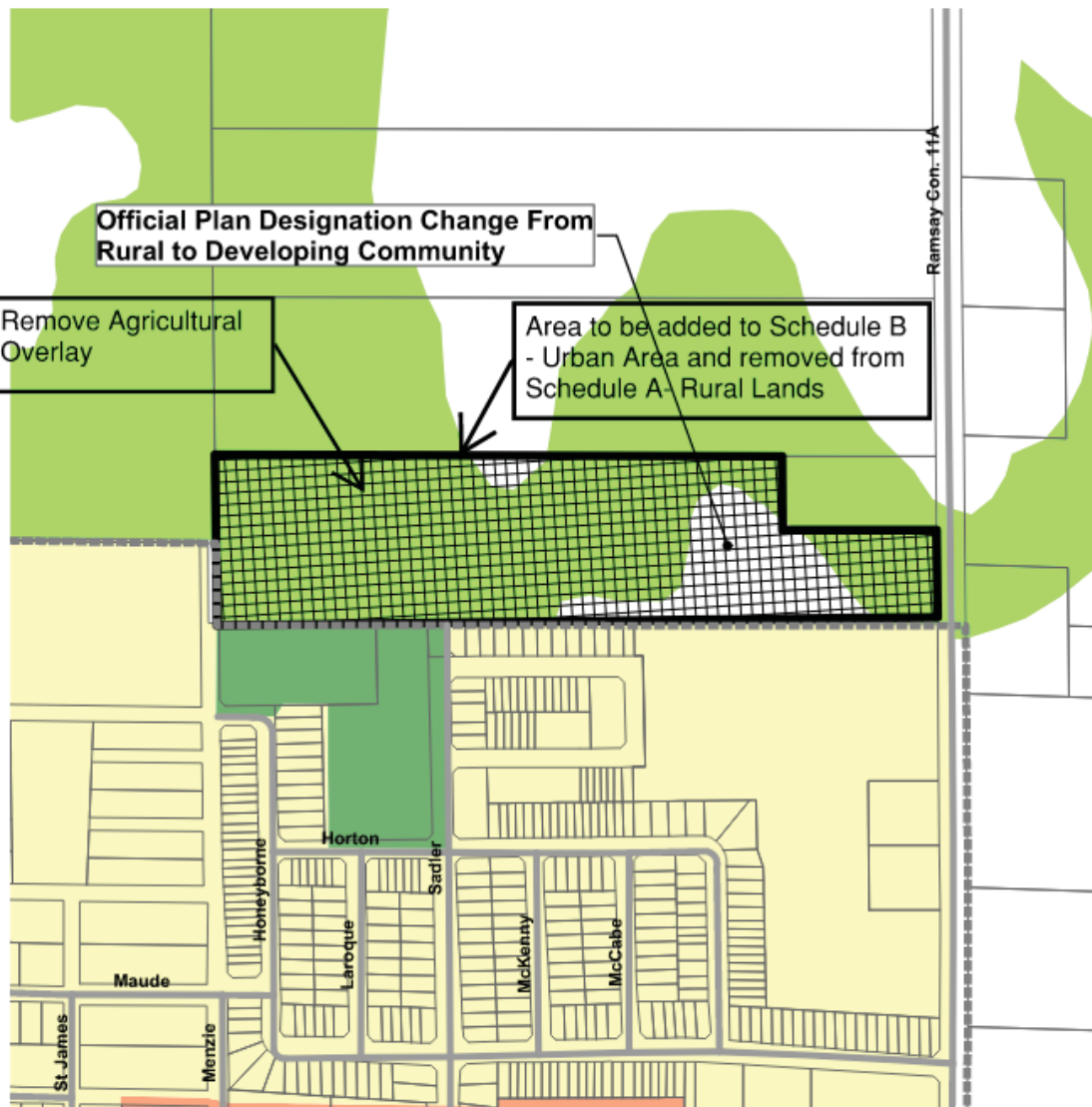
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Schedule "A"
Amendment No. 22
 to the
 Official Plan
 of the
 Municipality of Mississippi Mills

0 50 100 200 300 400 Meters
 Scale: 1:6,000

Prepared: December 17, 2020

FILE LOCATION: F:\CH000\244\3-000 - Mississippi Mills OPA 22\02-PRODUCTION\271811\UPA\244\3_OPA_A1684.ITMX



Official Plan Designation Change

Developing Community

Official Plan Designations:

- Residential
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Schedule "A"
Amendment No. 22
to the
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of the
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0 50 100 200 300 400 Meters
Scale: 1:6,000

Prepared: December 17, 2020

J.L. Richards
INGÉNIEURS - ARCHITECTES - URBANISTES

Schedule 'B' - Comprehensive Review

MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

Comprehensive Review –
Almonte Settlement Area Boundary



OFFICIAL PLAN AMENDMENT NO. 22

Almonte Settlement Area Boundary – Comprehensive Review

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OFFICIAL PLAN AMENDMENT NO. 22

Almonte Settlement Area Boundary – Comprehensive Review

1.0 Introduction

This Comprehensive Review is submitted as part of the background information and material for Official Plan Amendment No. 22 (“Almonte Settlement Area Boundary”) 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

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Almonte Settlement Area Boundary – Comprehensive Review

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.

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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.

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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.”

The following are definitions from the Provincial Policy Statement (2020).

Comprehensive review means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 - 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 - 2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
 - 3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 - 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;

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5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
6. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

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 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.

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

Intensification means 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, infill development, and the expansion or conversion of existing buildings.

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

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

- 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.

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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.

Per Section 1.1.3.8 of the PPS (2020), a planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in prime agricultural areas:
 - 1. the lands do not comprise specialty crop areas;
 - 2. alternative locations have been evaluated, and
 - 3. there are no reasonable alternatives which avoid prime agricultural areas; and
 - 4. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

The Lanark County Sustainable Community Official Plan has similar policies under Section 2.4 Settlement Area.

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

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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%.

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

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

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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.

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:

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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.

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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.

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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.

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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

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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

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- 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.

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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

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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,

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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:

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- 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:

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- 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 1.

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 Mill Run. 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

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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

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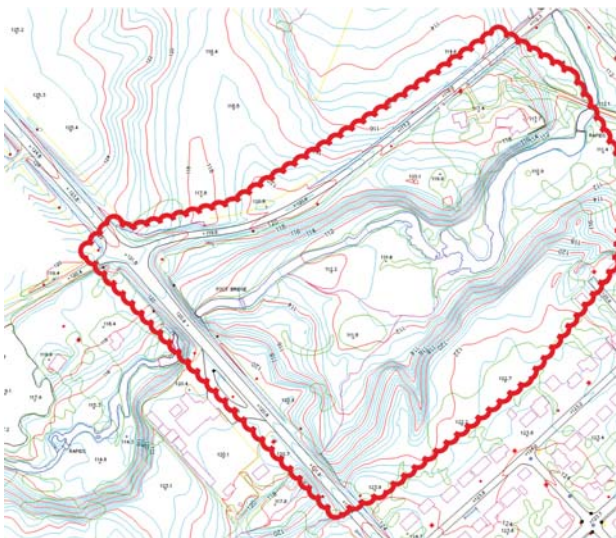
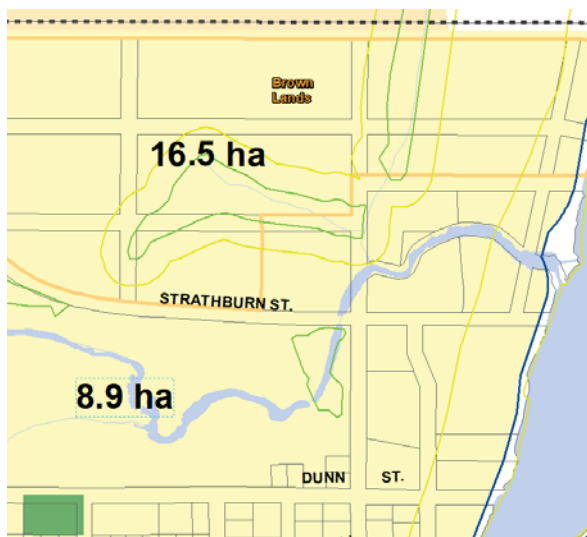
uses (including schools, neighbourhood parks, commercial, floodplain, retail, stormwater ponds and tributaries, roads, etc.) for intensification areas; therefore 15.4 hectares for residential uses. (15.4 ha and 70/30 split and 15 u.g.h. / 35 u.n.h = $(10.78 \text{ ha} * 15 \text{ u.} + 3.2 \text{ ha}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

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.



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

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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 1.

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).

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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
<u>Urban Settlement Area</u>	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)	96
Additional Residential Units (aka secondary units, basement apartments) 6 per year assumption (at 1.25 persons per unit)	114
Total Existing and Projected Lots/Units	1,077
No. of Lots/Units Required to Meet Projected Demand	1,766
SUPPLY MINUS DEMAND	(689)

Based on the above, there is a shortfall of 689 units / lots which based on this review's methodology represents approximately 60 hectares of expansion lands to accommodate growth to the year 2038. A detailed review has been completed of potential expansion lands and is included in Appendix 1 to this report.

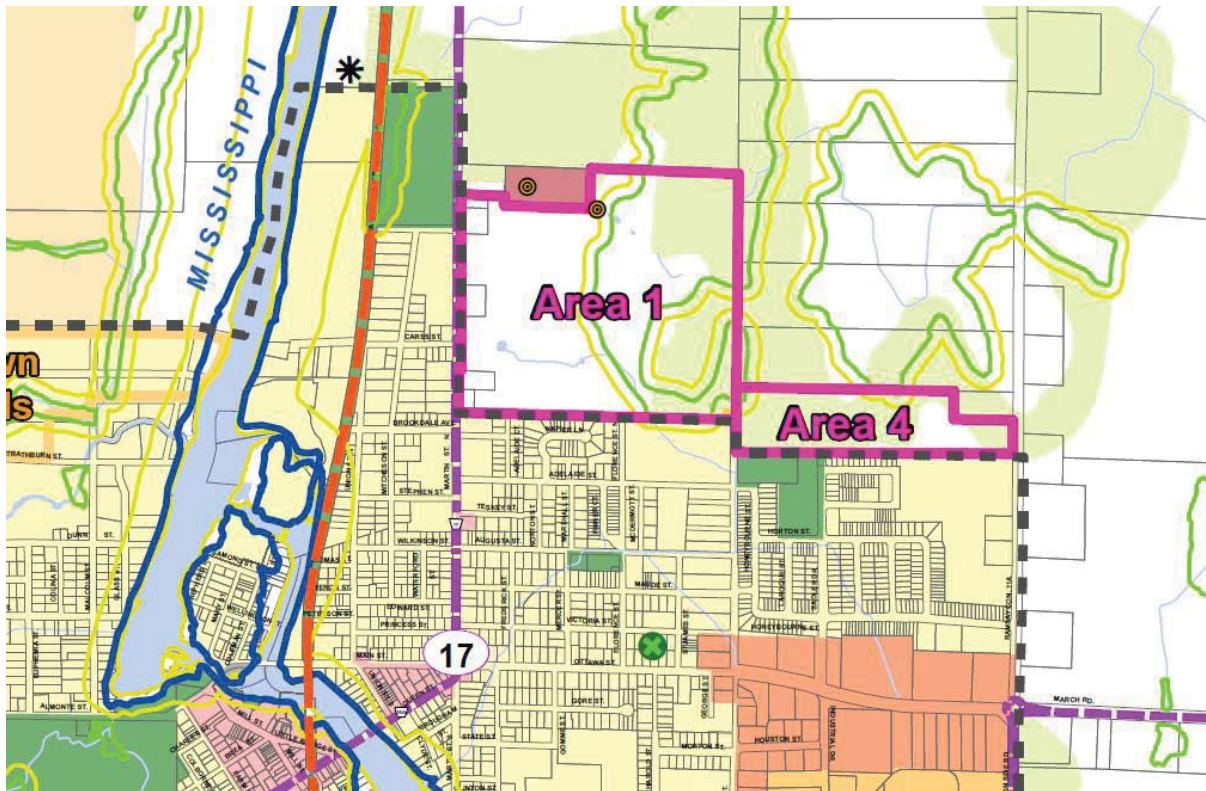
The starting point was to consider the three (3) "Future Expansion" areas that were identified in the planning documents since 2006 (and recently removed by OPA 21). These lands had been identified during the development of the 2006 Community Official Plan as being logical extensions of the urban area 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 Mill Run Subdivision.

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

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AREA 1 (“Sonnenburg Lands”) – Key Stats

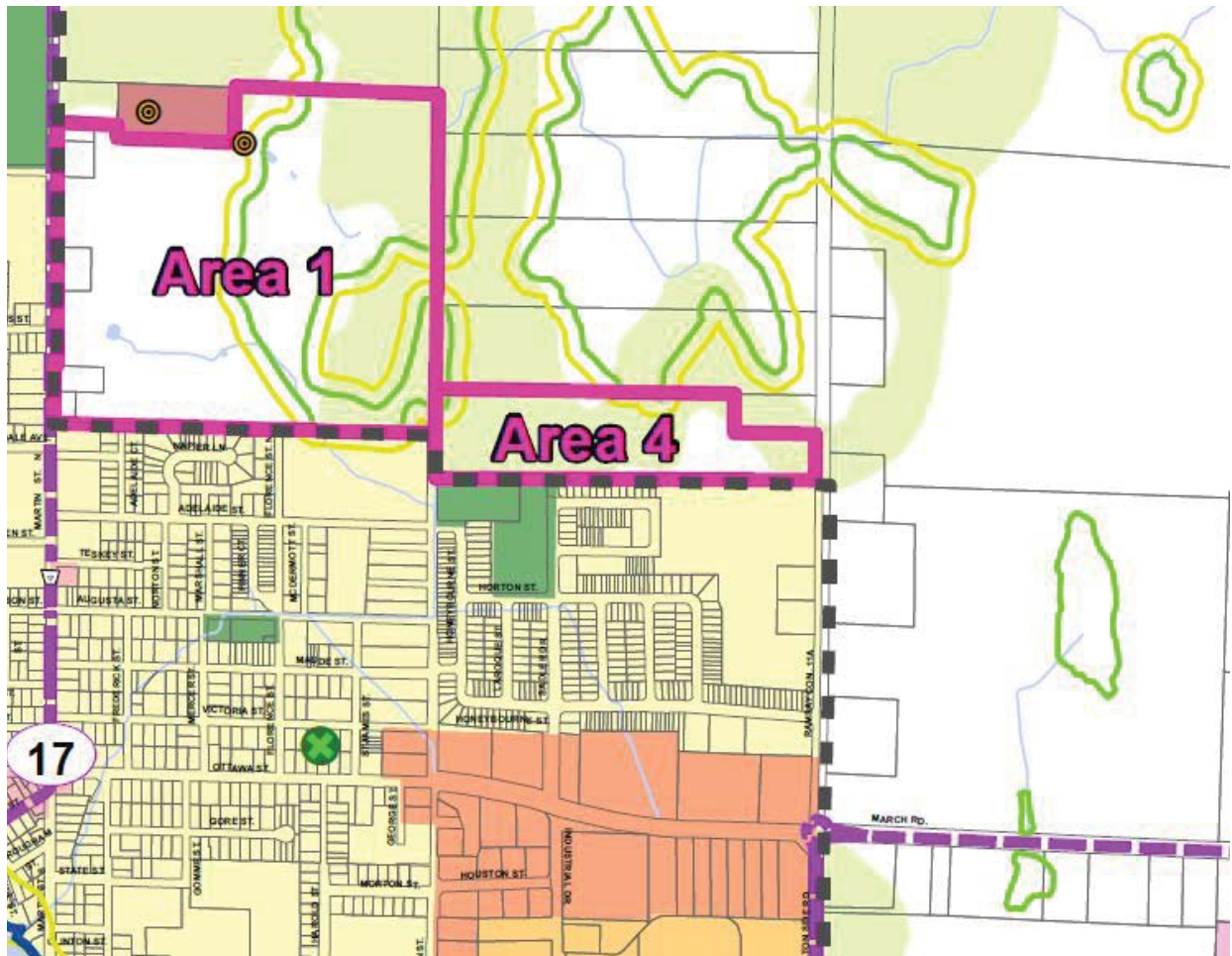


- 38.63 hectares (ha) in Total Land Area.
- 15.4 ha of land is unaffected by constraints
- 1.17 ha of rural land that is located within the Ministry of Environment (MOE) 30m setback buffer from the adjacent Waste Disposal Facility. This area of the site is undevelopable
- 1.75 ha of rural land that is 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

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AREA 4 (“Mill Run Expansion Lands”)– 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.

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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.

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 1.

7.0 SERVICING

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

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In 2011, the Municipality of Mississippi Mills (the Municipality) retained J.L. Richards & Associates Limited (JLR) in association with Golder Associates Limited (GAL), to complete a water and wastewater infrastructure 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 Municipality's serviced Almonte Ward (Almonte). Future servicing requirements developed as the design basis for the master planning process were based on the Official Plan (2006). The Almonte Ward Water and Wastewater Infrastructure Master Plan was completed in 2012 (2012 Master Plan) and identified preferred options to meet the Existing, Short-Term (5 year design basis, 2011-2015), Mid-Term (10 year design basis, 2016 to 2020), and Long-Term (20 year design basis, 2021-2030) water and wastewater infrastructure needs of the Municipality. In 2017, the Municipality retained JLR to update the 2012 Master Plan based on more current servicing demands (i.e., water and wastewater flows), population projections, development updates (i.e., new census data), and infrastructure upgrades completed since 2012 (herein referred to as the Master Plan Update).

It is noted that the Master Plan Update was not undertaken as a formal update to the Master Plan in accordance with the Municipal Engineers Association (MEA) Class EA document (e.g., no formal public or agency consultation was undertaken) and, therefore, cannot be used as an official Master Plan Addendum. A Master Plan Update in accordance with the Municipal Engineers Association (MEA) Class EA document will be required following approval of OPA 22.

An Executive Summary of this Master Plan is included in Appendix 2. Servicing assessment input has been built into the evaluation matrix included in Appendix 1.

8.0 Agricultural Lands Review

As part of the Official Plan Review Work Program (OPA 21), an initial Agricultural Stakeholder Workshop was held on November 16, 2016 followed by a meeting with members of the Agricultural Committee on February 9, 2018. The Workshop and subsequent meeting explored the characteristics and strengths of the current agricultural policies in the Mississippi Mills Community Official Plan. Subsequently, JLR completed an Agricultural Lands Review (February 2018) with input from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

The purpose of the report was to examine the land use planning policies and mapping relating to agricultural land in the Municipality of Mississippi Mills. The report consisted in a review of the:

- Canada Land Inventory Soil Capacity Classification;
- Canada Land Inventory Soil Capacity Classification beyond Mississippi Mills (boundary);
- Existing and/or permitted agricultural uses, agriculture-related uses and on-farm diversified agricultural uses;
- MDS I and II policies;
- Existing Community Official Plan Agriculture and Rural Agricultural Overlay areas; and,
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) methodology to mapping prime agricultural areas.

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This report had considered a second option for consideration of the agricultural designation from what exists in the current Community Official Plan (Scenario 1). In this second Scenario, the lands to be included as agricultural extend to the entirety of all parcels that contain 50% or more prime agricultural land (Class 1, 2 or 3 soils) with some exclusions based on our interpretation of the Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) prescribed parameters. According to OMAFRA's approach:

'when mapping a prime agricultural area, designations should be established by utilizing common identification and delineation practices. Aspects of these practices typically include having approximately 250 hectares of generally contiguous area where prime agricultural area characteristics predominates in order to justify the establishment of a prime agricultural area and conversely requiring approximately 250 hectares of generally contiguous area where non-prime agricultural area characteristics predominates in order to justify the exclusion of lands that are surrounded by a prime agricultural area. Further when identifying the Agricultural area they should be delineated to an identifiable boundary such as a lot line road way or watercourse. To assist with the mapping of the Agricultural area, it is recommended that the Canada Land Inventory (CLI) agricultural capability mapping be obtained. This can be found through Land Information Ontario (LIO).'(OMAFRA)

Based on this report and OMAFRA's approach, the agricultural lands within Area 2 "Houchiami Lands" had been proposed for removal.

Following discussions with the Agricultural Committee, it was recommended that prior to the municipality's next Community Official Plan Five Year Review the municipality undertakes to complete a review of its prime agricultural areas through an alternative agricultural land evaluation system approved by the Province, including a review of related policies.

As such, the County's decision on OPA 21 was to defer the delineation of a Prime Agriculture designation on Schedule "A" – Rural Land Use pending the completion of an Agricultural Land Evaluation Area Review (LEAR).

9.0 Conclusion

Based on the analysis set out in this Report, and consistent with the Provincial Policy Statement, the current Settlement Area does not have sufficient 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 (within Almonte), as per OPA 21, it is expected that 1,766 new units would be required. Based on the Community Official Plan's densities, 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 which based on the methodology described in this Comprehensive Review would provide sufficient lands to accommodate urban growth to 2038.

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As per our detailed analysis and evaluation matrix developed for these potential expansion lands, the analysis concluded that Area 1 (“Sonnenburg Lands”), Area 2 (“Houchiami Lands”) and Area 4 (“Extension of Mill Run” Lands) should be considered as future developing communities within the Almonte Settlement Area. 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.

It is our professional planning opinion that this comprehensive review in support of an Almonte settlement area expansion was based on the following:

1. a review of population and employment projections and which reflect projections and allocations per the approved Lanark County Sustainable Community Official Plan; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
6. considers cross-jurisdictional issues.

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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Almonte Settlement Area Boundary – Comprehensive Review

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J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



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Associate, Senior Planner

Reviewed by:



Eric Forhan
Planner

APPENDIX 1

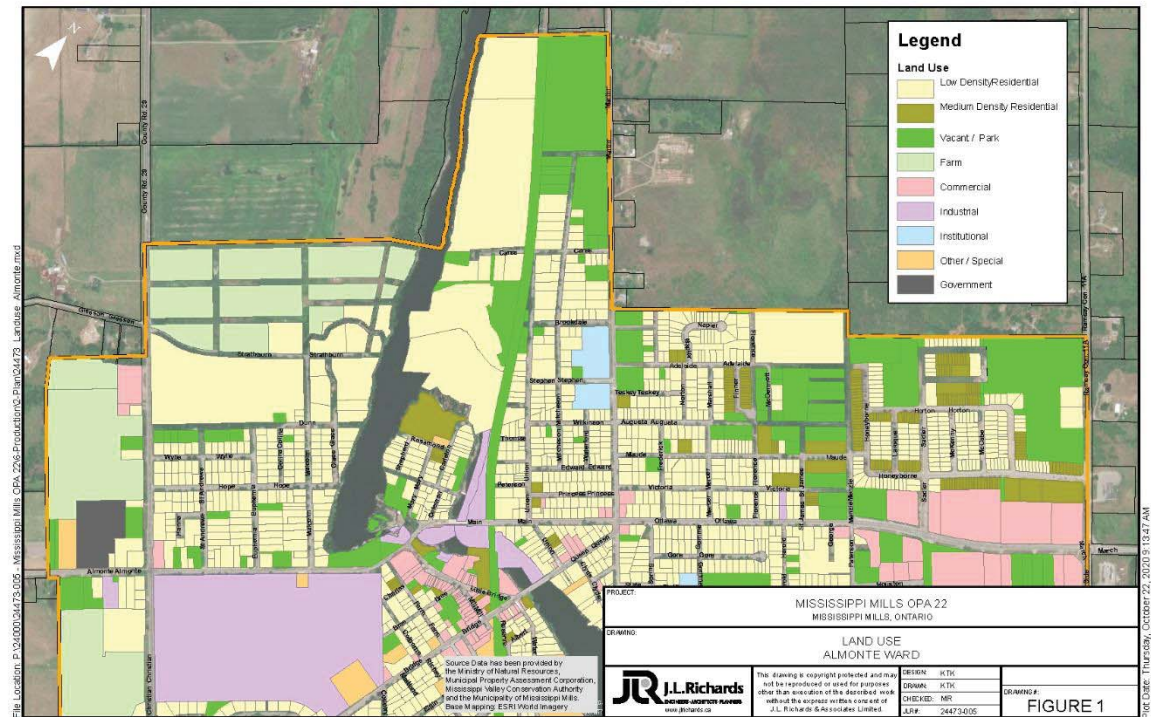
SITE SELECTION EVALUATION CRITERIA

SITE EVALUATION CRITERIA

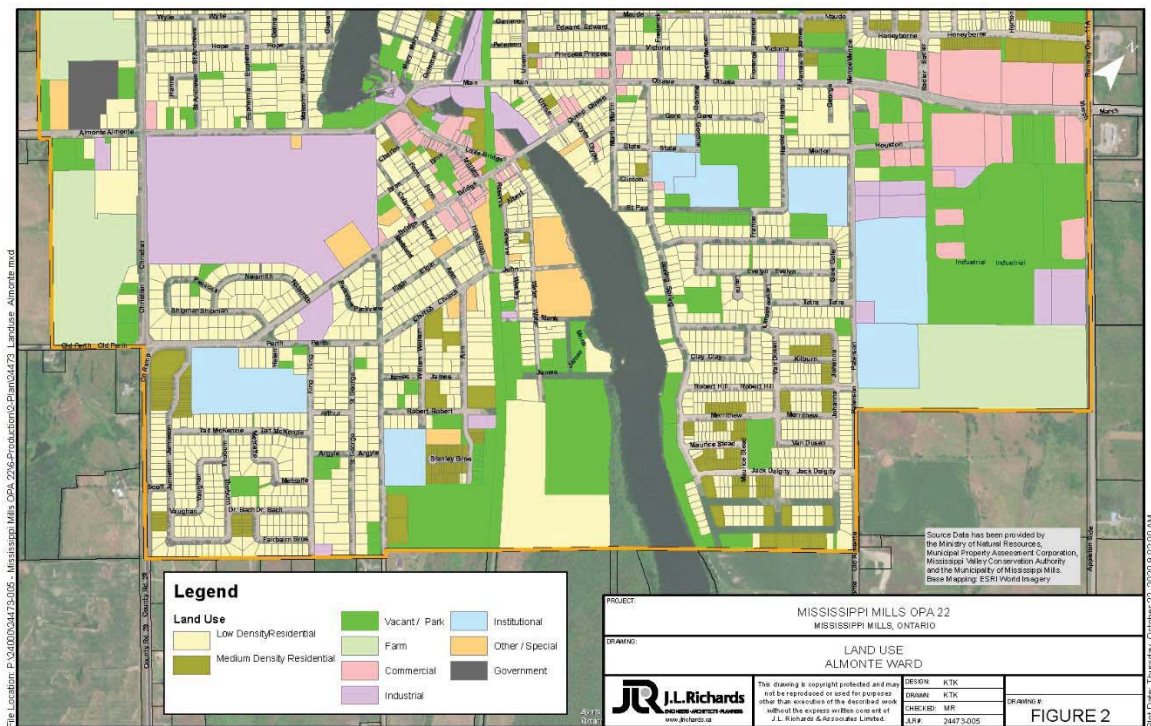
PROFILE SUMMARY

Almonte Land Use (MPAC Land Use Codes)

Map 1 - North



Map 2 - South

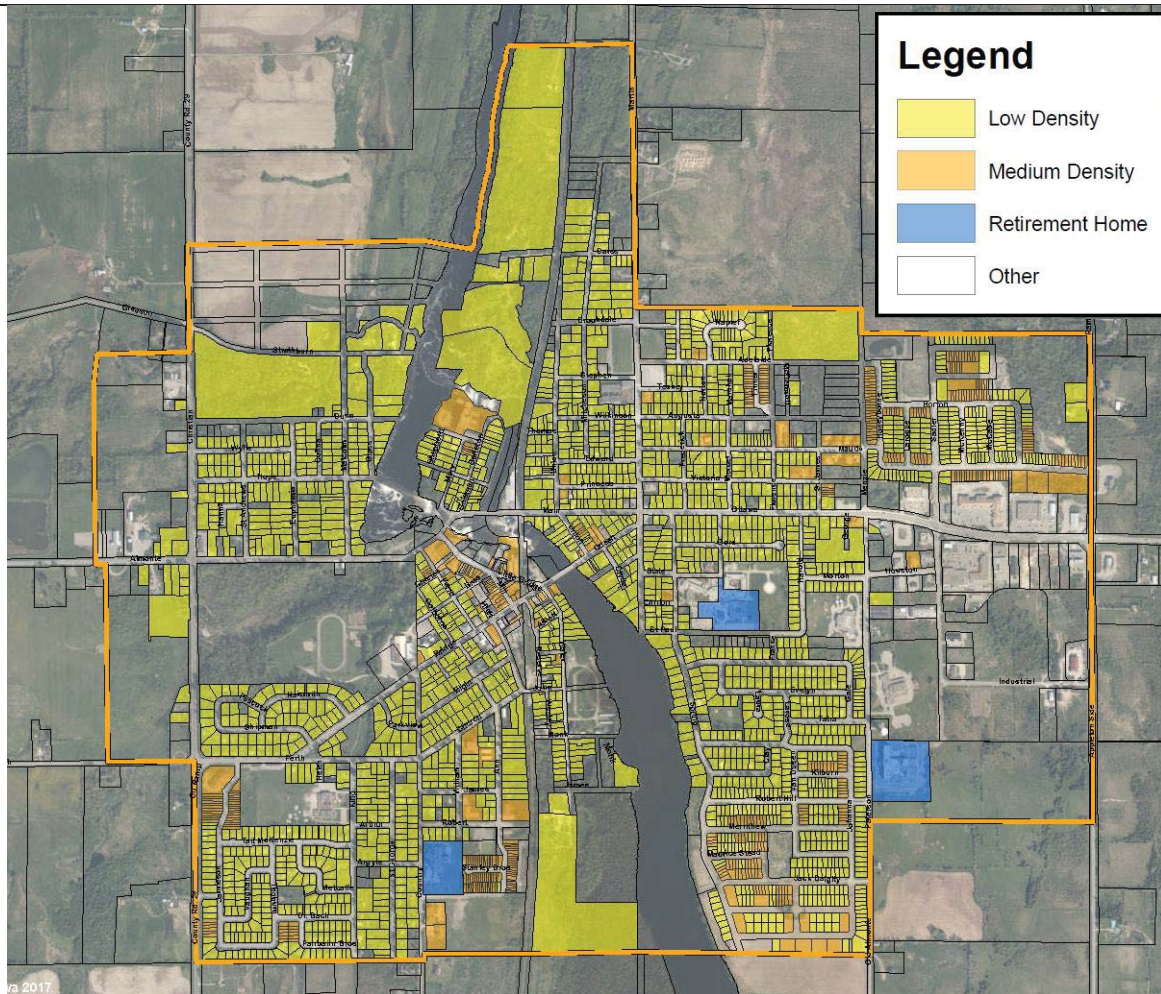


SITE EVALUATION CRITERIA

PROFILE SUMMARY

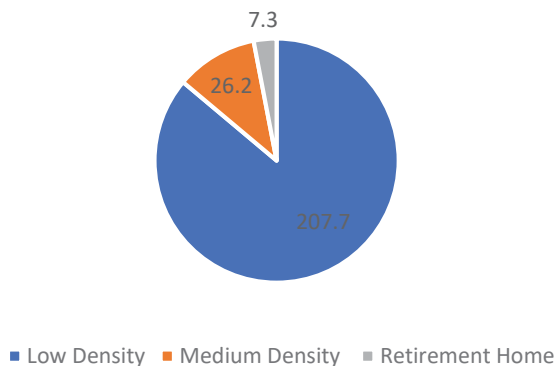
Almonte Density

Map 1



Density Analysis

Total Land Area (Hectares) by
Density Type



Municipality of Mississippi Mills Residential Split (OP Policy):

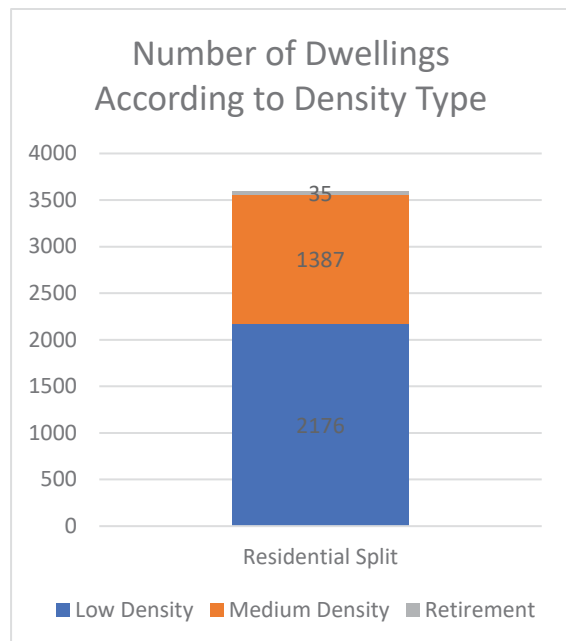
- 70% Low Density
- 30% Medium Density
- No High Density

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

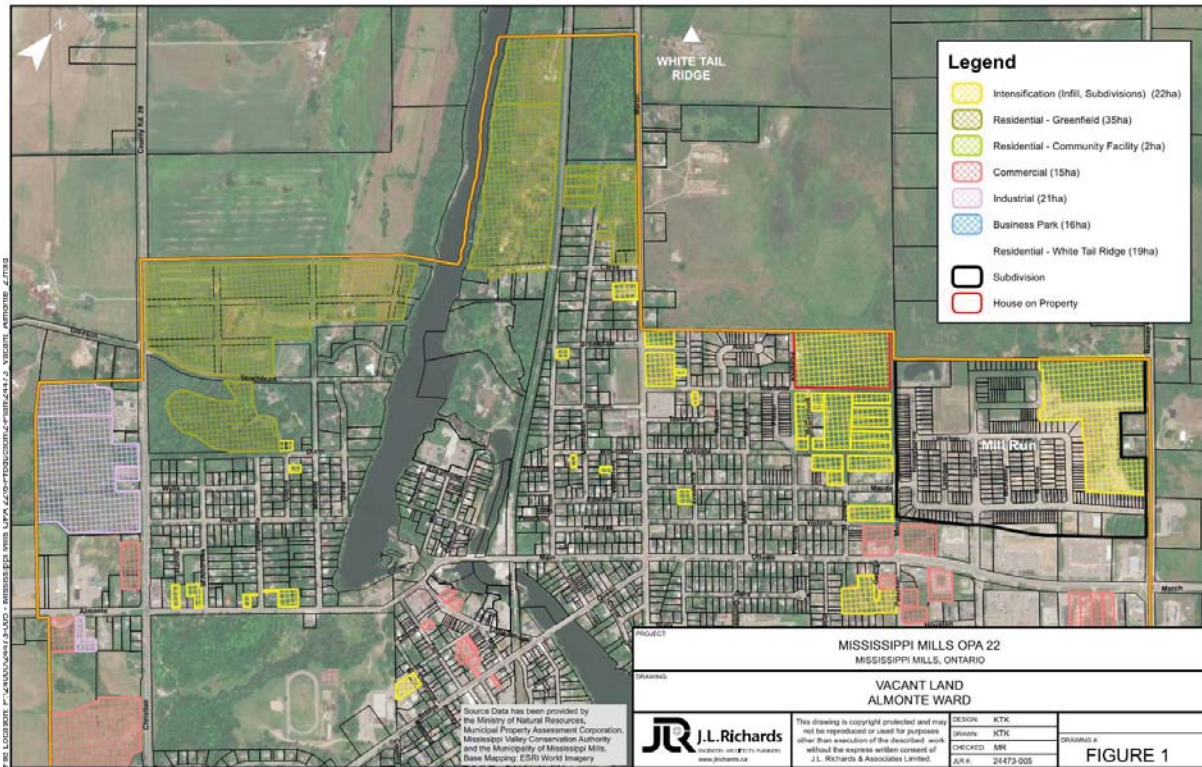
Average Household Size

- 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

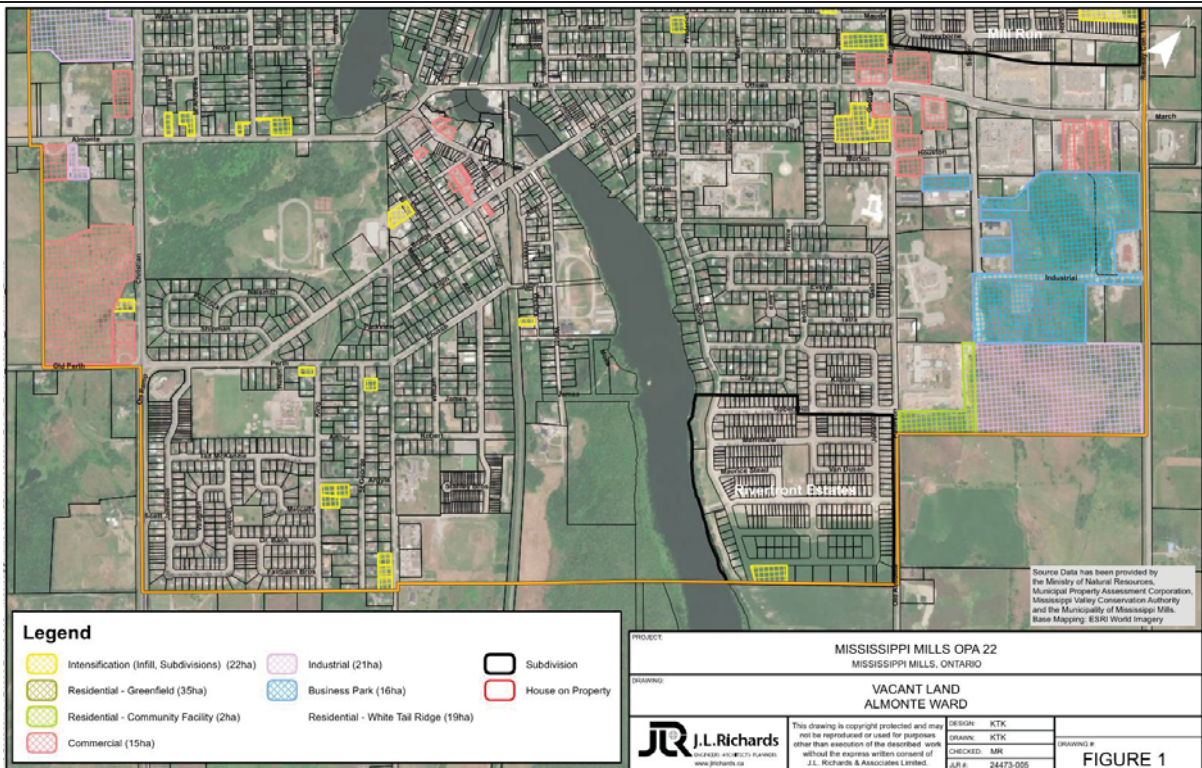
SITE EVALUATION CRITERIA

Almonte Vacant Lands

Map 1

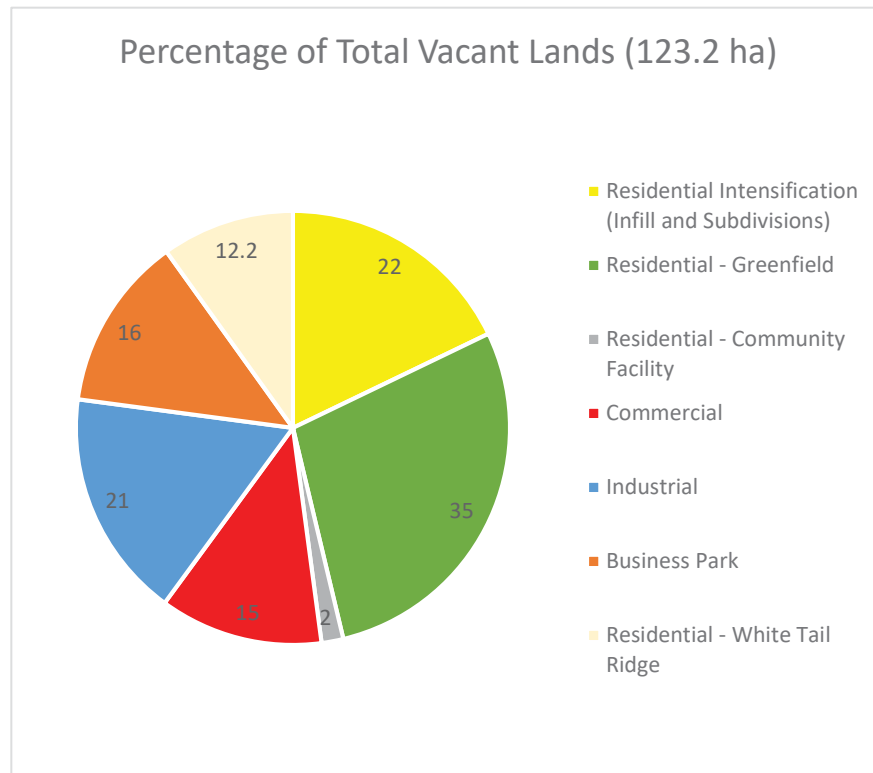


Map 2



SITE EVALUATION CRITERIA

Analysis of Total Vacant Lands



Key Findings:

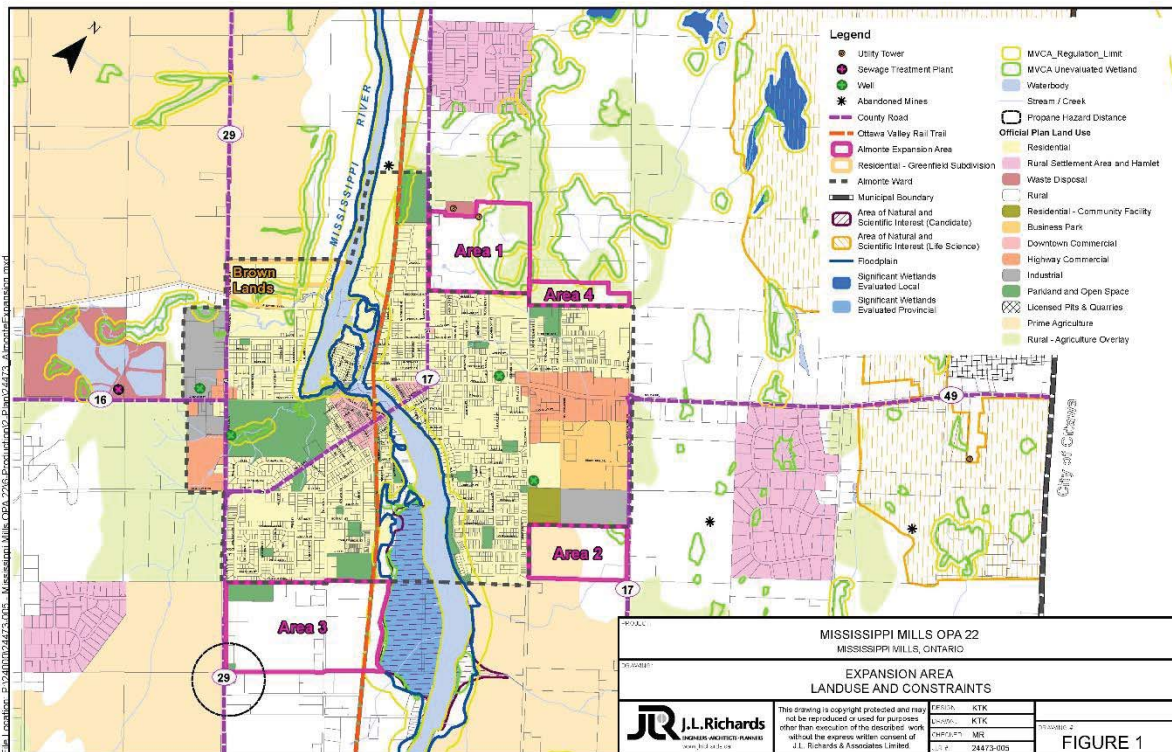
- Residential – Greenfield area represents slightly over 1/4 of the developable vacant land in Almonte.
- Greenfield areas would need to be developed according to the Municipality's desired residential split which is 70% low density at 15 units per gross hectare and 30% medium density at 35 units per 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

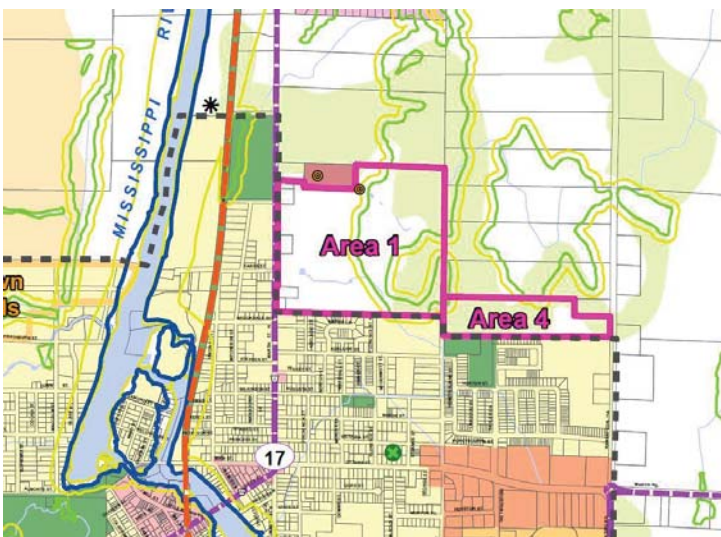
Almonte Expansion Area Overview

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.

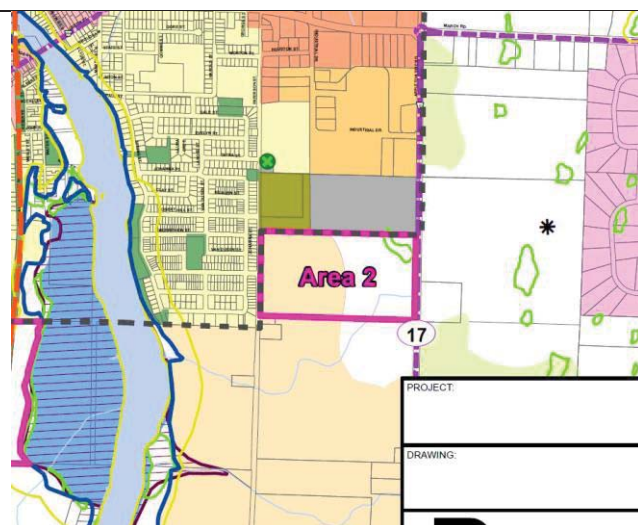
Area 1 – Key Stats



- 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)

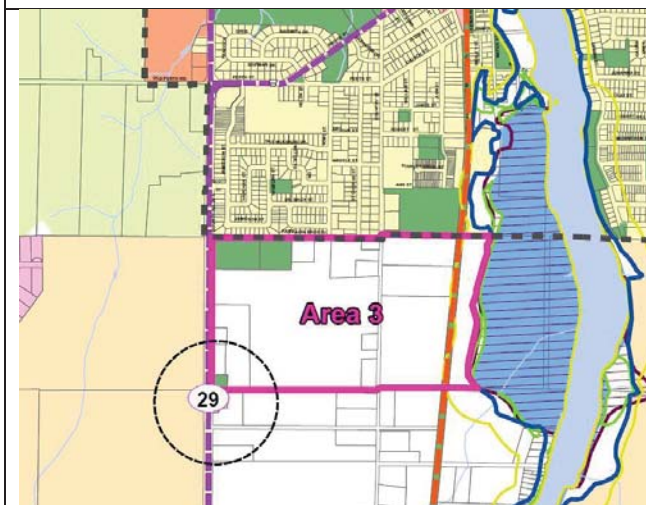
SITE EVALUATION CRITERIA

Area 2 – Key Stats



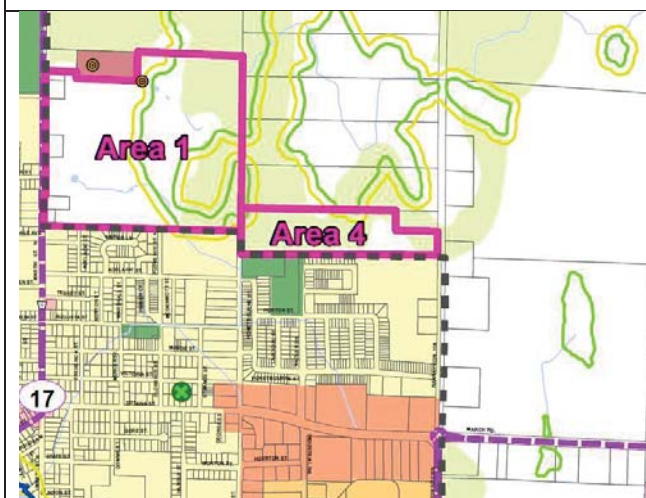
- 11.4 ha of Rural lands.
- 12.6 ha of Prime Agricultural Land, which consists of good soil for cultivation and may include existing agricultural operations.
- 1.12 ha of land is within the 30m Prime Agricultural Buffer, as prescribed by Section 3.6.16 of the Mississippi Mills Community Official Plan (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



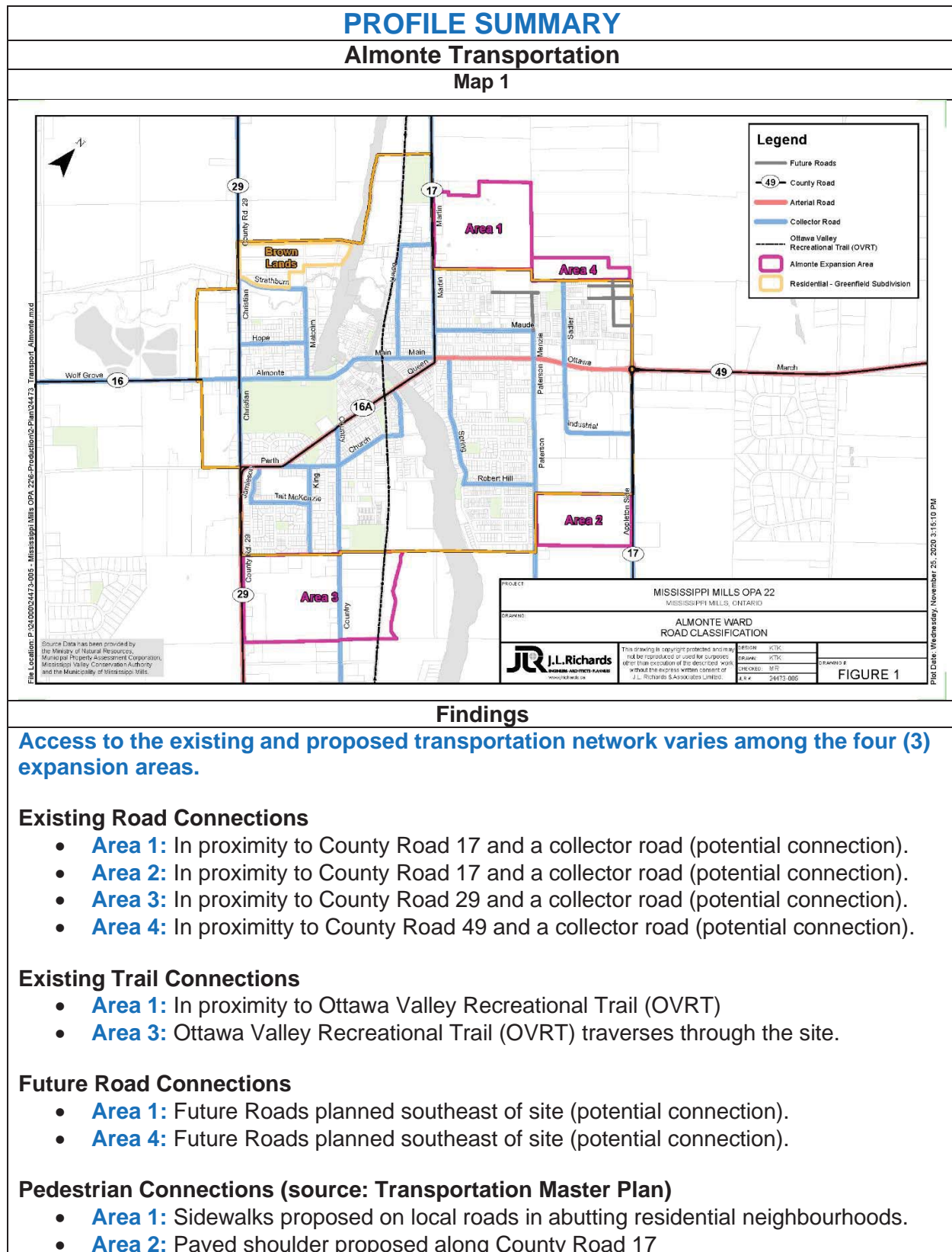
- 64.4 hectares (ha) in Total Land Area, including 55.1 ha of rural land.
- 6.1 ha of Parkland and Open Spaces and 3.2 ha of developed lots that are proposed to be included in the urban expansion area.
- There is only one constraint overlay that affects 5.9 ha of rural land.
- The Appleton Swamp (wetland)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



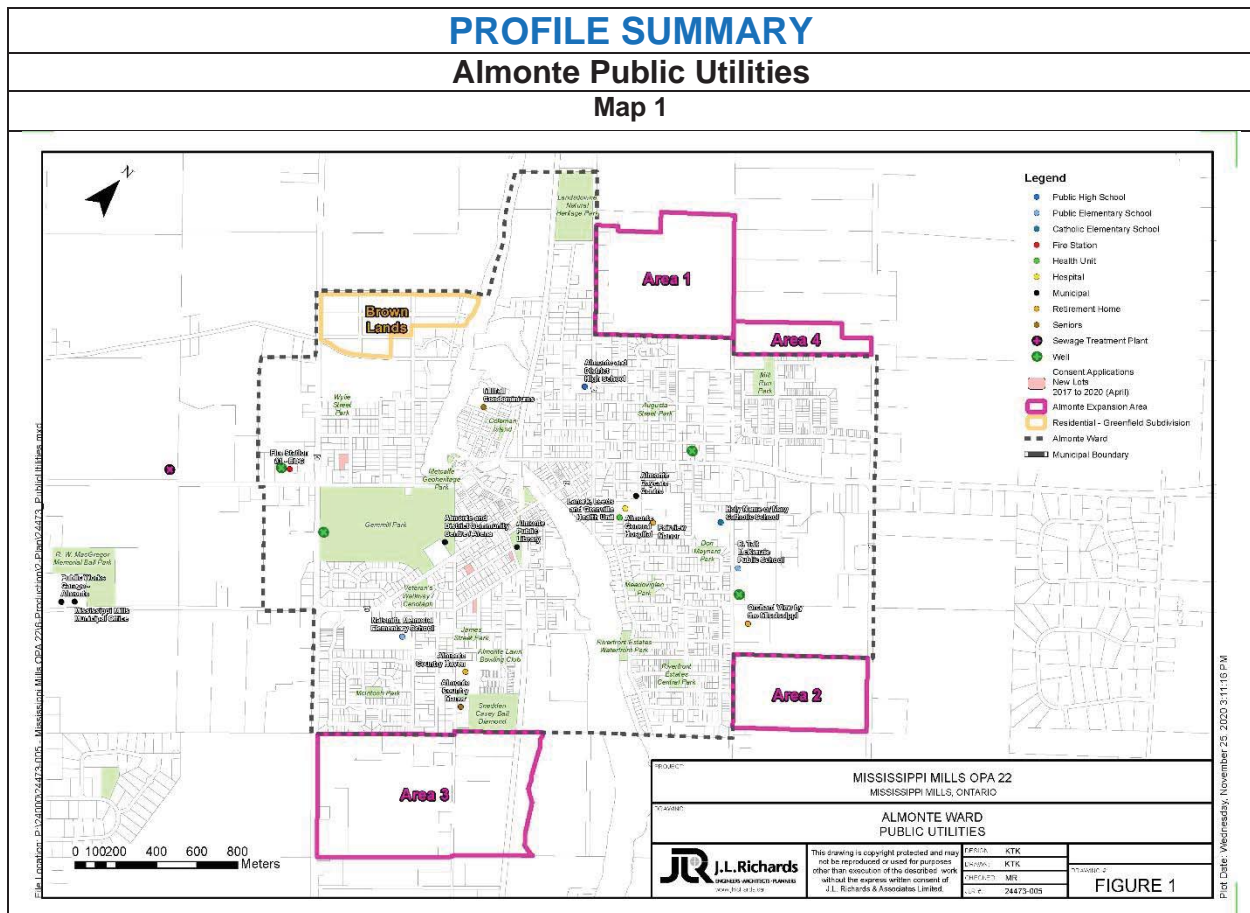
SITE EVALUATION CRITERIA

- **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



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

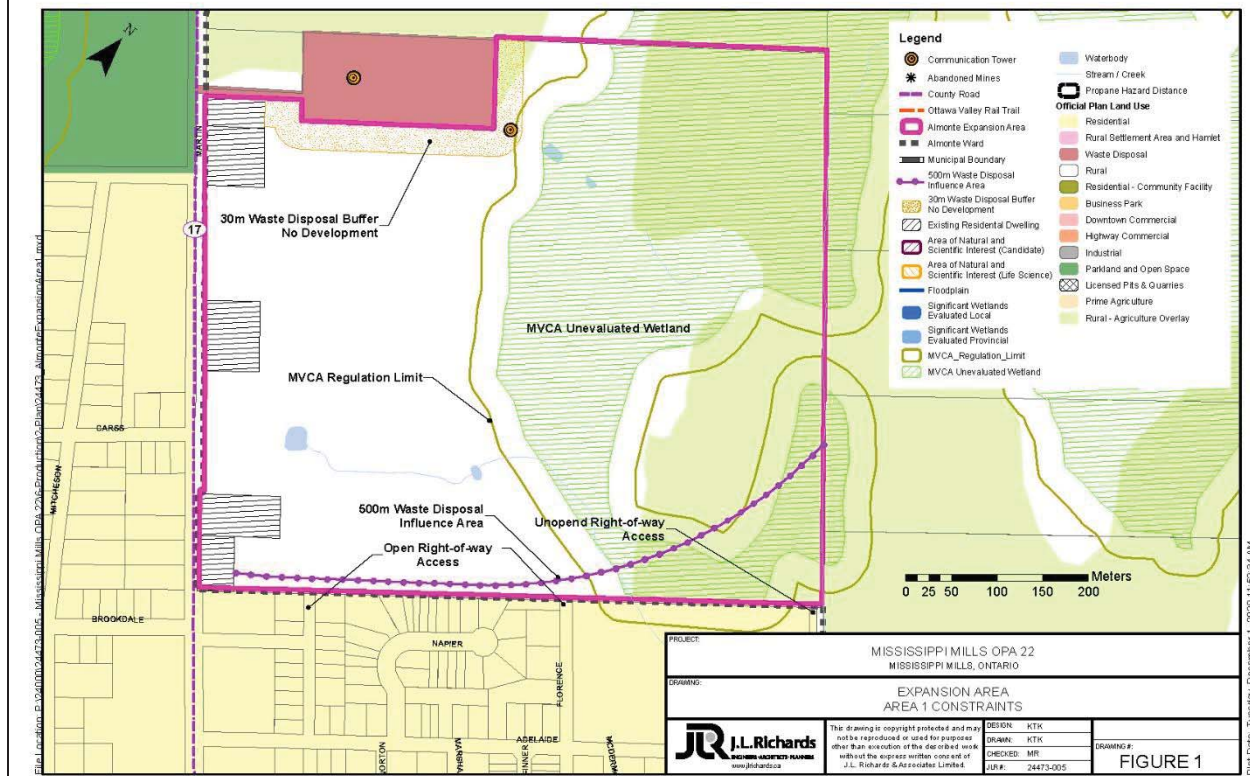


Aerial



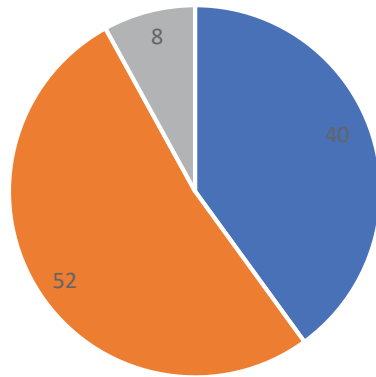
SITE EVALUATION CRITERIA

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

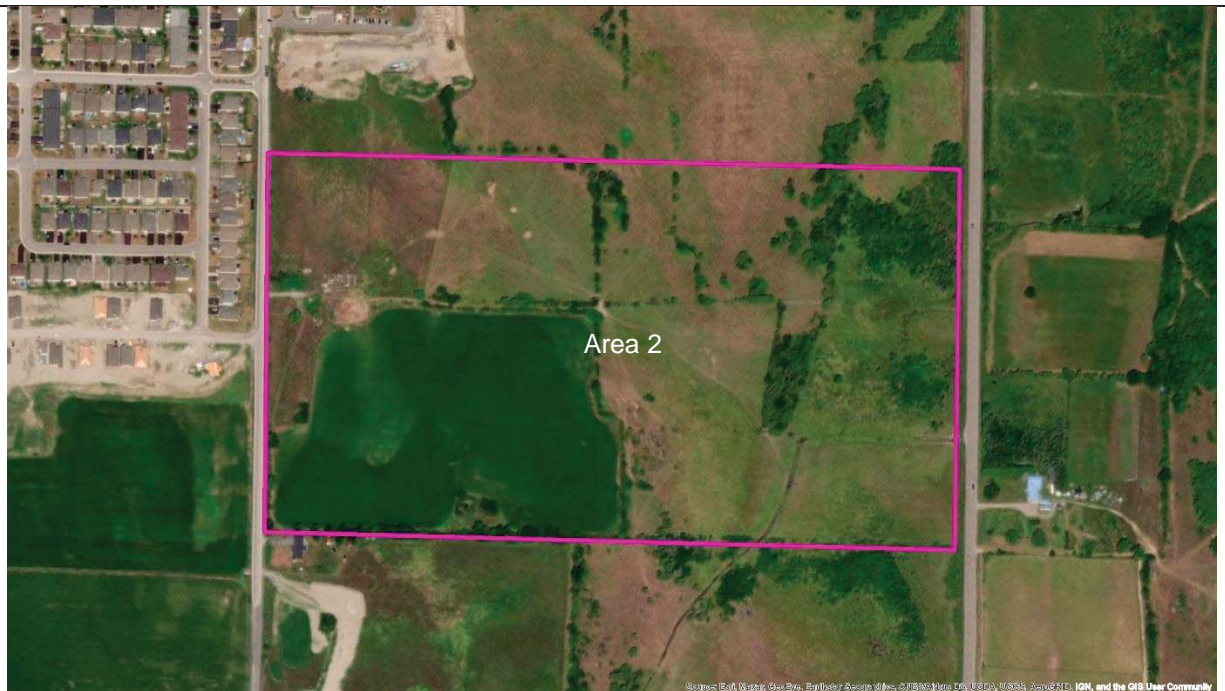
PROFILE SUMMARY

Almonte Potential Expansion Area 2

Location Map

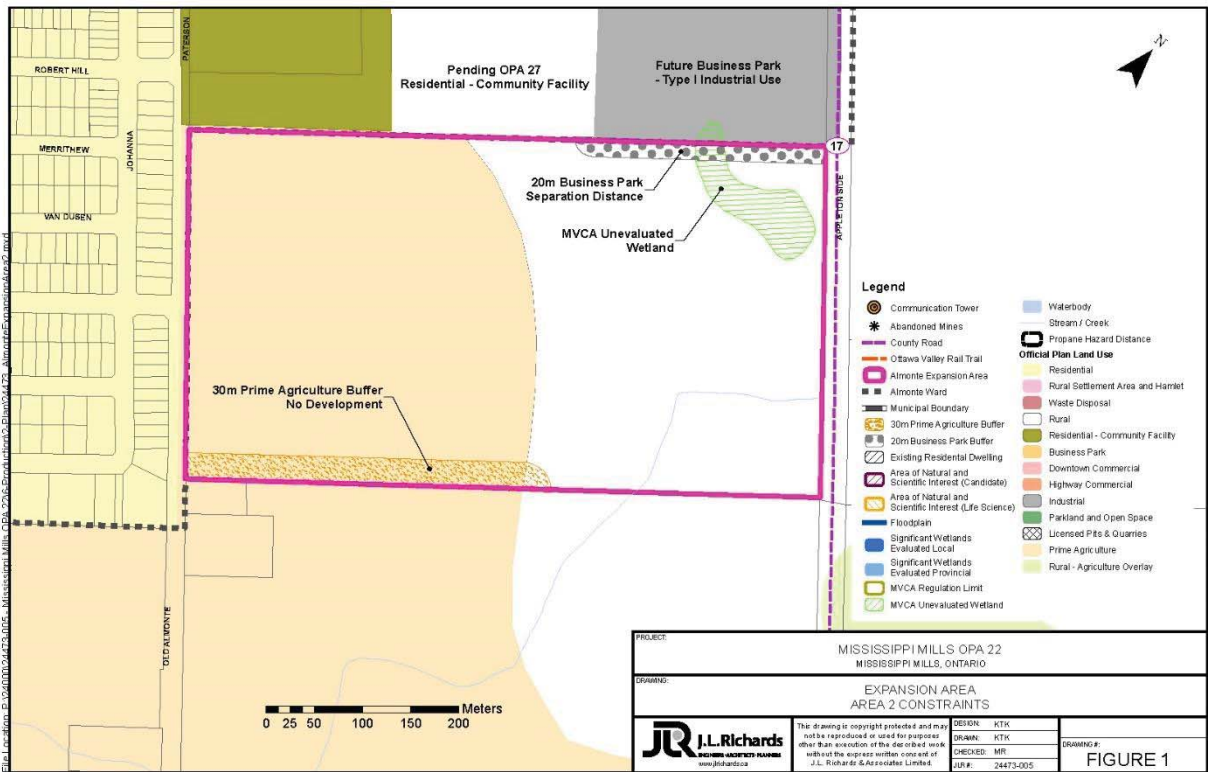


Topographical Map

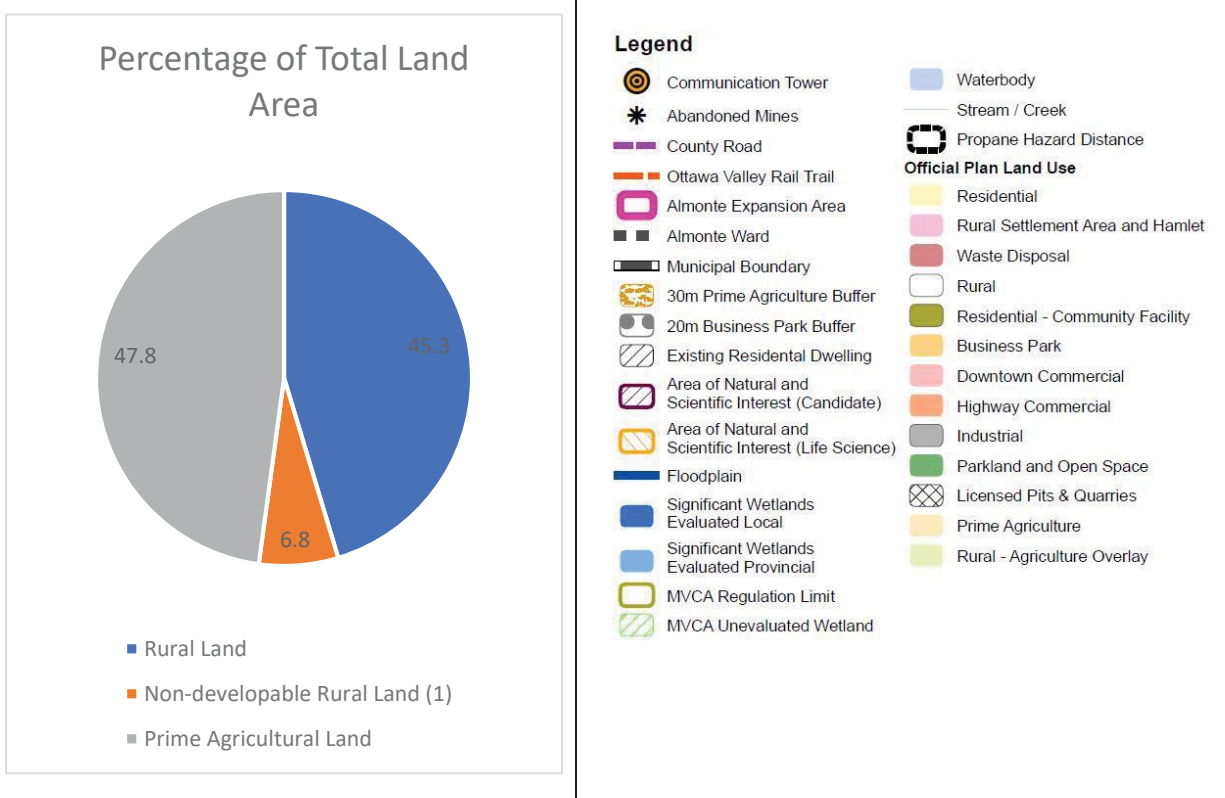


SITE EVALUATION CRITERIA

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

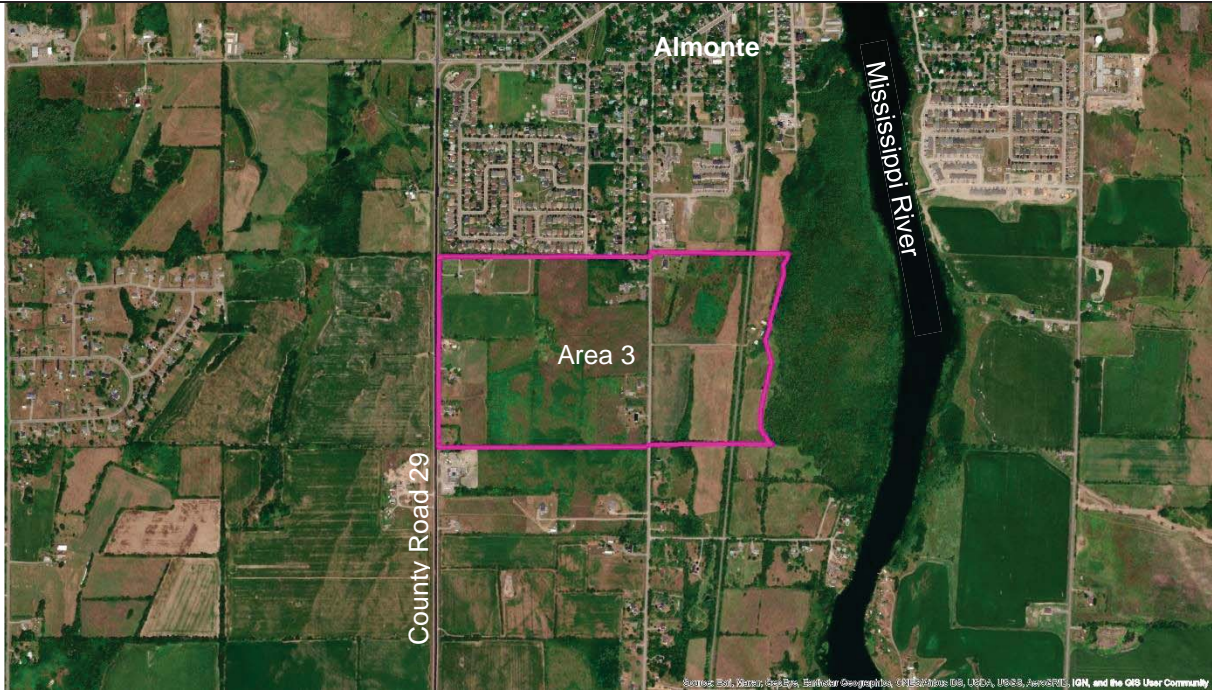
- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at 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

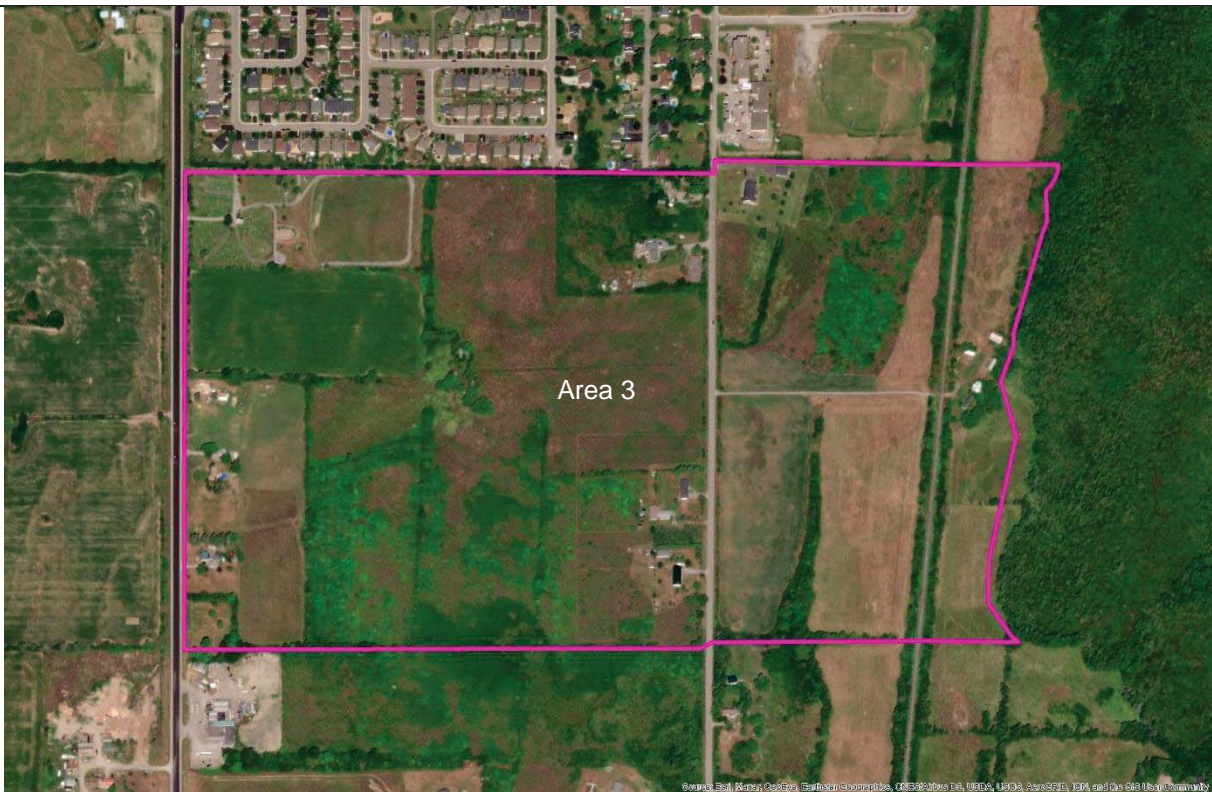
PROFILE SUMMARY

Almonte Potential Expansion Area 3

Location Map

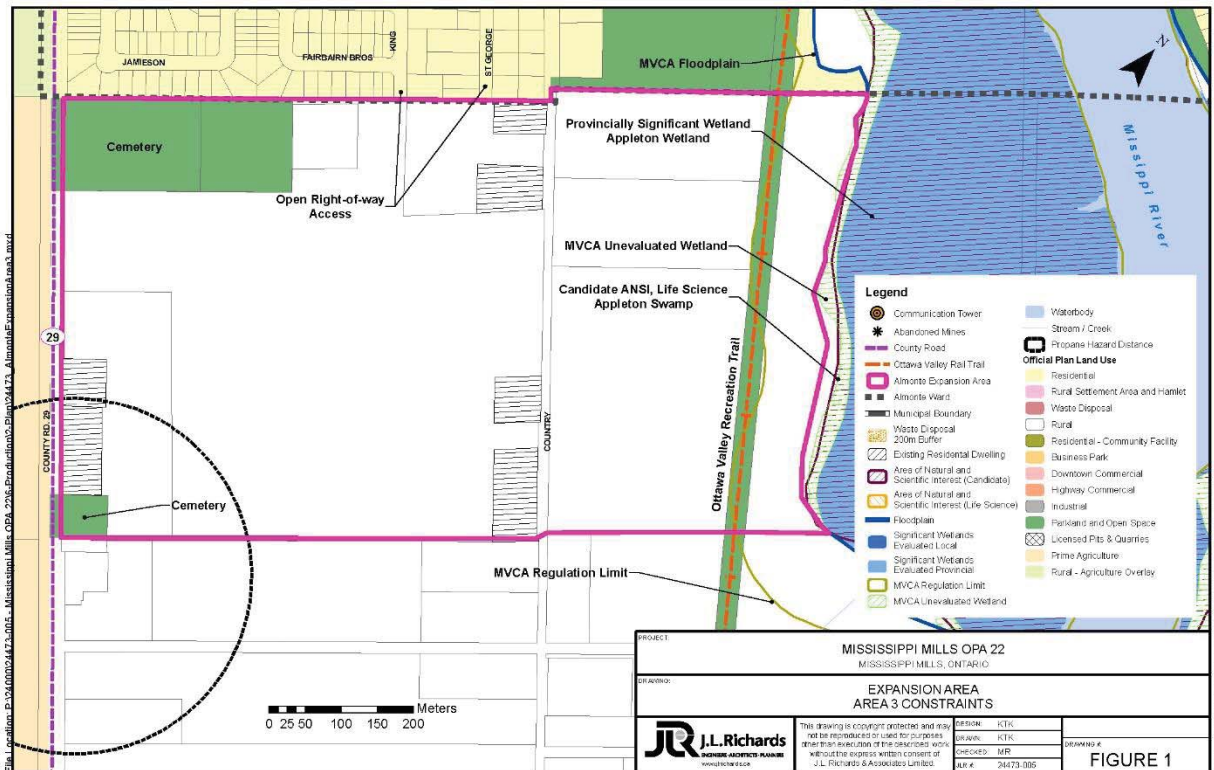


Topographical Map



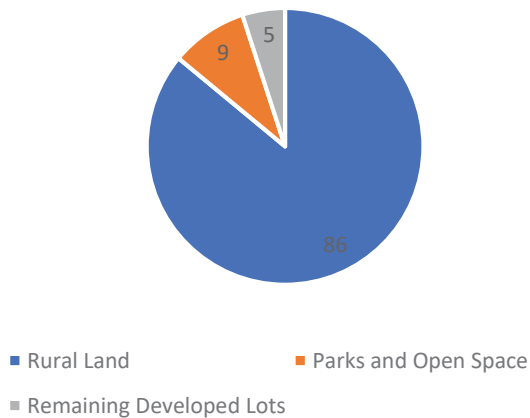
SITE EVALUATION CRITERIA

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

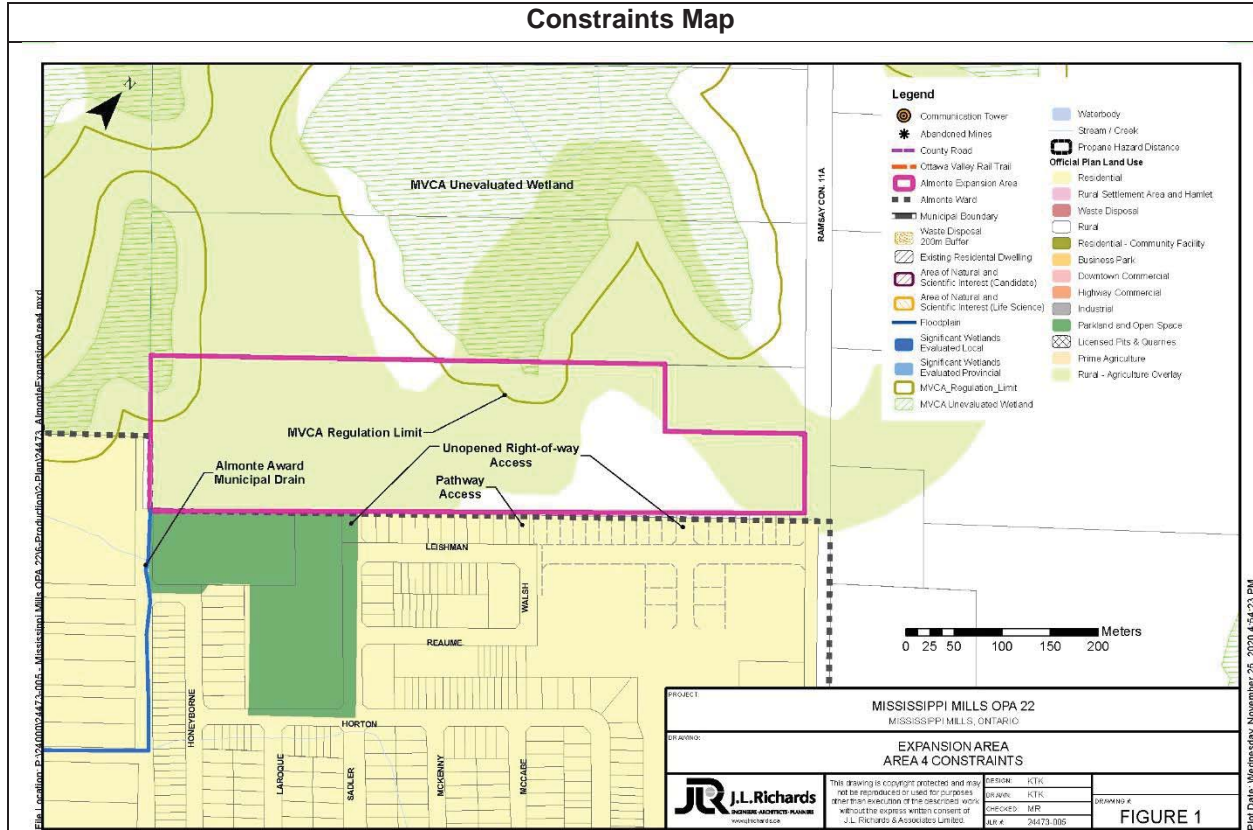


Topographical Map



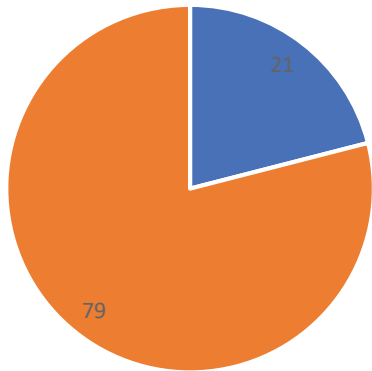
SITE EVALUATION CRITERIA

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
Parcel ownership is not fragmented and can be easily consolidated.					
Provincial Policy Statement (PPS) 1.2 (Coordination)	1 point – the lands consist of many small parcels owned by various landholders.				
Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies)	2 points - the lands consist of some small parcels owned by some landholders. 3 points – the lands consist of large parcels owned by a few landholders. 4 points – the lands consist of one large parcel owned by one landholder.	4	4	2	4
Existing public utilities² will have the capacity to accommodate development on the lands and service future uses, including all residents and employees.					
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	1 point – existing public utilities will not have the capacity. 2 points – existing public utilities will have some capacity. 3 points – existing public utilities will have capacity.	3	3	3	3
Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies)					

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
The lands can be easily connected to water services.							
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		1 point – servicing is not feasible or significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points - some major upgrades required; some residual capacity; some infrastructure and water 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.		3	4	1	2
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)							
The lands can be easily connected to wastewater services.							
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 point – servicing is not feasible, significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points – some major upgrades required; some residual capacity; some infrastructure and water		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>			
<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>			
	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</p> <p>1.0 Building Strong Healthy Communities</p> <p>1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1</p> <p>1.2 (Coordination)</p> <p>2.0 (Wise Use and Management of Resources)</p> <p>2.4 (Minerals and Petroleum)</p> <p>2.5 (Mineral Aggregate Resources)</p> <p>2.6 (Cultural Heritage and Archaeology)</p> <p>3.0 (Protecting Public Health and Safety)</p> <p>3.2 (Human-Made Hazards)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP)</p> <p>2.0 (Settlement Policies)</p> <p>6.0 (Resources)</p> <p>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</p> <p>2.0 (Wise Use and Management of Resources)</p> <p>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						
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%).	3	5	4	5	
	4 points – some of the land is constrained (10-25%).					
	5 points – a small portion of the land is constrained (less than 10%).					
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.

APPENDIX 2

MASTER SERVICING EXECUTIVE SUMMARY

Master Plan Update – Executive Summary

Municipality of Mississippi Mills Almonte Ward

Water and Wastewater Infrastructure

This Executive Summary (ES) was prepared to support Official Plan Amendment (OPA) No. 22 as part of the Comprehensive Review and is explicitly a consolidated summary of the February 2018 Master Plan Update Report (2018 Master Plan Update) prepared by JLR. Adjustments have not been made to this ES to reflect the lapse in time from the date the Report was issued to now. A Master Plan Update in accordance with the Municipal Engineers Association (MEA) Class EA document will be required following approval of OPA 22.

1.0 Introduction and Background

In 2011, the Municipality of Mississippi Mills (the Municipality) retained J.L. Richards & Associates Limited (JLR) in association with Golder Associates Limited (GAL), to complete a water and wastewater infrastructure 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 Municipality's serviced Almonte Ward (Almonte). Future servicing requirements developed as the design basis for the master planning process were based on the Official Plan (2006). The Almonte Ward Water and Wastewater Infrastructure Master Plan was completed in 2012 (2012 Master Plan) and identified preferred options to meet the Existing, Short-Term (5 year design basis, 2011-2015), Mid-Term (10 year design basis, 2016 to 2020), and Long-Term (20 year design basis, 2021-2030) water and wastewater infrastructure needs of the Municipality. In 2017, the Municipality retained JLR to update the 2012 Master Plan based on more current servicing demands (i.e., water and wastewater flows), population projections, development updates (i.e., new census data), and infrastructure upgrades completed since 2012 (herein referred to as the Master Plan Update). It is noted that the Master Plan Update was not undertaken as a formal update to the Master Plan in accordance with the Municipal Engineers Association (MEA) Class EA document (e.g., no formal public or agency consultation was undertaken) and, therefore, cannot be used as an official Master Plan Addendum.

2.0 Population Projects

The planning periods considered for the 2018 Master Plan Update were short-term (2018-2022), mid-term (2023-2027), long-term (2028-2037), and build-out (2037 and beyond). The Master Plan Update has assumed an annual growth rate of 1.39% in accordance with the Official Plan Five Year Review Comprehensive Review report (JLR, 2017), and maintained the 60/25/15 Settlement Strategy (60% of future growth allocated to Almonte Ward) used in the 2012 Master Plan.

The population projections presented in this update were used to assess the impacts of growth on water distribution and wastewater collection infrastructure. Review of the proposed development areas was also undertaken for the proposed planning periods (i.e., Short-Term, Mid-Term, Long-Term and Build-Out). It is noted that the growth patterns developed based on registered and draft approved plan of subdivisions, area/land use and approved population

densities within the Official Plan slightly differed from the population projections presented in this report but are considered conservative. Based on an existing (2017) Almonte population of 5,149, the updated Master Plan design 20-year (2037) predicted an Almonte population of 8,521 compared to 7,700 that was assumed as part of the 2017 review.

3.0 Evaluation Methodology

The evaluation process for the 2012 Master Plan consisted of a review of the potential servicing strategies in consideration of the criteria described in Table ES-1.

Table ES-1: Summary of Evaluation Criteria (2012 Master Plan)

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

Re-evaluation of the servicing strategies was not completed as part of the Master Plan Update, but rather the key design criteria which led to the identification of the preferred alternative was confirmed, and generally the preferred alternative description and recommended timing for implementation was adjusted accordingly.

As part of the Master Plan Update, the water and wastewater system hydraulic models were updated to reflect recent historical demands and flows, and future modelling scenarios were adjusted according to the revised population and growth projections. Infrastructure work completed between 2012 and 2018 was taken into account, and all opinion of probable costs associated with the preferred alternatives were updated to a 2018-dollar value. No additional studies were completed as part of the update efforts.

4.0 Potable Water System

The Almonte Ward is the only area in the Municipality that is serviced by a communal water system. The Almonte Ward is generally supplied by five groundwater wells, one elevated potable water storage tank, and approximately 35km of watermain. The following observations and servicing strategies were noted as it relates to water supply and treatment, water storage and the water distribution system based on updated existing and future water demand projections.

4.1 Water Supply and Treatment

Short Term (0 to 5 Years): There were no water supply and treatment capacity constraints identified and as such, no further assessment of servicing strategies for this planning period was considered.

Mid-Term (5 to 10 Years): The 2012 Master Plan had identified a mid-term (2016-2020) water supply deficit of 24.9L/s, and proposed that Wells 7 and 8 be upgraded to their demonstrated yield of 75.7L/s to gain an additional 37.7L/s. This upgrade would still result in a supply deficit of 14.9L/s in the long-term (2021-2030), which was proposed to be supplemented by increasing the capacities of Wells 7 and 8 beyond their demonstrated yield in the long-term, as preliminary studies had suggested additional yield may be feasible. If the 2012 Master Plan projections were realized (or projected to be realized) within the timeframes noted in the 2012 Master Plan, the Municipality would need to consider a Schedule C Class EA to upgrade Wells 7 and 8 in the very near future. The Master Plan Update growth projections indicate that a supply deficit in the order of 18.1L/s will not be realized until the new mid-term timeframe (2023 to 2027) and, therefore, a Schedule C Class EA to upgrade Wells 7 and 8 may be deferred accordingly. Furthermore, if Wells 7 and 8 are upgraded to their demonstrated yield of 75.7L/s, a long-term deficit is no longer predicted.

Long Term (10 to 20 Years): As previously noted, if Wells 7 and 8 are upgraded to their demonstrated yield of 75.7L/s, a long-term deficit is no longer predicted and, as such, no further assessment of servicing strategies for this planning period was required. Despite this, the following opportunities were still identified for consideration:

- Carry forward the 2012 Master Plan long-term strategy for eventually upgrading Wells 3 and 5 to their demonstrated yield to gain an additional 5.7L/s (from their existing operating limit of 7.1L/s and 6.4L/s, respectively to 9.5L/s and 9.7L/s respectively).
- Confirm whether additional yield beyond the demonstrated yield of 75.7 L/s for Wells 7 and 8 is available for future reference and consider securing a potential well site for a new facility in the future (for build-out conditions).

4.2 Water Storage

Short Term (0 to 5 Years): The 2012 Master Plan had identified a short-term storage deficit of 745m³, however, additional storage was not deemed to be required because it was determined that emergency storage ('C' storage requirements) could be met by the current well supply if needed. The balance of storage requirements (fire storage – 'A', and equalization storage – 'B') could be met by the existing elevated storage tank. Based on updated projections, the new short-term deficit has increased to 1,256m³, partly due to an increase in projected maximum day demand and equivalent population. Because this value is greater than the emergency storage requirements ('C'), the deficit cannot be met by the current well supply and elevated storage tank alone, and additional storage should be considered in the short-term. As such, the recommendation to proceed with a Schedule B Class EA for water storage in the 2012 Master Plan mid-term timeframe (2016-2020) still stands for the new short-term timeframe (2018-2022). In other words, the Municipality was recommended to proceed with a Schedule B Class EA for water storage in the near future.

Mid-Term (5 to 10 Years) and Long-Term (10 to 20 Years): The short-term water storage strategy would accommodate the mid-term and long-term water storage deficits of 2,157m³ and

2,458 m³, respectively. That is, the construction of a new reservoir to meet long-term storage needs.

4.3 Water Distribution

Short Term (0 to 5 Years): In order to continue to provide current fire flow conditions and adequate system pressures, short-term distribution upgrades were recommended on Victoria Street and County Road 29.

Mid-Term (5 to 10 Years): Recommended servicing alternatives generally included:

- Watermain upgrades on County Road 29 (Well 6 to Wylie); Martin Street North, from Teskey Street to Carss Street; Princess Street and Martin Street North; Union Street North from Princess Street to Carss Street; Adelaide and Brookdale Street looping.
- Pressure Zone 2 Optimization (pressure reducing valve adjustments)
- Watermain extensions on Carss Street, from Mitcheson Street to Union Street North and then to the Mississippi River; and a Mississippi River third crossing.

Long Term (10 to 20 Years): Recommended servicing alternatives generally included a watermain extension on Appleton Side Road and the creation of a 3rd pressure zone.

Build-Out (20+ Years): Recommended servicing alternatives generally included watermain extensions on County Road 29, Scott Street, Appleton Side Road, Bridge Street, Paterson Street (from Tower Street to Ottawa Street), Maude Street to Future Adelaide Street and a fourth Mississippi River crossing to service build-out areas.

A summary of the water supply and treatment, storage and distribution servicing strategies and opinion of probable costs are presented in Table ES-2.

Master Plan Update – Executive Summary and Growth Area Input
Municipality of Mississippi Mills Almonte Ward
Water and Wastewater Infrastructure

Table ES-2: Summary of Potable Water Servicing Strategies and Opinion of Probable Costs

Area	Study Period	Description of Works	Opinion of Probable Cost ⁽¹⁾		
			Condition Upgrades (Values Rounded)	Capacity Upgrades (Values Rounded)	Ref. Pg or Table
Supply	Immediate	<ul style="list-style-type: none"> Condition Upgrades at Select Wells 	\$355,000 ⁽²⁾	-	Table 11
	Short-Term (2018 - 2022)	<ul style="list-style-type: none"> No Servicing Strategies Proposed 	-	-	-
	Mid-Term (2023 - 2027)	<ul style="list-style-type: none"> Condition Upgrades at Select Wells Increase the Capacity of Wells 7 and 8 to Demonstrated Yield 	\$360,000 ⁽³⁾	-	Table 11 Table 16
	Long-Term (2028 - 2037)	<ul style="list-style-type: none"> Increase the Capacity of Wells 3 and 5 to Demonstrated Yield 	-	\$1,200,000	Pg 17
Water Storage	Short-Term (2018 - 2022)	<ul style="list-style-type: none"> Construct a Reservoir at a New Site 	-	\$4,700,000 ⁽⁶⁾	Pg 18
	Mid-Term (2023 - 2027)	<ul style="list-style-type: none"> Capacity Upgrades Included in Short-Term Works 	-	-	-
	Long-Term (2028 - 2037)	<ul style="list-style-type: none"> Condition Upgrades Capacity Upgrades Included in Short-Term Works 	\$450,000	-	Table 11
	Immediate	<ul style="list-style-type: none"> Condition Upgrades 	\$5,945,000 ⁽⁴⁾	-	Table 11
Distribution	Short-Term (2018 - 2022)	<ul style="list-style-type: none"> Condition Upgrades Victoria Street Upgrades County Road 29 Looping Wylie to Hope Street Upgrades 	\$1,485,000 ⁽⁴⁾	\$410,000 \$125,000	Table 11 Table 17 Table 17
	Mid-Term (2023 - 2027)	<ul style="list-style-type: none"> Condition Upgrades County Road 29 Well 6 to Wylie Street Upgrade Pressure Zone 2 Optimization Martin Street North, from Teskey Street to Carss Street Princess Street and Martin Street North Upgrades Union Street North, from Princess Street to Carss Street Adelaide and Brookdale Street Looping Carss Street, from Mitcheson Street to Union Street North Carss Street, from Union Street North to Mississippi River Mississippi River Third Crossing 	\$1,595,000 ⁽⁴⁾	- \$795,000 \$190,000 \$575,000 \$170,000 \$425,000 \$260,000 \$125,000 \$220,000 \$2,540,000	Table 11 Table 18 Table 18 Table 18 Table 18 Table 18 Table 18 Table 18 Table 18 Table 18
	Long-Term (2028 - 2037)	<ul style="list-style-type: none"> Condition Upgrades Appleton Side Road Looping Create Pressure Zone 3 	\$2,455,000 ⁽⁴⁾	- \$610,000 \$125,000	Table 11 Table 19 Table 19
			-		

Master Plan Update – Executive Summary and Growth Area Input
Municipality of Mississippi Mills Almonte Ward
Water and Wastewater Infrastructure

1. Based on Class 'D' Estimate and includes Engineering and Contingencies.
2. Costs for condition upgrades at Wells 3, 5, and 6 only, including immediate and short-term needs. Condition upgrades for Wells 7 and 8 carried in capacity upgrades.
3. Costs for condition upgrades at Wells 3, 5, and 6 only. Condition upgrades for Wells 7 and 8 carried in capacity upgrades.
4. Distribution condition upgrades based on typical life expectancy of pipes. Estimated costs adjusted (i.e., reduced) from Table 11 to reflect related capacity upgrades.
5. Includes condition upgrades from immediate, short-term and mid-term timeframes.
6. Servicing strategy will satisfy long-term requirements.

5.0 Wastewater System

The Almonte Ward is the only area within the Municipality that is serviced by a communal wastewater system. The existing communal wastewater system was established in the 1960s and generally consists of 30km gravity sewers/forcemains, several sub-area pumping stations, a main pumping station, and a relatively new extended aeration wastewater treatment plant (WWTP) with tertiary treatment. The sewage collection system is owned and operated by the Municipality and OCWA is presently contracted to operate and maintain the pumping and treatment systems. As part of the 2018 Master Plan Update, historical flow was re-assessed, and future wastewater generation rates were adjusted to reflect updated population and growth projections. The following observations and servicing strategies were noted as it relates to the wastewater treatment, pumping and collection systems.

5.1 Wastewater Treatment

The existing rated capacity of the WWTP is sufficient to service the Almonte Ward over the updated long-term planning period (i.e., the next 20 years). This is consistent with the 2012 Master Plan report. As such, no alternate servicing strategies were identified. It is noted that an expansion would ultimately be required beyond the long-term planning period.

5.2 Wastewater Pumping

The 2018 Master Plan Update confirmed that additional capacity is required at two sewage pumping stations (SPS). Given recent bypass events at the Gemmill's Bay SPS, it was identified that it is likely the pump station was already operating at or near its existing firm capacity, suggesting a capacity upgrade may be required in the immediate or short-term timeframe. Furthermore, a short-term capacity deficit of 13.5 L/s was identified at the Spring Street SPS corresponding to the completion of Phase 5 of the Riverfront Estates project.

5.3 Wastewater Collection Servicing Strategies

Short-Term (0 to 5 Years): Recommended servicing strategies generally included upgrades on Easement and State Street; Victoria Street, from Martin Street North to Ottawa Street; Industrial Park Sewer, from Houston Street and Paterson Street to Menzie Street; and Martin Street North at Victoria Street.

Mid-Term (5 to 10 Years): No servicing needs were identified for the 5 to 10-year timeframe.

Long Term (10 to 20 Years): Recommended servicing strategies generally included an upgrade on Union St to service future development in the related drainage area.

Build-Out (20+ Years): Recommended servicing strategies generally included upgrades along Martin Street South, from Ottawa Street to Queen Street, and Martin Street North from Victoria Street to Ottawa Street.

A summary of the wastewater treatment, pumping and collection servicing strategies, and opinion of probable costs are presented in Table ES-3.

Master Plan Update – Executive Summary and Growth Area Input
Municipality of Mississippi Mills Almonte Ward
Water and Wastewater Infrastructure

Table ES-3: Summary of Wastewater Servicing Strategies and Opinion of Probable Costs

Area	Study Period	Description of Works	Opinion of Probable Cost ⁽¹⁾		
			Condition Upgrades	Capacity Upgrades	Ref. Pg or Table
Treatment	Long-Term (2028 – 2037)	<ul style="list-style-type: none"> None 	-	-	
Pumping	Immediate	<ul style="list-style-type: none"> Condition Upgrades at Select Stations Expand Gemmill's Bay SPS to Meet Long-Term Needs 	\$465,000 -	- \$500,000 ⁽³⁾	Table 27 Pg 32
	Short-Term (2018 - 2022)	<ul style="list-style-type: none"> Expand Spring Street SPS to Meet Long-Term Needs Condition Upgrades at Select Stations 	- \$40,000	\$140,000 ⁽³⁾ -	Table 27 Pg 33
	Mid-Term (2023-2027)	<ul style="list-style-type: none"> Condition Upgrades at Select Stations 	\$45,000	-	Table 27
	Long-Term (2028-2037)	<ul style="list-style-type: none"> None 	-	-	-
Collection	Immediate	<ul style="list-style-type: none"> Condition Upgrades 	\$7,340,000 ⁽²⁾	-	Table 27
	Short-Term (2018 - 2022)	<ul style="list-style-type: none"> Condition Upgrades Easement and State Street Upgrades Victoria Street Upgrades Industrial Park Sewer Martin Street North at Victoria Street 	\$960,000 ⁽²⁾ - - - -	- \$235,000 \$1,980,000 \$615,000 \$25,000	Table 27 Table 33 Table 33 Table 33 Table 33
		<ul style="list-style-type: none"> Condition Upgrades 	\$2,750,000 ⁽²⁾	-	Table 27
		<ul style="list-style-type: none"> Condition Upgrades Union Street Upgrades 	\$1,270,000 ⁽²⁾ -	- \$195,000	Table 27 Table 34
	Long-Term (2028-2037)	<ul style="list-style-type: none"> Union Street Upgrades 	-	\$195,000	Table 34
	Mid-Term (2023-2027)	<ul style="list-style-type: none"> Condition Upgrades 	\$2,750,000 ⁽²⁾	-	Table 27

1. Based on Class 'D' Estimate and includes Engineering and Contingencies (values rounded).

2. Collection system condition upgrades based on typical life expectancy of pipes. Estimated costs adjusted (i.e., reduced) from Table 27 to reflect related capacity upgrades.

3. Includes upgrade to pumping system only; full extent of upgrade and associated costs to be confirmed during related Class EA.

6.0 Recommended Servicing Strategies: Implementation and Timing

Table ES-4 and Table ES-5 provide summaries of the 2018 updated servicing strategies, planning period for implementation, and estimated costs of the infrastructure upgrades (both water and wastewater) resulting from capacity constraints and condition upgrades, respectively.

Table ES-4: Implementation and Timing for Recommended Servicing Strategies – Capacity

Timing	Area	Classification	OPC	Predicted Specialized Study
Existing	Wastewater	Pumping	\$500,000	Schedule A+ or B Class EA
Short-Term (2018-2022)	Water	Storage	\$4,700,000	Schedule B Class EA
	Water	Distribution	\$535,000	Schedule A Class EA
	Wastewater	Pumping	\$140,000	Schedule A+ Class EA
	Wastewater	Collection	\$2,855,000	Schedule A Class EA
	Sub Total		\$8,230,000	
Mid-Term (2023-2027)	Water	Supply	\$2,800,000	Schedule C Class EA
	Water	Distribution	\$5,300,000	Schedule A Class EA
	Sub Total		\$8,100,000	
Long-Term (2028-2037)	Water	Supply	\$1,200,000	NA
	Water	Distribution	\$735,000	Schedule A Class EA
	Wastewater	Collection	\$195,000	Schedule A Class EA
	Sub Total		\$2,130,000	
TOTAL			\$18,960,000	

Table ES-5: Implementation and Timing for Recommended Servicing Strategies – Condition

Timing	Area	Classification	OPC
Existing	Water	Supply	\$355,000
	Water	Distribution	\$5,945,000
	Wastewater	Pumping	\$465,000
	Wastewater	Collection	\$7,340,000
	Sub Total		\$14,105,000
Short-Term (2018-2022)	Water	Distribution	\$1,485,000
	Wastewater	Pumping	\$40,000
	Wastewater	Collection	\$960,000
	Sub Total		\$2,485,000
Mid-Term	Water	Supply	\$360,000

Master Plan Update – Executive Summary and Growth Area Input
Municipality of Mississippi Mills Almonte Ward
Water and Wastewater Infrastructure

Timing	Area	Classification	OPC
(2023-2027)	Water	Distribution	\$1,595,000
	Wastewater	Pumping	\$45,000
	Wastewater	Collection	\$2,750,000
	Sub Total		\$4,750,000
Long-Term (2028-2037)	Water	Distribution	\$2,455,000
	Water	Storage	\$450,000
	Wastewater	Collection	\$1,270,000
	Sub Total		\$4,175,000
TOTAL	Including Existing Condition Upgrades Subtotal		\$25,515,000
TOTAL	Excluding Existing Condition Upgrades Subtotal		\$11,410,000



Sanitary Sewer Upgrades

- 0 to 5 Years
- 6 to 10 Years
- 11 to 20 Years
- 21 to 30 Years
- 31 to 40 Years
- 41 to 50 Years
- 51 to 60 Years
- 61 to 70 Years
- 71 to 80 Years
- 81 to 90 Years
- 91 to 100 Years

Infrastructure

- Sanitary Station
- Sanitary Manhole
- Sanitary Outlet
- Sanitary Sewer
- Sanitary Stormwater
- Sanitary Stormwater

Land Use

- Agriculture
- Forest
- Industrial
- Residential
- Commercial
- Institutional
- Public
- Other

Other

- Existing Lots
- Future Lots
- Future Streets

Scale

0 50 100 200 300 400 Feet

North Arrow

Legend

- Sanitary Sewer Upgrades
- Infrastructure
- Land Use
- Other

Project Information

PROJECT: MUNICIPALITY OF MISSISSIPPI MILLS
ALMONTE WARD WATER AND
WASTEWATER SERVICE
MASTER PLAN UPDATE

LOCATION: MISSISSIPPI MILLS, ONTARIO

DATE: February 5, 2018 10:29:59 AM

FIGURE 24

APPENDIX 3

AGRICULTURAL LANDS STUDY

AGRICULTURE LANDS REVIEW

February 2018

Prepared for

MUNICIPALITY OF MISSISSIPPI MILLS

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AGRICULTURE LANDS REVIEW

MUNICIPALITY OF MISSISSIPPI MILLS

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AGRICULTURE LANDS REVIEW

MUNICIPALITY OF MISSISSIPPI MILLS

1.0 INTRODUCTION

Mississippi Mills is comprised of extensive rural and agricultural areas surrounding a small friendly town and several picturesque villages and hamlets.¹ The agricultural industry found in Pakenham and Ramsay is a major economic and social contributor in Mississippi Mills. Approximately 17,574.2 hectares of land or roughly 36% of the total land base of Mississippi Mills is covered by Classes 1 to 3 soils. This represents roughly 35% of the prime agricultural lands found within Lanark County. Agricultural activities direct approximately \$30 million per year into the local economy based on farm gate sales of \$12.1 million, Mississippi Mills' agricultural industry is one of the largest in Lanark County.² The policies of the current Community Official Plan are designed to protect agricultural resources for agricultural use.

The purpose of this report is to examine the land use planning policies and mapping relating to agricultural land in the Municipality of Mississippi Mills. The report will begin with an examination of the quality of agricultural land within the County including a review of the Census of Agriculture with respect to Mississippi Mills. Local policies in support of the agricultural industry will also be reviewed.

In the *Planning Act*, the protection of the agricultural resources of the Province is listed as a matter of provincial interest that municipalities shall have regard to. The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on April 30, 2014. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The PPS is the principal guiding document on land use planning and provides specific policy direction to municipalities. Issues relating to the conformity of the Municipality's land use policies to the PPS will be presented and discussed as will mapping options.

¹ Municipality of Mississippi Mills; Community Profile.
(<http://www.mississippimills.ca/en/live/resources/CommunityProfile2012B.pdf>)

² Municipality of Mississippi Mills; Community Official Plan
(<http://www.mississippimills.ca/en/resourcesGeneral/Community%20Official%20Plan%202006.pdf>)

2.0 AGRICULTURAL LAND IN MISSISSIPPI MILLS

The Canada Land Inventory is a system that has been devised to assess the effects of climate and soil characteristics on the limitations of land for the growing of common field crops such as corn, soybeans, small grains and perennial forages. Under this system, mineral soils are evaluated against three general qualities:

1. Their productivity relative to all mineral soils;
2. Their flexibility, or the range of field crops they are capable of producing; and
3. Their management needs with respect to necessary improvements and conservation practices for field crop production.³

The Canada Land Inventory has identified seven classes of agricultural land according to capability for common field crops. The soil capability classes, ranked from the highest capability soils to the lowest, are:

Class 1 Soils in this class have no significant limitations in use for crops

Class 2 Soils in this class have moderate limitations that reduce the choice of crops, or require moderate conservation practices.

Class 3 Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.

Class 4 Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

Class 5 Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

Class 6 Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture.

Class 7 Soils in this class have no capability for arable culture or permanent pasture.⁴

More detailed descriptions of each of these soil classes are provided in **Appendix “A”**.

Table 1 presents information obtained from the Mississippi Mills Geographic Information System on soil capability for agriculture.

³ Agriculture and Agri-Food Canada; Overview of Classification Methodology for Determining Land Capability for Agriculture. (<http://sis.agr.gc.ca/cansis/nsdb/cli/classdesc.html>)

⁴ Ibid.

Table 1: Mississippi Mills – Soil Capability for Agriculture

Soil Capability Class	Land Area (hectares)	Percentage of Land Area (%)
Class 1	7,155.8	14.8
Class 2	4,139.1	8.5
Class 3	6,279.3	12.9
Prime Agricultural Lands (Class 1,2 & 3)	17,574.2	36.2
Class 4	417.2	0.9
Class 5	107.7	0.2
Class 6	7,251.2	15.0
Class 7	23,149.8	47.7
TOTALS	48,500.0	100.0

Roughly 36% of the lands within Mississippi Mills are considered to be prime agricultural lands whereas nearly 48% have no capability for arable culture or permanent pasture. The soil capability mapping had been extensively studied as part of the background to the current Community Official Plan.

Figure 1 demonstrates the location of the prime agricultural lands (Soil Classes 1 to 3), the Class 4 lands and the Class 5, and, the Class 6 and 7 lands which are grouped together accordingly. The Class 4 and Class 5 lands, which comprise only 1.1% of the lands, are dispersed, in small pockets, throughout Mississippi Mills. There are no specific large concentration of the Class 4 and 5 lands; however, these lands are commonly adjacent to prime agricultural lands. Generally, the Class 4 and 5 lands are intermingled with the lands having Class 1 to 3 soil capability. These soil classes predominately form the basis for the *Agriculture* land use designation (including a section of Rural – Agricultural Overlay) in the Mississippi Mills Community Official Plan. Some areas on Figure 1 indicate that there is no data on soil classification (other). Aerial photography interpretation of Mississippi Mills shows the area to be generally forested and crop land.

The Class 6 and 7 lands are generally designated as *Rural* according the Mississippi Mills Community Official Plan. The wetland areas, including the Appleton Swamp, are also in these poorer soil capability classes. Generally, these lands are subject to the *Provincially Significant Wetland* designations in the Community Official Plan or include *Areas of Natural and Scientific Interest* and are subject to policies that restrict or constrain development.

Subsequently, **Figure 2** demonstrates the extent of prime agricultural soils outside of the Mississippi Mills municipal boundary. Provincial policies generally use a 250 hectare benchmark when determining provincially significant agricultural lands.



CANADA LAND INVENTORY SOIL CAPACITY CLASSIFICATION

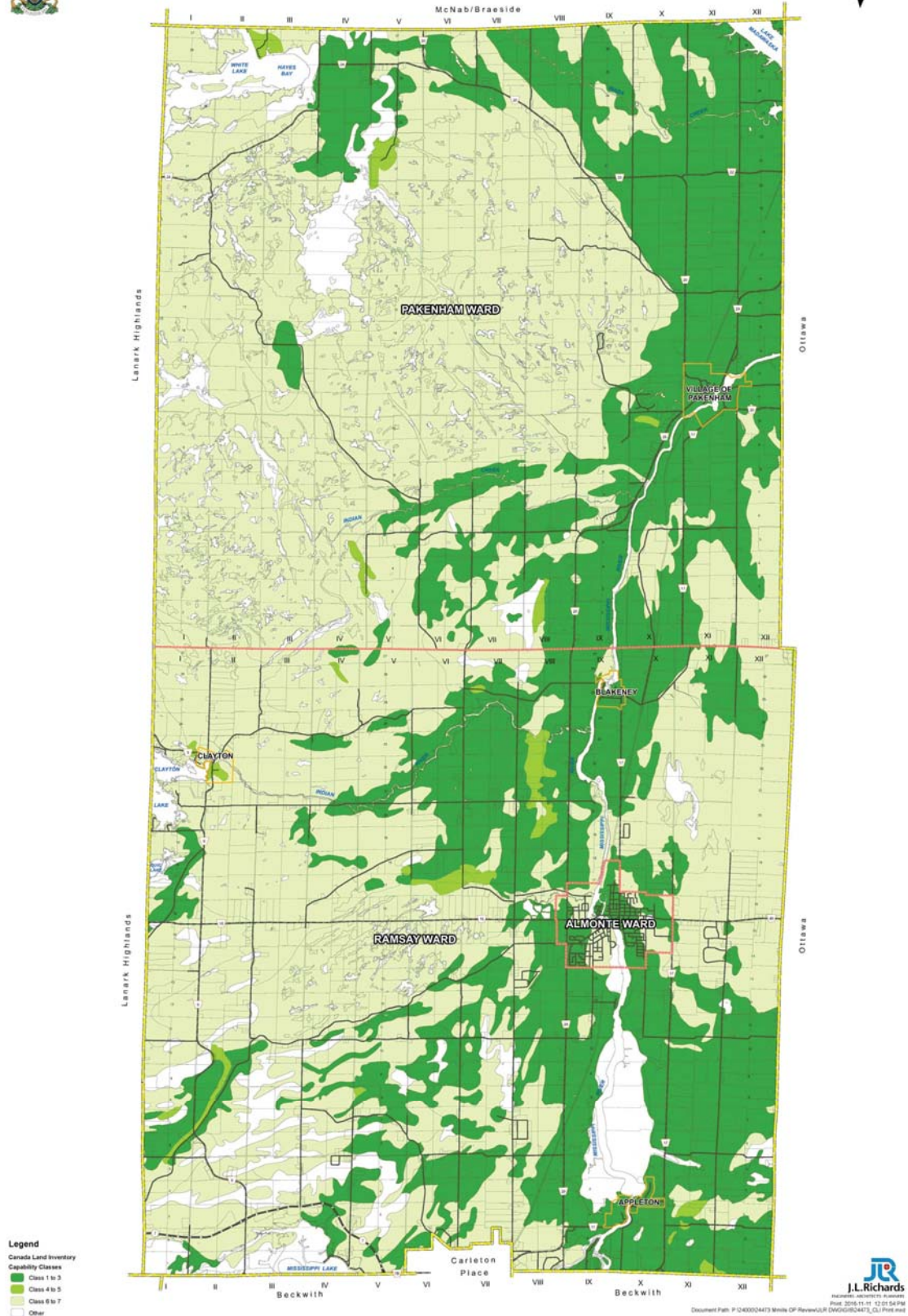


Figure 1: Mississippi Mills – Soil Classes

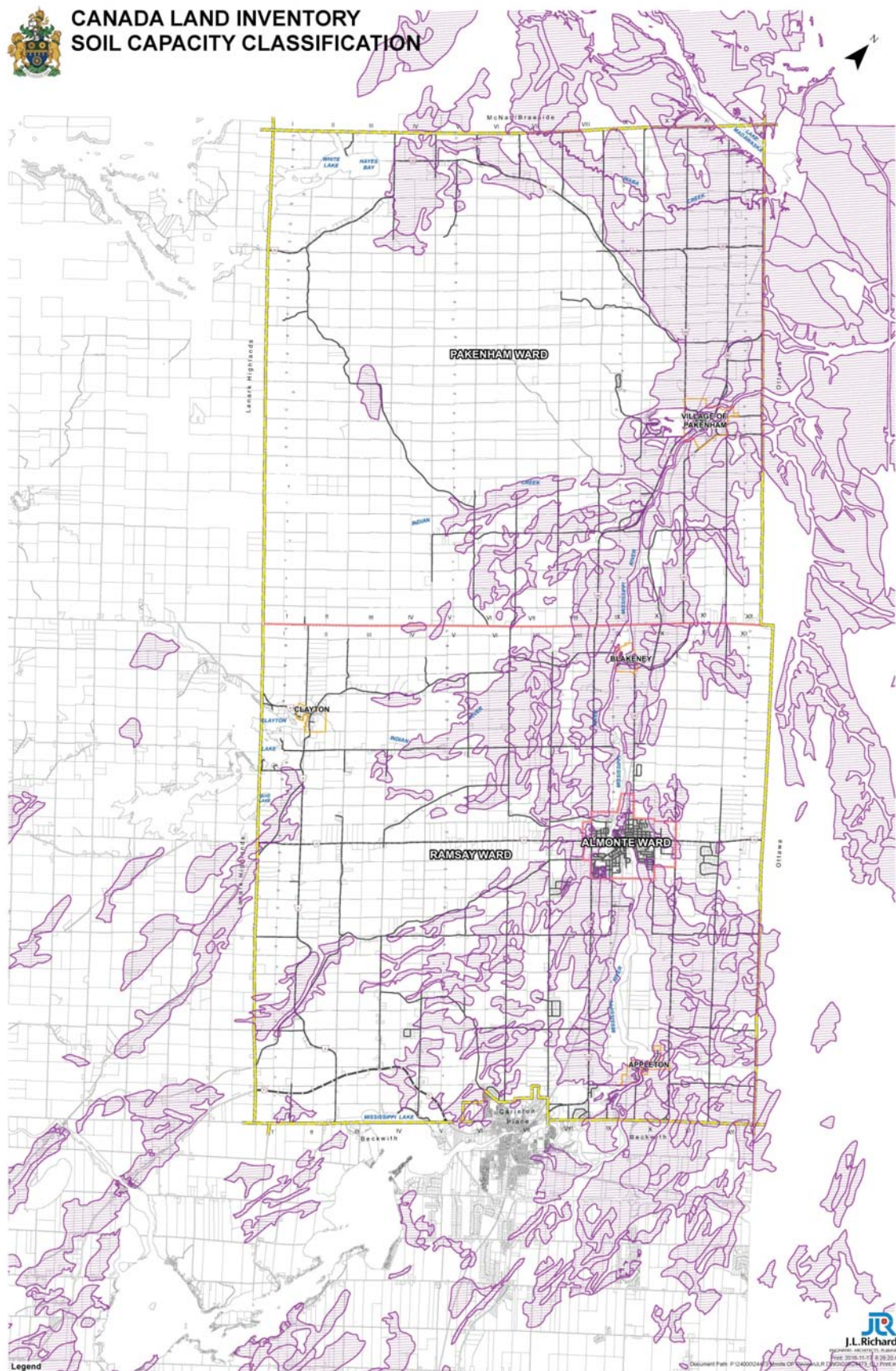


Figure 2: Extent of Prime Agricultural Lands beyond Mississippi Mills

3.0 FARMS IN MISSISSIPPI MILLS

Statistics Canada Census of Agriculture data describes the variety of farms classified by the North American Industry Classification System (NAICS). According to the 2011 data, there were 224 farms and a total of 335 farm operators in Mississippi Mills.

Statistics Canada defines census farm as:

‘an agricultural operation that produces at least one of the following products intended for sale: crops (hay, field crops, tree fruits or nuts, berries or grapes, vegetables, seed); livestock (cattle, pigs, sheep, horses, game animals, other livestock); poultry (hens, chickens, turkeys, chicks, game birds, other poultry); animal products (milk or cream, eggs, wool, furs, meat); or other agricultural products (Christmas trees, greenhouse or nursery products, mushrooms, sod, honey, maple syrup products).’

Statistics Canada defines farm operators “as those persons responsible for the day-to-day management decisions made in the operation of a census farm or agricultural operation. Up to three farm operators could be reported per farm.” Also, Statistics Canada notes the count of farm operators is distinct; hence, operators of 2 or more separate farms are included only once in the total.

Table 2 shows the diversity of farms in Mississippi Mills. Cattle ranching and farming is the most common agricultural activity in the area, comprising roughly 26% of all farms. Other popular farming classes in Mississippi Mills include oilseed and grain farming (counting for 21.4% of farming), and, hay farming (counting for 16.5% of farming).

Table 2: Mississippi Mills – Farms by Classification

Farm Classification	Number of Farms (#)	Percentage of all Farms (%)
Cattle ranching & farming	58	25.9
Hog and pig farming	0	0.0
Poultry and egg production	2	0.9
Sheep & goat farming	5	2.2
Apiculture	4	1.8
Horse & other equine production	18	8.0
Other animal production	13	5.8
Oilseed & grain farming	48	21.4
Vegetable & melon farming	7	3.1
Fruit & tree-nut farming	4	1.8
Greenhouse, nursery & floriculture production	3	1.3
Hay farming	37	16.5
Maple syrup and products production	10	4.5
Other crop farming	15	6.7

All farms	224	100.0
Source: Statistics Canada. 2011 Census. Table 004-0200 – Census of Agriculture, farms classified by North American Industry Classification System (NAICS).		

Table 3 presents data on the size of farms in Mississippi Mills. The median farm size in the area is between 130 and 179 acres (52 to 72 hectares). Majority of the farms are in the 70 to 129 acre range (28 to 52 hectares) – mid-point being around 100 acres or 40 hectares. This is fairly consistent with the Provincial recommendation of 40 hectare farm sizes.

Table 3: Mississippi Mills – Farms by Size

Farm Size Category	Number of Farms (#)	Percentage of all Farms (%)
Farms under 10 acres	6	2.7
Farms 10 to 69 acres	33	14.7
Farms 70 to 129 acres	64	28.6
Farms 130 to 179 acres	27	12.1
Farms 180 to 239 acres	25	11.2
Farms 240 to 399 acres	33	14.7
Farms 400 to 559 acres	12	5.4
Farms 560 to 759 acres	11	4.9
Farms 760 to 1,119 acres	8	3.6
Farms 1,120 to 1,599 acres	4	1.8
Farms 1,600 to 2,239 acres	1	0.4
Farms 2,240 acres and over	0	0.0
All farms	224	100.0
Source: Statistics Canada. 2011 Census. Table 004-0201 – Census of Agriculture, farms classified by total farm area.		

According to the 2011 Census, 91% of farm operators lived on the farm, as indicated in **Table 4**.

Table 4: Mississippi Mills – Farm Operators Who Lived on Farm

Where farm operator lived	Number of Farms Operators (#)	Percentage of all Farms Operators (%)
Off farm	30	9
On farm	305	91
All farm operators	335	100
Source: Statistics Canada. 2011 Census. Table 004-0240 – Census of Agriculture, number of farm operators who lived on the farm at any time during the 12 months prior to the census.		

Table 5 describes the farm tenure in Mississippi Mills. Ownership is the pre-dominant form of tenure, with nearly 98% of farms being owned by the operators. However, ownership is often accompanied by other arrangements such as leasing or renting of land.

Table 5: Mississippi Mills – Farm Classified by Operating Arrangement

Tenure Type	Number of Farms Reporting (#)*	Percentage of all Farms (%)	Land Area (hectares)	Percentage of Farm Land Area (%)
Owned	219	97.8	16,041	73.7
Leased from governments	4	1.8	n/a**	n/a
Rented or leased from others	72	32.1	6,281	28.9
Crop-shared from others	2	0.9	n/a**	n/a
Other arrangements	12	5.4	n/a**	n/a
Land used by others	40	17.9	800	3.7
ALL FARMS	224		21,769	
Source: Statistics Canada. 2011 Census. Table 004-0204 – Census of Agriculture, tenure of land owned, leased, rented, crop-shared, used through other arrangements or used by others.				

* Total farm area is the difference between the sum of all land tenure minus “Total area used by others.” The “Number of farms reporting” does not equal the sum of the parts because farms reporting more than one category (or activity) are only counted once.

** Suppressed data to meet the confidentiality requirements of the *Statistics Act*.

4.0 AGRICULTURAL LAND POLICY IN LANARK COUNTY

The Lanark County Sustainable Communities Official Plan addresses agricultural land policies in its Section 6 - Resources. In this section of the upper-tier Official Plan, it is prescribed that each local Official Plan – within Lanark County – shall respectfully identify their agricultural resource lands. The identification of their prime agricultural lands should be based on three factors:

- i. soil capability for agriculture, primarily soil classes 1, 2 and 3 (Canada Land Inventory classification system) and associated class 4 to 7 lands where there is a local concentration of farms which exhibit characteristics of on-going agriculture;
- ii. the extent of land fragmentation; and
- iii. the presence of conflicting land uses in the area.

Furthermore, the County Official Plan speaks to the permitted uses, lot areas, lot creation, zoning and development control in respect to agricultural land resources throughout the entire County. The policies in the County Official Plan are based on a foundation of 19 themes that span over the four pillars of sustainability: cultural, environmental, economic and social.

At the local scale, the Mississippi Mills Community Official Plan recognizes the importance of the agricultural industry to the Municipality of Mississippi Mills. The designation of “agricultural” and “rural – agricultural overlay” has been assigned in large part to prime agricultural lands. In the Community Official Plan, a series of agricultural policies have been created, including the permitted uses; minimum distance separation; land stewardship, sustainable operations and nutrient management; residential development; agricultural commercial and industrial development; severance and lot creation; and prime agriculture area redesignation.

The primary goal and objective of the Mississippi Mills Community Official Plan related to agricultural land is the “protect agricultural resources for agricultural uses”.⁵

The Goals and Objectives of the Plan set the context and purpose behind the current Official Plan policies.

As part of the Official Plan Review Work Program, an initial Agricultural Stakeholder Workshop was held on November 16, 2016 followed by a meeting with members of the Agricultural Committee on February 9, 2018. The Workshop and subsequent meeting explored the characteristics and strengths of the current agricultural policies in the Mississippi Mills Community Official Plan.

The following sections of the report will review specific provincial policy documents subject to agriculture and agricultural activities to verify how the Mississippi Mills Community Official Plan addresses them. The documents reviewed include:

⁵ Municipality of Mississippi Mills, 2006, Mississippi Mills Community Official Plan

- 1) Provincial Policy Statement 2014
- 2) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas
- 3) Minimum Distance Separation Formulae

4.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction for appropriate development while protecting resources of provincial interest, such as lands of agricultural importance. The PPS makes a distinction between urban settlement and rural areas which are interdependent to each other in terms of markets, resources and amenities. Settlement areas including cities, towns, villages and hamlets are to be the focus of growth and development. Rural areas may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas and other resource areas. According to the PPS it is essential to leverage rural assets and amenities and to protect the environment as a foundation for a sustainable economy. The PPS contains policies that support the continued agricultural industry viability and to support economic development within rural areas. These policies are consistent with the Provincial interest protecting the agricultural resource base.

Rural lands are different than rural areas and are defined by the PPS as those lands that are outside of settlement areas and which are also outside of prime agricultural areas. In rural lands, recreational, tourism and other economic opportunities, such as resource based uses are to be promoted. Permitted uses include the management and use of resources, resource-based recreational uses including recreational dwellings, limited residential development, home occupations and industries, cemeteries and other rural land uses. Agricultural and other resource-related uses are to be protected.

According to the PPS, prime agricultural areas are to be protected for long-term agricultural use. Prime agricultural areas are where prime agricultural lands predominate. The PPS defines prime agricultural land as Canada Land Inventory Class 1, 2 and 3 lands. Prime agricultural areas are areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Foods using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. Prime agricultural areas shall be protected for long-term use for agriculture.

4.2 Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) have developed Guidelines on Permitted Uses in Ontario's Prime Agriculture Areas.

OMAFRA has classified permitted uses as:

- 1) Agricultural Uses
- 2) Agriculture-Related Uses
- 3) On-Farm Diversifies Used

Table 6 summarizes OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

Table 6: Categorization of Permitted Uses

	Examples of Permitted Uses*	Examples of Non-Permitted Uses
Agricultural Uses	<ul style="list-style-type: none"> ▪ Accommodation for full-time farm labour ▪ Barns, manure storages and other associated buildings and structures ▪ Christmas trees and nurseries ▪ Cold storage (for farm's use) ▪ Croplands (all crops including biomass and sod) ▪ Feedlot ▪ Feed storages (e.g. silos and gravity bins) ▪ Fish farm ▪ Greenhouse for growing plants ▪ Horse farm ▪ Machine shed (for farm's use) ▪ Mushroom farm ▪ Pastureland ▪ Tobacco kiln or smoke barn ▪ Washing, sorting and grading (for farm's products) 	<ul style="list-style-type: none"> ▪ Dog kennels ▪ Green dryers or mechanical garages serving several producers/customers ▪ Greenhouses used for retailing plants ▪ Landscape businesses ▪ Off-season vehicle storages ▪ Recreational facilities such as campsites, golf courses, fairgrounds, racetracks or ball parks ▪ Restaurants

* Provided all PPS criteria are met

Agriculture-Related Uses	<ul style="list-style-type: none"> ▪ Abattoir processing and selling local meat ▪ Agricultural research centre ▪ Apple storage and distribution centre ▪ Auction for local produce ▪ Farm equipment repair shop ▪ Farm input supplier (e.g. feeds, seeds, fertilizer) ▪ Farmers' market selling local produce ▪ Flour mill for local grain ▪ Food processing plant for local produce ▪ Grain dryer servicing several local farmers ▪ Livestock assembly yard or stock yard for local farmers ▪ Winery using local grapes 	<ul style="list-style-type: none"> ▪ Antique businesses ▪ Art or music studios ▪ Automobile wrecking yards ▪ Conference centres, hotels, guest houses or restaurants ▪ Equipment or vehicle dealerships ▪ Furniture makers ▪ Institutions such as school or clinics ▪ Landscaping businesses ▪ Large food processing plants or micro-breweries that are high-water-use facilities and are better suited to locations with full urban services ▪ Paint or building suppliers ▪ Recreational facilities, campgrounds or fairgrounds ▪ Seasonal storage of boats, trailers or cars ▪ Small animal veterinary clinics ▪ Trucking yards
On-Farm Diversified Uses	<ul style="list-style-type: none"> ▪ Agri-tourism uses (e.g. farm vacation suite, bed and breakfast, hay rides, petting zoo, equine events, wine tasting) ▪ Café/small restaurant, cooking classes, food store ▪ Home industries (e.g. sawmill, welding or woodworking shop, equipment repair, seasonal storage, biomass pelletizer) ▪ Home occupations (e.g. professional office, land surveyor, art studio, daycare, veterinary clinic, kennel, hairdresser) ▪ Retail uses (e.g. farm market, antique business, seed supplier, tack shop) ▪ Value-added uses (e.g. processor, packager, winery, cheese factory, bakery, abattoir) 	<ul style="list-style-type: none"> ▪ Institutional uses (e.g. churches, schools, nursing homes, cemeteries) ▪ Large-scale equipment or vehicle dealerships, hotels, landscape businesses, manufacturing plants, trucking yards ▪ Large-scale recreational facilities such as golf courses, soccer fields, ball diamonds or arenas ▪ Uses with high water and sewage needs and/or that generate significant traffic (e.g. food processors, distribution centres, full-scale restaurants, banquet halls)

These OMAFRA Guidelines are in accordance to the PPS. The intent of the PPS and these guidelines is to allow uses in *prime agricultural areas* that ensure:

- agriculture remains the dominant use and is safeguarded for future generations
- land taken out of agricultural production, if any, is minimal
- regard is given to the long-term (multi-generational) impact on *prime agricultural areas*

- *normal farm practices* are able to continue
- local agricultural character and heritage are maintained as much as possible
- there is compatibility between nearby uses
- the uses make a positive contribution to the agricultural industry, either directly or indirectly
- servicing requirements (e.g. water and wastewater) fit with the agricultural context.

These guidelines aim to increase the consistency of municipal approaches to permitted uses in prime agricultural areas across the province. To maintain the wide variety of uses that the PPS permits, municipalities are encouraged to adopt policies that explicitly reflect PPS policies and the criteria identified in this document.

4.3 Minimum Distance Separation Formulae

The Lanark County Sustainability Communities Official Plan and the Municipality of Mississippi Mills Community Official Plan rely on the minimum distance separation (MDS) formulae, established by the Ontario Ministry of Agriculture and Food (OMAFRA), as a tool to avoid or minimize conflicts and complaints from odour between existing or planned livestock and manure storage facilities and other sensitive land uses. The MDS formulae do not deal with other potential complaints relating to noise or dust.

The MDS is comprised of two separate but comparable formulae:⁶

- MDS I:** provides the minimum distance separation between proposed new development and existing livestock facilities and/or permanent manure storages located in areas where the keeping of livestock is permitted.
- MDS II:** provides the minimum distance separation between proposed new, enlarged or remodelled livestock facilities and/or permanent manure storages and existing or approved development located in areas where the keeping of livestock is permitted.

The MDS formulae are based on the following factors:

- The type of livestock
- The number of livestock housed
- An increase in the size of the operation (if expanding)
- The type of manure system and storage
- The type encroaching land use.

⁶ Ontario Ministry of Agriculture, Food and Rural Affairs: Minimum Distance Separation (MDS) Formulae Review, 2015 (http://www.omafra.gov.on.ca/english/landuse/mds_review.htm)

The application of the formulae results in the calculation of a minimum setback distance between the new or expanding livestock facility and existing or approved development and road allowances. It is the responsibility of municipalities to determine that the MDS setbacks are met when reviewing land use planning applications, such as lot creation applications, and building permits.

OMAFRA has recently conducted a review of the MDS formulae and their application. A number of changes to the MDS Formulae and Implementation Guidelines have been made. While a number of the changes are administrative and technical in nature, some have a direct impact on land use planning, including the following:

- Inclusion of a requirement for municipalities to apply MDS to development on existing lots of record unless they adopt zoning by-law provisions to exempt this requirement;
- Clarifying that MDS does not apply to extraction of minerals aggregates and petroleum resources, infrastructure, and landfills, and,
- Clarifying that MDS setbacks for agriculture-related uses and on-farm diversified uses are applied at the discretion of a municipality, through appropriate zoning by-law provisions.

The Lanark County Sustainable Communities Official Plan prescribes that all uses permitted within the agricultural resource areas shall be subject to the appropriate Minimum Distance Separation calculation. Further, the permitted uses are subject to the Municipality of Mississippi Mills Comprehensive Zoning By-law.

The Municipality of Mississippi Mills Comprehensive Zoning By-law makes reference to the MDS formulae in its Section 6 – General Provisions for All Zones. In this section, the interests of the PPS and the community official plan in regards to the MDS are withheld. In addition to these setbacks, the Mississippi Mills Community Official Plan requires specific separation distances as well. For example:

“The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall maintain a setback of 150 metres from the boundary of the Agricultural designation.”

“The establishment of new non-farm buildings shall maintain a setback of 30 metres from lands which are being utilized as part of an active agricultural operation.” (Rural – Agricultural Overlay)

“Within the Almonte and Pakenham village... Under no circumstance shall the subdivision design result in residential dwellings being located closer than 30 metres to the boundary of the Agriculture designation.”

5.0 SUMMARY OF POLICY OPTIONS FOR CONSIDERATION

During the Five Year Official Plan Review of the Mississippi Mills Community Official Plan, agricultural land use policies will be evaluated.

Various scenarios were created as a result of mapping and GIS exercises using data from the Municipality of Mississippi Mills, Canada Land Inventory, Municipal Property Assessment Corporation and Ontario Ministry of Agriculture, Food and Rural Affairs.

The following scenarios were developed for consideration in the current Official Plan review.

Scenario 1:

In this Scenario, no changes are proposed to the existing lands designated as Agricultural and Rural – Agriculture Overlay in the Community Official Plan. Remaining at a status quo would retain all 11,723 hectares of the lands currently designated as agriculture in use. **Figure 3** shows the current extent of the agricultural lands as described in the 2005/2006 Community Official Plan.



AGRICULTURE MAPPING

SCENARIO 1: EXISTING OP DESIGNATION

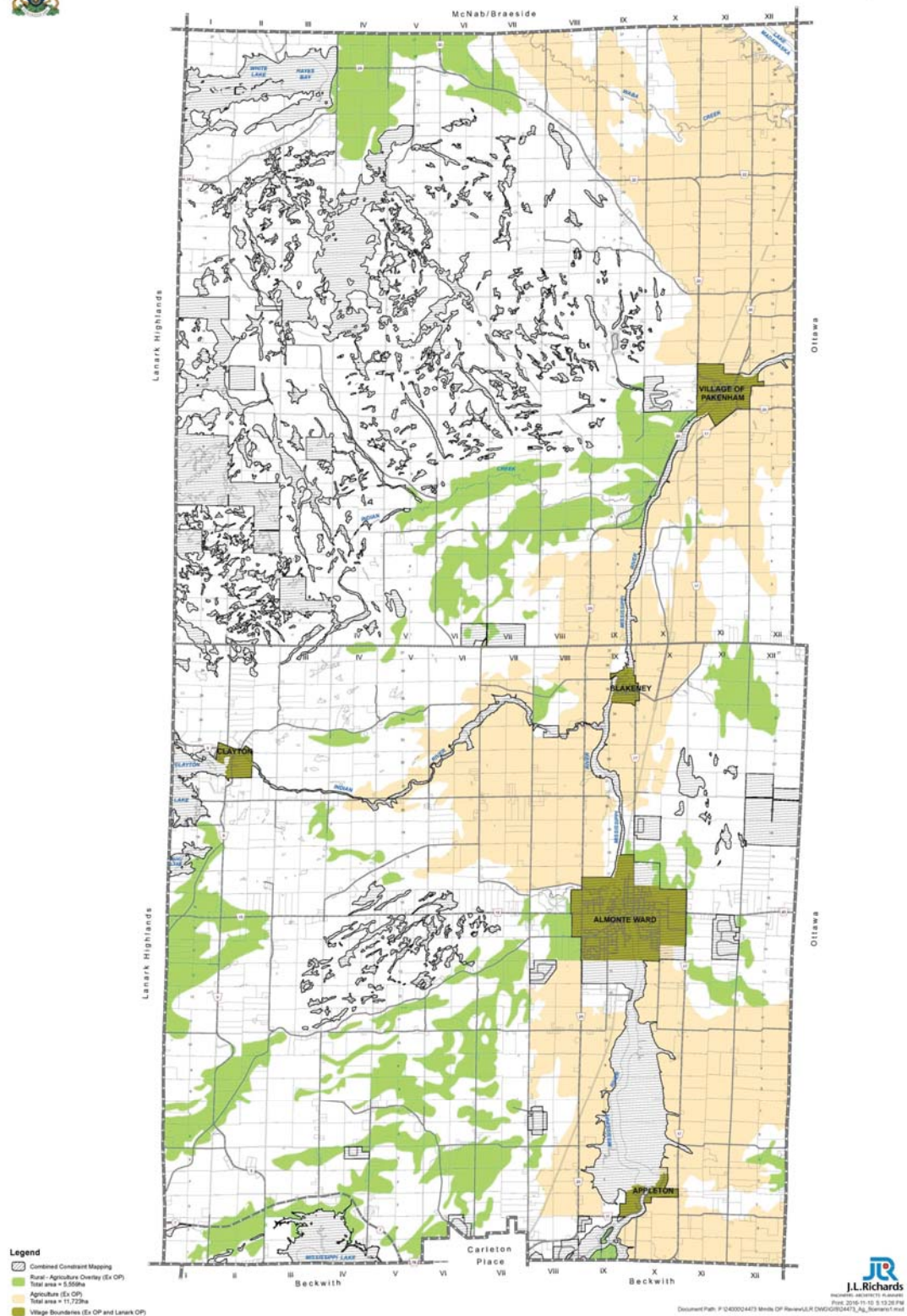


Figure 3 – Scenario 1: Existing OP designation

Scenario 1 includes predominantly Class 1 to 3 soils, however, does not include the adjacent lands or additional areas where there is a local concentration of farms.

Scenario 2:

The second option for consideration extends the agricultural designation from what exists in the current Community Official Plan. In this Scenario, the lands to be included as agricultural extend to the entirety of all parcels that contain 50% or more prime agricultural land (Class 1, 2 or 3 soils) with some exclusions based on our interpretation of the Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) prescribed parameters.

According to OMAFRA's approach:

when mapping a prime agricultural area, designations should be established by utilizing common identification and delineation practices. Aspects of these practices typically include having approximately 250 hectares of generally contiguous area where prime agricultural area characteristics predominates in order to justify the establishment of a prime agricultural area and conversely requiring approximately 250 hectares of generally contiguous area where non-prime agricultural area characteristics predominates in order to justify the exclusion of lands that are surrounded by a prime agricultural area. Further when identifying the Agricultural area they should be delineated to an identifiable boundary such as a lot line road way or watercourse. To assist with the mapping of the Agricultural area, it is recommended that the Canada Land Inventory (CLI) agricultural capability mapping be obtained. This can be found through Land Information Ontario (LIO).

Table 7: Summary of Proposed Scenarios

Options	Area of Designated Agriculture Lands	Increase in Total Area of Designated Agriculture Lands	Relative Increase of Designated Agriculture Lands
Scenario 1	11,723 hectares	No increase	No increase
Scenario 2	15,560 hectares	+ 3,837 hectares	↑ +/- 33 %

*However removes the Rural – Agricultural Overlay

This option would increase the total area of agriculture lands to 15,560 hectares, roughly 3,837 hectares larger than the existing area. However this scenario removes the 5,559 hectares of Rural – Agricultural Overlay from the existing COP. **Figure 4** demonstrates this proposed option. Note the existing Agriculture and Rural – Agriculture Overlay has been added to this option to illustrate the change in boundaries.



AGRICULTURE MAPPING **EXISTING OP AGRICULTURE VS PROPOSED AGRICULTURE DESIGNATION**

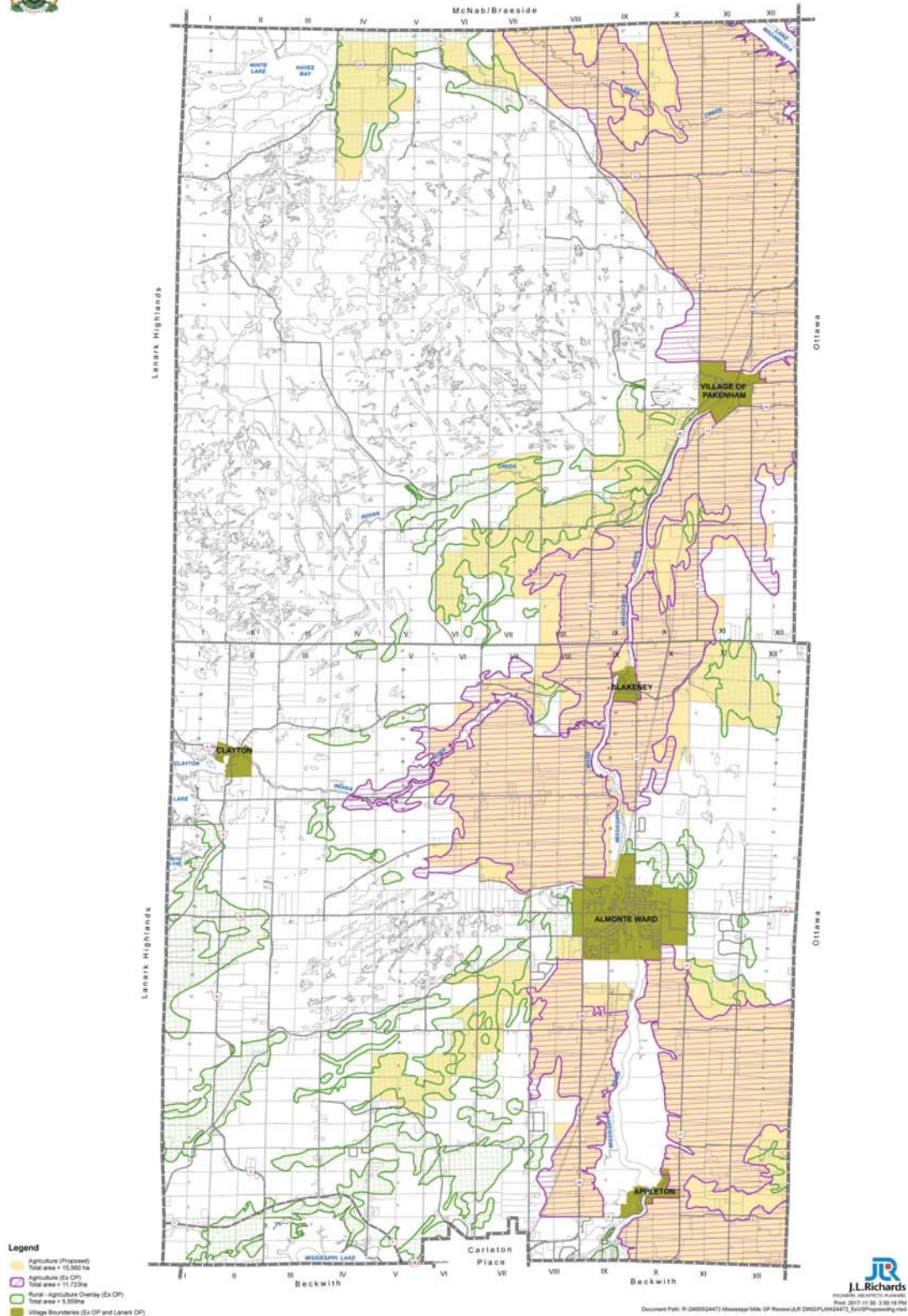


Figure 4 – Scenario 2: OMAFRA APPROACH (as interpreted)

6.0 RECOMMENDATION

A public workshop regarding agricultural land use policies in Mississippi Mills was held on November 16th, 2016 followed by discussions with the Planning Department. A meeting was held on February 9, 2018 with the Agricultural Committee. At this meeting, it was recommended that Scenario 1 – status quo be maintained as part of the current Community Official Plan Review. Furthermore, it was recommended that prior to the municipality's next Community Official Plan Five Year Review, the municipality undertakes to complete a review of its prime agricultural areas through an alternative agricultural land evaluation system approved by the Province including a review of related policies.

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APPENDIX A

The seven (7) identified classes of agricultural land according to The Canada Land Inventory.

- Class 1 Soils in this class have no significant limitations in use for crops. The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.
- Class 2 Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.
- Class 3 Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. The limitations are more severe than for class 2 soils. They affect one or more of the following practices: timing and ease of tillage, planting and harvesting, choice of crops, and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.
- Class 4 Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both. The limitations seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, choice of crops, and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.
- Class 5 Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.
- Class 6 Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible. The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.
- Class 7 Soils in this class have no capability for arable culture or permanent pasture. This class also includes rock land, other non-soil areas, and bodies of water too small to show on the maps.



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PART C - THE APPENDICES

Almonte Settlement Area Boundary Review

Mississippi Mills Official Plan Amendment No. 22

January 16, 2021

The Municipality of Mississippi Mills
Planning Department
3131 Old Perth Road, Box 400
Almonte ON, K0A 1A0

RE: Official Plan Amendment No. 22
Almonte Settlement Area Boundary Review

Dear Sir or Madam,

We have been asked to review the proposed Official Plan Amendment No. 22 (OPA 22) and the associated plans and studies on behalf of Cavanagh Developments (Cavanagh).

This letter represents a summary of our review and outlines our comments on the proposed OPA 22 on behalf of Cavanagh. We hope that you will consider these comments in your review and decision on the important expansion of the Almonte settlement area boundary.

Background

Cavanagh currently has approximately 33.4 hectares of land within the “Area 3” expansion area identified and evaluated through the Comprehensive Review of the Almonte Settlement Area Boundary completed by J.L. Richards and dated January 4, 2021.

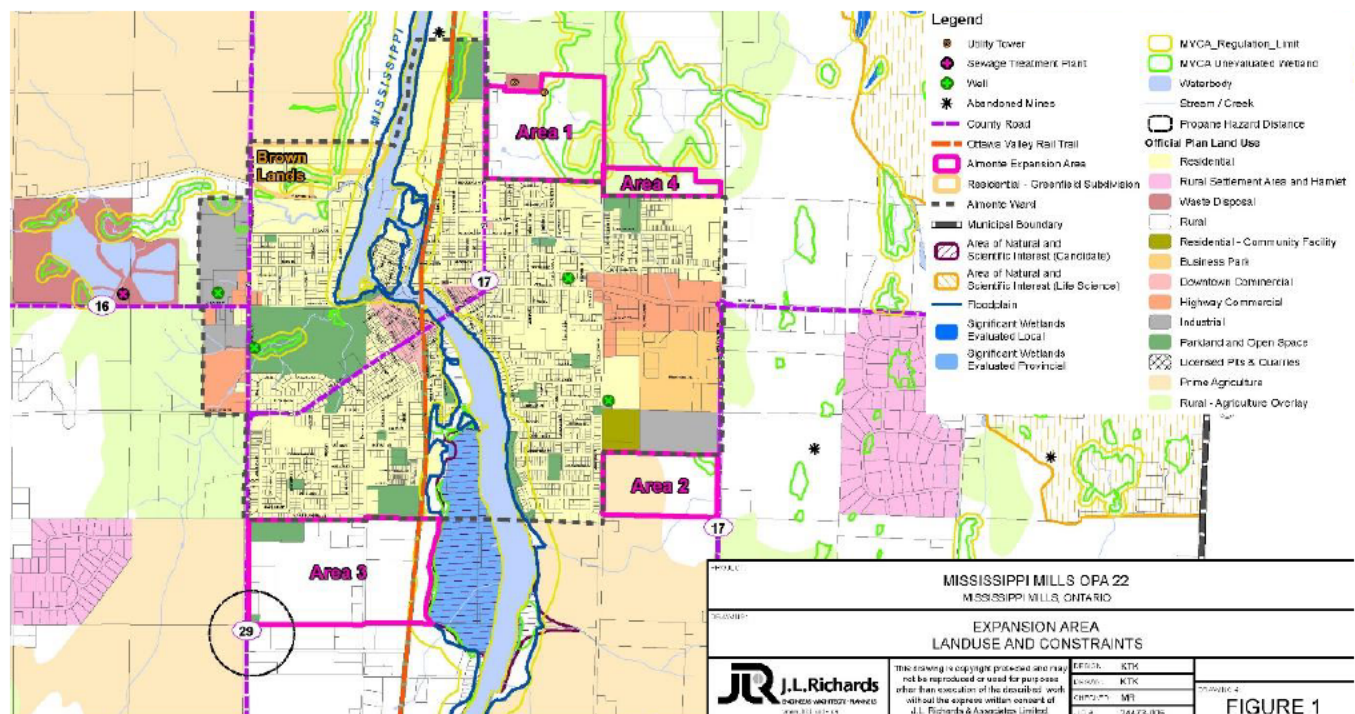


Figure 1: Proposed Expansion Areas

The lands within Area 3 (together with the lands in Area 1 and 2) have been identified as a future expansion area in the Mississippi Mills Community Official Plan since approximately 2006. Through the Lanark County approval of Official Plan Amendment No. 21 (OPA 21) in December 2019 removed a previous overlay and associated policies for these overlay areas.

The ongoing Comprehensive Review of the Almonte Settlement Area Boundary has reviewed a total of four (4) potential expansion areas, including these three (3) previously identified areas, and an additional “Area 4” on the north edge of the settlement area. The scoring for each of these areas has been presented in the Comprehensive Review report prepared by JL Richards dated January 4, 2021. This report, together with other supporting materials, were posted on the Municipality’s website in support of the proposed Official Plan Amendment No.22. These documents form the basis of our review.

The Comprehensive Review included a study of the growth projections for the Town of Almonte and the larger Municipality. Our review has also analyzed these calculations and the assumptions which form the basis for the recommended settlement area expansion.

Based on the review, we present the following findings and areas requiring further clarification and/or discussion.

Area 3 Represents an Appropriate Expansion of the Settlement Area

Area 3 is generally rectangular in shape and framed by the existing Almonte Ward boundary to the north, County Road 29 to the west and the Mississippi River and associated wetland to the east. As a result of their adjacency to the existing urban boundary, the subject lands are ideally located in proximity to community amenities and services. More specifically, the lands are located:

- / Approximately 350 metres south of the Naismith Memorial Public School,
- / Approximately 100 metres south of an existing public park and
- / Within 500 metres of the Almonte Community Centre.

The Area is well connected to the existing vehicular and active transportation network. The Area fronts County Road 29 to the west, a designated Arterial Road, and is dissected by Country Street, a north-south Collector Road. Further, the Ottawa Valley Rail Trail crosses through Area 3 connecting to downtown Almonte and beyond.

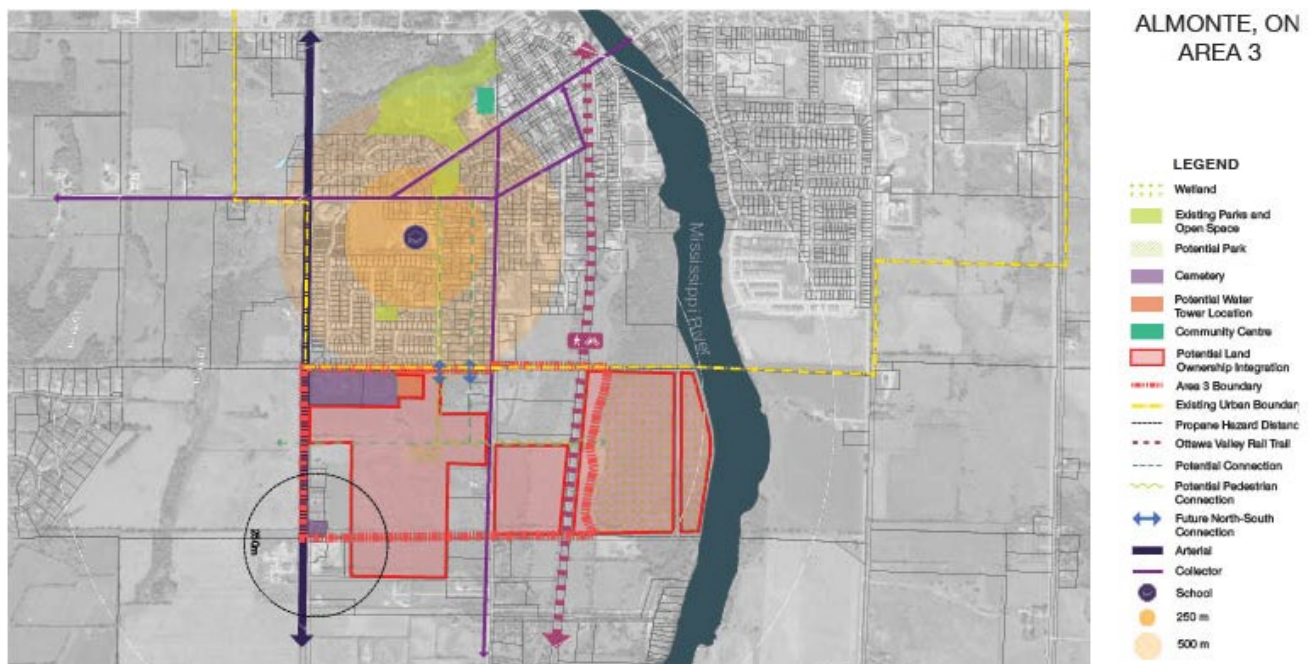


Figure 3: Opportunities and Constraints Map (prepared by Fotenn Planning + Design, January 2021)

As noted, the Area 3 lands have been identified as a future expansion area in Almonte since 2006. The lands have been included in the Municipality's Master Servicing Report and have been planned for future expansion. As outlined in the following points, our review indicates that the benefits of the Area 3 lands for expansion of the boundary have been overlooked. In our opinion, the Area 3 lands represent the best expansion of the settlement area boundary.

The Proposed 70/30 Split Between Urban and Rural Growth Does Not Reflect Current Trends

The Comprehensive Review identifies a required expansion to the Almonte Settlement Area of 60 hectares. This was based on the Lanark County population forecasts for the entire Municipality, and the criteria that 70% of growth within the Municipality would occur in Almonte. The 70% of growth in Almonte is further broken down as 70% low-density, and 30% medium density.

We have several concerns with this approach. As noted in the Comprehensive Review, residential permit activity in the Municipality between 2016 and 2020 has shown the following:

- / 87% of the residential growth has been located in Almonte on full services;
- / 13% of residential growth has been in the rural areas and villages on private services;
- / 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

The Comprehensive Review concludes that an average of 139 units per year to 2038, that is 98 units per year in Almonte and 41 units in the village and rural areas (combined) is a "safe assumption".

Given the residential permit activity in the Municipality since 2016, an average of 98 units/year for Almonte under-represents the reality of development in Mississippi Mills and assumes a 33% reduction in the demand for residential development in the Town of Almonte. In our opinion, it is unlikely that the demand for housing in Almonte will be reduced, and in fact we expect it will continue to grow. As house prices continue to rise in the City of Ottawa, and with the likelihood that commutes will no longer be as important going forward, people will turn to housing options in outlying municipalities and towns for their housing.

By assuming a reduced percentage of growth within the Almonte settlement area, thereby limiting land supply, house prices will rise, resulting in a less affordable community with limited housing choices.

The Comprehensive Review report outlines these assumptions but provides no rationale as to why they are being carried forward when they misrepresent the growth patterns within the Municipality of Mississippi Mills as a whole.

We recommend a more realistic urban/rural split be used to accurately account for the land areas that will be required to ensure that adequate residential land is available for the planning period. In our opinion, the split should be 85/15 to reflect the current trends, that is, 85% of growth within Almonte and 15% in the surrounding rural areas and villages.

The Comprehensive Review Does Not Comprehensively Review Growth in the Municipality

The Comprehensive Review is focused only on the settlement area of the Town of Almonte. As noted above, the report assumes 30% of growth to occur in the rural and village areas but does not provide any comprehensive review of the available lands within the balance of the municipality to know whether there are surplus lands in certain villages which may be better suited to be added to the Almonte settlement area.

The Comprehensive Review notes that the 70/30 split is intended to slow the rate of scattered rural residential development in favour of more compact and efficient urban residential development. This is achieved by:

- / Not allowing any new rural estate lot subdivisions on private services;
- / Designating a supply (2038) of residential lands within the Almonte Urban Area; and,

/ Ensuring an adequate form of servicing for the rural/village areas.

With the limitations on rural estate lot subdivisions (which is common and generally a principle adopted throughout other municipalities), and limited servicing options restricting development within Pakenham Village, a comprehensive review of the viability of achieving 30% of new development within the rural and village areas should have formed part of the Comprehensive Review.

Proposed Expansion Areas are Constrained

The Comprehensive Review report concludes that an additional 60 hectares of land is required within the Almonte Settlement Area to accommodate the growth to 2038. This is based on several assumptions, including:

- That Almonte will accommodate only 70% of the Municipality's growth;
- That 70% of development will be low-density, and 30% will be medium-density;
- That the average household size will stay constant; and,
- That 65% of the areas proposed for expansion will be developed with residential uses with the balance (35%) being non-residential uses (including: roads, stormwater ponds and tributaries, parks and open space, environmental lands and other non-residential uses such as local retail, and institutional uses).

The report proposes to add Areas 1, 2, and 4 to the settlement area achieve these requirements which results in approximately 72.33 hectares of additional lands. Though not confirmed, it is assumed that the report has accounted for the additional 12.3 hectares of these areas as undevelopable lands.

Each of the areas is subject to significant constraints, most identified in the report, that could significantly reduce the number of units that can be accommodated within each of the areas. These include significant areas of unevaluated wetlands, unidentified headwater features that are likely to required wide environmental protection corridors, waste disposal and prime agricultural area buffers, and agricultural protection overlays.

Area 3 has very limited constraints, noted in the report as being 5.9 hectares or roughly 9% of the total land area.

The highly constrained nature of the parcels proposed for the expansion of the settlement area boundary will not yield the 689 units that are anticipated to be required to meet the projected demand for housing. The constraints of the lands need to be better understood and taken into account to ensure an adequate supply of land is provided to meet the projected demand.

Servicing Upgrades are Required for All Expansion Areas

The Comprehensive Review evaluated each of the expansion areas on their serviceability with Area 3 scoring the lowest and the report stating that the lands are the most difficult to service from the four areas reviewed. This is due to the requirement for an additional watermain loop across the Mississippi River, and a perceived requirement for pumping stations for wastewater.

DSEL has prepared a servicing memo to review the findings of the report and notes that, while a new watermain loop is required for the Area 3 expansion, this loop offers larger community benefits related to the redundancy of the overall network and ensuring sufficient fire flows across the Town.

With regards to wastewater servicing, DSEL concludes that it is likely the majority of Area 3 could be serviced without the need for a pumping station given that the adjacent development is at similar elevations and is provided with gravity sewer service. The Comprehensive Review report concludes that two (2) pump stations could potentially be required to service the lands.

The Area 3 lands require, like all the proposed expansion areas, servicing upgrades that are expected with any new developing communities. A Comprehensive Municipal Class Environmental Assessment should have been undertaken as part of the Comprehensive Review to fully understand the impacts on the network for each of the expansion areas. This

process would be open to the public and offer a fulsome evaluation of alternatives and options, including potential alternatives to another river crossing (e.g. an additional well and associated storage). These alternatives and evaluation should have formed part of the review of these expansion areas to fully understand the cost to develop each parcel.

Each of the proposed expansion areas require some level of servicing upgrades. Area 3, despite being part of the existing Master Plan, has been ranked incorrectly in our opinion. While water service remains a challenge, the Master Plan for services within the Town of Almonte already accounts for this and confirms that the lands are serviceable. The report concludes that for wastewater servicing, two (2) new pump stations are required, however our analysis indicates that the majority of the lands could be served by gravity sewers given the elevation of the lands. Finally, with respect to stormwater Area 3 is presented as one of the easiest sites to service yet ranks it as though there are many challenges and capacity issues with the outlet.

The scoring for the servicing of Area 3 should be revised accordingly.

The Ownership Structure Within Area 3 Has Recently Changed

The Urban Expansion Criteria Evaluation includes a section that is attributed to Parcel Ownership. Lands consisting of many small parcels do not score highly and obtain a total rating of 1 point, while lands that consist of one large parcel owned by one landholder acquire a total of 4 points. At the time of the Comprehensive Review, the lands consisted of some small parcels owned by some landholders and received a total rating of 2 points. However, since the completing of the Comprehensive Review, Cavanagh has acquired a large portion of the lands as shown in the Opportunities and Constraints Map above (Figure 3).

As the lands now consist of large parcels owned by a few landholders, we would recommend that a rating of 3 points be attributed to Area 3.

Land Constraints for Area 3 Were Incorrectly Scored

The Urban Expansion Criteria Evaluation includes a section that is attributed to Land Constraints. As specified in the Report, the subject lands display a total area of 64.4 hectares, including 55.1 hectares of rural land, 6.1 hectares of parkland and open space and 3.2 hectares of developed lots. In reviewing the information presented in the report, we note that 10.7 hectares of Area 3 is subject to a land use constraint¹, being 6.1 hectares of parkland and open space and 4.6 hectares of buffer space around the existing propane storage facility.

Based on these calculations, the restricted area represents 16% of the total land area, however the lands received a score of 3, which applies to lands which exhibit between 26% and 50% of land area that is constrained.

In our opinion, the Area 3 lands should have a score of 4 representing 10-25% of the land area being constrained.

Natural Heritage Constraints were Incorrectly Scored

The Urban Expansion Criteria Evaluation includes a section that is attributed to Natural Heritage Constraints². As specified in the Report, the Area 3 lands have a total area of 64.4 hectares, including 55.1 hectares of rural land, 6.1 hectares of parkland and open space and 3.2 hectares of developed lots. The Comprehensive Review specifies that only 5.9 hectares (9%) is subject to the MVCA regulation limit. The Comprehensive Review has assigned a score of 4, which applies to lands which exhibit between 10-25% of land area that is constrained in nature.

¹ Per the Comprehensive Review Report, 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).

² 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.

The Area 3 lands should have received a score of 5 rather than the received score of 4 as less than 10% of the lands are constrained.

Scoring Considerations

Based on the foregoing, Fotenn has reviewed the scoring for Area 3 with suggested scoring revisions summarized in the table below.

Criteria	Points	Proposed Area 3 Score	Current JLR Area 3 Score OPA 22
Parcel ownership is not fragmented and can be easily consolidated	1 point – the lands consist of many small parcels owned by various landholders. 2 points – the lands consist of some small parcels owned by some landholders. 3 points – the lands consist of large parcels owned by a few landholders. 4 points – the lands consist of one large parcel owned by one landholder	3	2
The lands can be easily connected to water services	1 point – servicing is not feasible or significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points – some major upgrades required; some residual capacity; some infrastructure and water 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.	3	1
The lands can be easily connected to wastewater services	1 point – servicing is not feasible or significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points – some major upgrades required; some residual capacity; some infrastructure and water 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.	4	2
Stormwater can be easily managed on site and connected to nearby facilities	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.	5	3
The lands have few land use constraints and future development will conform to applicable policies	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%).	4	3

Criteria	Points	Proposed Area 3 Score	Current JLR Area 3 Score OPA 22
The lands have limited natural heritage constraints and future development will conform to applicable policies	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%).	5	4
Cumulative Score of Other Criteria Not Adjusted		19	
Comparative Total Score		43	34

In our opinion, Area 3 represents the ideal expansion of the settlement area for Almonte.

Summary of Findings

Following our review of the Comprehensive Review for OPA 22, our findings are as follows:

- / Area 3, together with Areas 1 and 2, have long been planned for future expansion of the Almonte settlement area.
- / Area 3 is an ideal site for expansion in that they are rural lands with limited impact on agricultural operations and in proximity to existing public service facilities and infrastructure has been planned for expansion into the Area.
- / The Community Official Plan directs 70% of growth within the Municipality of Mississippi Mills to the Town of Almonte. Demand in recent years indicates that the demand for housing in Almonte is far greater, with 87% of growth residential building permits issued over the past 5 years within Almonte. The assumed 33% reduction in demand for residential housing in Almonte does not represent the current or anticipated trend for growth within Mississippi Mills.
- / The Comprehensive Review should look holistically at growth within the Municipality to determine what, if any, opportunities may exist for rural development and to ensure that if there are excess lands set aside for rural growth that they may be added to the Almonte boundary.
- / The Comprehensive Review recommends 60 hectares of lands be added to the settlement area boundary through Areas 1, 2 and 4 and assumes that 65% of those lands will be developable with residential uses to achieve the anticipated demand for 689 additional dwelling units in the planning period (in addition to the intensification and development of existing greenfield sites). The report fails to fully recognize the highly constrained nature of these expansion areas which may reduce yields and create pressure on other land areas to achieve the targets.
- / The result of undersupplying land for growth will be reduced housing affordability as land prices increase.
- / With regards to Area 3 specifically, the Comprehensive Review exaggerates the servicing constraints on the expansion area, which has already been studied and included within the Municipality's Master Plan for Water and Wastewater Infrastructure. A comprehensive review of the servicing options should have been undertaken through the Class Environmental Assessment process to review and evaluate servicing options for the expansion areas appropriately and comprehensively. For example, there may be alternatives to another river crossing to provide water service to the Area 3 lands. This work should have been completed, offered for public review and comment, and presented as part of the rationale for the recommended expansion areas.
- / DSEL's review of the wastewater servicing indicates that the majority of the Area 3 lands could be serviced with gravity sewers while the Comprehensive Review indicates two (2) pump stations would be required. These changes have a significant impact on the scoring for the various Expansion Areas and should be reviewed.
- / Recent changes to the ownership of the lands within Area 3 should, in our opinion, result in a review of the scoring related to ownership fragmentation in the report.

- / We've noted several areas of the scoring which are inconsistent with our reading of the information within the Comprehensive Review. Specifically, these relate to the level of constrained lands within Area 3. These should be reviewed to ensure an accurate scoring is used in determining the ideal locations for expansion.

Based on the foregoing, we would ask that:

- / The core assumptions which have led to the projections for growth be reconsidered. We believe that additional lands are required to meet the projected demand, and that there will be a significantly higher demand for residential units in Almonte than has been assumed; and,
- / That the Area 3 lands be reconsidered for expansion of the Almonte settlement area boundary.

We would be please to discuss the above with you and your consultants.

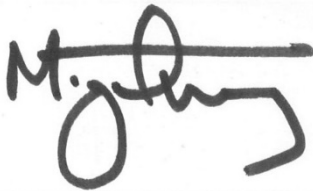
Sincerely,



Paul Black, MCIP RPP
Senior Planner



Ghada Zaki, MCIP RPP
Planner



Miguel Tremblay, MCIP RPP
Partner

January 18, 2021

Municipality of Mississippi Mills
Municipal Office
3131 Old Perth Road
Almonte ON K0A 1A0
Via email only: myet@mississippimills.ca & mrivet@jlrichards.ca

**Attention: Maggie Yet, Planner, Municipality of Mississippi Mills &
Marc Rivet, Associate, J.L. Richards**

**Reference: Municipality of Mississippi Mills Official Plan Amendment No. 22 –
Comprehensive Review (Urban Settlement Area Boundary)
Novatech File: P21001**

On behalf of Neilcorp Homes Inc., the owners under agreement of purchase and sale of lands known as the 'Sonnenburg lands' located to the north of Almonte, Novatech has reviewed the report titled *Comprehensive Review – Urban Settlement Area Boundary* (J.L. Richards, December 7, 2020 Rev.3). This J.L. Richards report is the basis for a proposal to expand the urban settlement area boundary of Almonte detailed in the Staff Report to Council dated December 15, 2020. In both these reports the Sonnenburg lands are known as 'Area 1'. They are 38.63 ha in area and are located just north of the existing urban boundary of Almonte with frontage to Martin Street North (refer to map at Attachment 1).

The J.L. Richards report concludes that 60 ha of land needs to be added to Almonte's urban settlement area to accommodate growth to 2038. The lands in Area 1 are proposed to be included in the expanded urban settlement area and we support this. The purpose of this memo is to outline why it is our view that additional lands beyond the 60 ha proposed should also be included in the urban boundary. Based on our significant experience with development in Mississippi Mills and in the Town of Almonte specifically, the City of Ottawa and other surrounding municipalities, we are concerned that the rates of development have been underestimated and that more land is needed.

Land Supply Time Horizon

Section 3 of the Planning Act requires that decisions by Council for a municipality on matters affecting planning 'shall be consistent with' policy in the 2020 Provincial Policy Statement (PPS)

Section 1.1.2 of the PPS requires that sufficient land shall be made available to accommodate a mix of land uses to meet projected needs for a time horizon of up to 25 years. Section 1.1.2 allows Municipalities to use an alternative to a 25 year time horizon. The J.L. Richards report mentions briefly that the planning horizon for Mississippi Mills Community Official Plan is 2018-2038 (20 years) as per the Lanark County Sustainable Community Official Plan. In reality the Urban Settlement Area Boundary review is effectively planning for 18 years given that the process started in 2020 following the adoption of OPA 21 in December 2019. It would be prudent to have a supply closer to the Provincial requirement of up to 25 years as this would be 'consistent with'.

Projected Demand

The projected portion of population growth that will go to Almonte and the associated units required to meet that growth are low. The J.L. Richards report uses a conservative unit rate of 98 units/year for Almonte for the next 18 years, based on population projections adopted by the County of Lanark for Mississippi Mills to 2038. We understand that this assumes that 70% of the development will take place in urban areas and 30% in rural areas. However, the last five years of building permits show 146 units/year in Almonte and a split that is more skewed to urban areas (Almonte) at 87% of development, with 13% rural. Even this 13% figure is likely low for future development in rural areas as estate lot subdivisions, the source of much existing rural area housing, are now prohibited by Mississippi Mills as noted in the J.L. Richards report. Furthermore, the PPS at Section 1.1.3.1 states that: *'Settlement areas shall be the focus of growth and development.'*

We anticipate the number of building permits to be higher than 98 units/year. The J.L. Richards report assumes that the average permit activity will be two thirds of what it has been over the last five years (i.e. 98 units/year versus 146 units/year). It is agreed that predicting building activity until 2038 is challenging, but the trend in the municipalities surrounding the City of Ottawa is upwards, mostly as a result of what is happening in the City.

The City of Ottawa is concentrating on intensification and is limiting any expansion of the urban boundary. With the trend to significant intensification in Ottawa with taller buildings and greater densities, it is planned that fewer ground-oriented dwellings will be built and the restriction on land supply will increase prices. Home buyers still wanting some form of ground oriented housing such as detached houses or more increasingly townhouses with more affordable prices are fueling the demand in municipalities outside the City of Ottawa. Carleton Place, North Grenville, Clarence Rockland and Almonte are good examples of this.

Assumptions and decisions should be made using the most current and accurate information at hand (in this case building permit numbers and the urban/rural split from the last five years) and current trends (for example buyers looking outside Ottawa for affordable housing). Using the 98 units/year growth rate, we believe that Almonte will be short of expansion land which could result in reduced availability of housing. This ultimately increases prices, which could force local residents to look elsewhere for housing.

We are not questioning the population projections by the County of Lanark, only the municipality's assumptions regarding growth for Almonte. Committee and Council have the authority to make these changes to the J.L. Richards report.

Furthermore, a potentially tight land supply relies on land being developed and housing released to the market in an orderly way. This is not how land development typically occurs – not all landowners are ready to proceed with development in a timely manner and the development approval process can be lengthy. The J.L. Richards report concludes that 60 ha of land needs to be added to Almonte's urban settlement area to accommodate growth to 2038. Including additional lands beyond this 60 ha allows for some flexibility and assures a ready supply of housing.

Alternate Growth Scenarios

A growth rate of 98 units/year is too low a projected rate. The J.L Richards report references a growth of 146 units/year (the building permit rate for the last 5 years). We have run two alternate scenarios – one at 146 units/year and a second at 120 units/year (a conservative mid-point between the 98 and 146 figures). These show the land area required is 132 ha and 92 ha, net of constraints, respectively.

The 120 units/year and associated 92ha of land is a more realistic scenario that still allows for a growth rate somewhat less than it has been in the last five years. The combined area of Areas 1, 2, 3 and 4, net of constraints, is 85ha, which would be close to accommodating this 120 units/year projected growth. Therefore all four parcels should be added to the urban settlement area. We note that the J.L. Richards report reviewed each of the four parcels against a set of criteria and scored Areas 1, 2, 3 and 4 as 38, 35, 34 and 34 respectively. These scores are relatively similar, indicating they are all suitable for inclusion in the expanded urban settlement area.

Summary

In closing, a growth rate of 120 units/year and the 85 to 92ha of land this requires, along with the equivalency of the scoring of Areas 1,2,3 and 4, supports the inclusion of all four areas. The inclusion of all four areas would also be more consistent with the up to 25 year land supply required by the PPS.

Sincerely,


NOVATECH

Prepared by:



James Ireland, BUPD
Planner

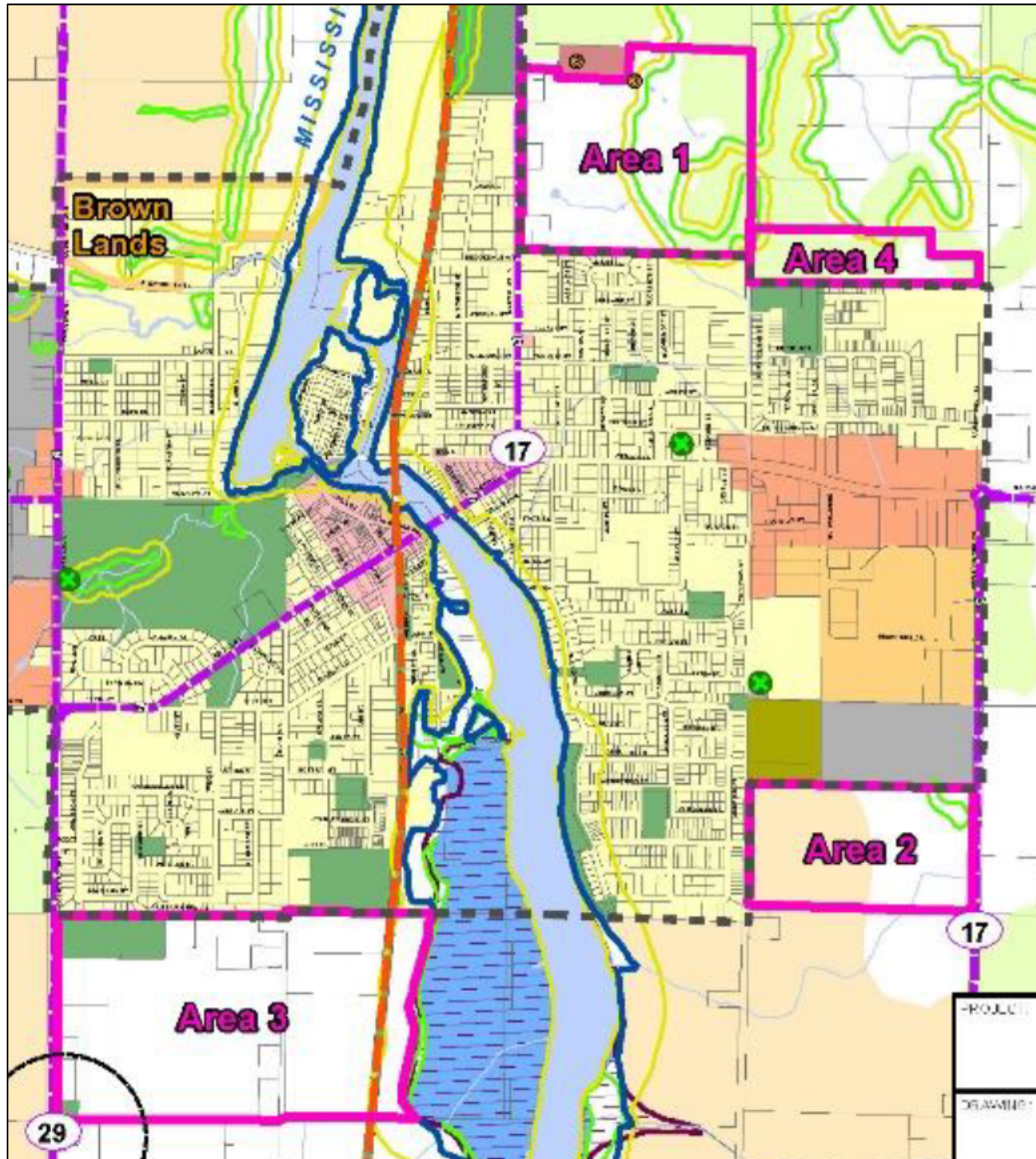
Reviewed by:



Greg Winters, MCIP, RPP
Senior Project Manager

Attachment 1: Map showing Areas 1, 2, 3 and 4

Attachment 1
Map showing Areas 1, 2, 3 and 4 (Source: J.L Richards Report)



Jan. 9, 2021

To: Mississippi Mills Municipal Council

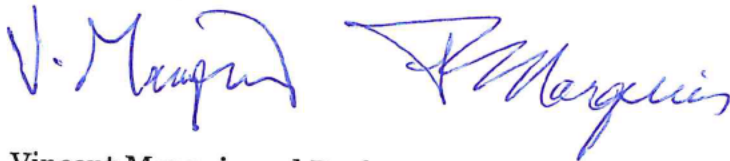
Re: Amendment of the Almonte Settlement Area and Official Plan

Dear Councillors,

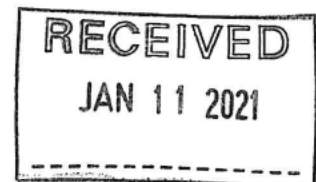
We, the undersigned, wish to express our strong support for the approval of the Brylin Subdivision as part of to the West of Route 29 and along the axis of Hope Street, as proposed and requested by Brylin Construction.

Mississippi Mills Council has a duty and an obligation to consider the needs of people of modest income and means in its development plans. There is a strong need for affordable housing to be included in future plans, and not only homes, condos, and apartments for people with higher incomes.

Thank you for your attention.



Vincent Marquis and Paule Marquis
1474 Clayton Road
Almonte, ON KOA 1A0





CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

WEBSITE: www.mississippimills.ca

August 13, 2019
(transmitted VIA email)

Billy Houchaimi
Houchaimi Holdings Inc.
1170 Old Almonte Road
Almonte Ontario K0A 1A0
[REDACTED]

**Re: Mississippi Mills Community Official Plan Amendment No. 21
(Future Expansion Lands)**

Dear Mr Houchaimi;

As you are aware, the Municipality's Community Official Plan Amendment No. 21 is presently pending approval by the County of Lanark. At the end of July, 2019 the County notified Municipal staff that in order to proceed with the proposed Settlement Boundary Expansion of Almonte Ward as discussed by Municipal Council in February 2019, a complete *Comprehensive Review* in accordance with the *Provincial Policy Statement* will be required. The County has suggested that such an undertaking should be considered as a separate amendment to both the Community Official Plan (COP) and the Lanark County Sustainable Communities Official Plan (SCOP).

Staff have agreed to this position and have commenced the work to undertake the proposed Amendment No. 22 in accordance with the statutory process of Section 17 of the *Planning Act, RSO 1990*.

In accordance with Section 1.1.3.8 of the *Provincial Policy Statement*, the *Comprehensive Review* will be required to demonstrate the following:

- a) *sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) *the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) *in prime agricultural areas:*
 - 1. *the lands do not comprise specialty crop areas;*
 - 2. *alternative locations have been evaluated, and*
 - i) *there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii) *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) *the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*

- e) *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

The Comprehensive Review will be required to:

1. *based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;*
2. *utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;*
3. *is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;*
4. *confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;*
5. *confirms that sewage and water services can be provided in accordance with policy 1.6.6; and*
6. *considers cross-jurisdictional issues.*

While the Municipality has previously prepared a *Comprehensive Review* as well as a Residual Growth addendum as part of the subdivision of OPA 21, the County has requested that we complete a new rational to demonstrate that the land needs of the Municipality are satisfied based on the population projection figures adopted by County Council in June 2019.

Staff anticipated that the timeline for completing the new *Comprehensive Review* and undertaking the statutory public process associated with a new Amendment will take approximately 210 days from date of commencement, for completion at the local approval level. From that point, the application will again be forwarded to the County of Lanark for approval with the accompanying amendment to the County SCOP.

While the requirement for OPA 22 has increased the timing of the approval process for a boundary expansion of Almonte Ward, the intention of the Municipality to proceed to amend the boundary as originally proposed has remained constant. At this time, staff recommends this as the fastest course of action to ensure that we can meet the anticipated growth needs of our community while satisfying the expectations of our approval authority, the County of Lanark.

It is my hope, that as a key stakeholder, you will once again consider participating in the public process to provide opinion and comment on the proposed boundary expansion for Almonte Ward. The proposed amendment represents a fundamental visioning exercise in forecasting and designing the future of our community and is not a decision which can be made lightly or hastily.

Should you have any questions regarding the next steps of the proposed process, please do not hesitate to contact my office.

Kindest Regards,


Niki Dwyer MCIP RPP
Director of Planning
Municipality of Mississippi Mills
ndwyer@mississippimills.ca

cc: Stephanie Morris, FoTenn [REDACTED])

From: Bryant Cougle <[REDACTED]>

Sent: Monday, December 28, 2020 1:30 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: [REDACTED]; Jeanne Harfield <[REDACTED]>

Subject: almonte

Marc, I need to get the land through now .I need the OP changed as Mr Kelly and the mayor had promised [REDACTED] the land as residential.I am quite willing to do the zoning amendment using [REDACTED] company . It will be the same as enclosed with commercial and industrial .

I had hoped to hear from Min of Housing who were looking for the agreement between [REDACTED] and the ministry in the archives where my land could be developed as res and comm. As you know the OMB hearing states that highest and best use is res . I have many tenants that want my units.

Can you contact [REDACTED] to discuss.

Thank you,
Bryant Cougle

From: Bryant Cougle <[REDACTED]>

Sent: Tuesday, January 19, 2021 3:59 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

your problem is 2 companies control this expansion. there are other builders who are not very happy. [REDACTED] have bribed staff and [REDACTED] will sell lots for 100000.small bungalow on 30footlot is 500000.affordability is out the window.you are doing this wrong marc.tell the council this. you control this .not them. bring it all in now.

From: Bryant Cougle <[REDACTED]>

Sent: Tuesday, January 19, 2021 2:47 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Ken Kelly <kkelly@mississippimills.ca>

Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

this is part of the 22 acres needed for parking and dog park. i spoke with one of the councillors who says there was an agreement with previous owner and min of housing.this will prevent us applying for op change and we just do zone change.we asked him to call kelly and confirm.you have a copy of omb hearing where highest and best use is residential. i have 250 tents that want my units.you are working for the town.you should be endorsing my plan.

From: Bryant Cougle [REDACTED]

Sent: Wednesday, December 9, 2020 5:26 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Subject: OP

Marc,

I was wondering why you could not discuss the OP info. I had studies done in 2011 which [REDACTED] rejected. Can you call me as the mayor and Kelly have indicated to [REDACTED] that they could change the OP.

Bryant

From: Bryant Cougle <[REDACTED]>

Sent: Tuesday, January 19, 2021 2:09 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

there is a hundred feet at the back in the township. i need that for a dog park for my tenants.
thx marc

From: Susan Hodges <[REDACTED]>

Sent: Monday, January 18, 2021 9:30 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Subject: 22 acres in Almonte proper

Marc, I wish to register my property to be included into OPA 22[OPA22]
All the studies were completed and [REDACTED] refused to accept.
I have the right to appeal if my property is not included in this amendment.
Susan E Hodges

From: Countryside Contracting <
Sent: December 15, 2020 2:31 PM
To: Maggie Yet <myet@mississippimills.ca>
Cc: Cory Smith <csmith@mississippimills.ca>
Subject: Re: Official Plan Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Maggie,
My apologies for missing your call.

I wanted to reach out regarding the Official Plan Amendment to expand the urban settlement boundaries. We have been following this closely as it directly affects our lands at 550 Country St., also know as 'AREA 3' (southwest quadrant). During our review of the amendment, we were pleased to see that our property was being considered for expansion and included in the initial report by JL Richards. In the most recent staff report dated December 15th we noticed that AREA 3 was not included potential expansion areas that are to be presented to council this evening.

We were hoping for some insight on the conclusion to exclude AREA 3 from the report, and perhaps an opportunity for us to provide some feedback to advocate for this area to be included.

We do understand that there are concerns about servicing constraints, however, if given the opportunity to discuss the issues at hand, we may have had some creative solutions to present and perhaps offered a resolution.

If there is any information you can provide us about this recommendation, it would be greatly appreciated.

Thank you for your time,

Joe Henry
550 Country Street
Almonte, ON. K0A 1A0

From: Terra Henry <

Date: December 28, 2020 at 8:42:01 AM EST

To: rminnille@mississippimills.ca, jdalgity@mississippimills.ca, jmaydan@mississippimills.ca, bholmes@mississippimills.ca, cguerard@mississippimills.ca, dferguson@mississippimills.ca

Subject: OPA 22

Good morning Councillors,

My name is Terra Henry. My husband Joe and I are the owners of [550 Country St.](#) I was also the proud owner of our towns beloved Keepsakes, for many years, before selling to raise our children full-time. My husband also owns and operates a small construction company, helping our municipality and its residents with many projects over the years.

The reason I am emailing you today, is to discuss the Official Plan Amendment 22. To our delight, our property was being considered as a potential expansion area, also known as Area 3 (southwest quadrant). We were first made aware of the future expansion by Mississippi Mills Director of Planning, Niki Dwyer, back in August 2019. Since then, we have followed correspondence regarding the amendment quite closely, including the most recent comprehensive review prepared by JL Richards. As outlined in the review, our property on Country Street was given a full site evaluation. However, to our dismay, our property was not being recommended by JL Richards when his findings were presented to council.

We had the pleasure of speaking with Marc Rivet, Planning Consultant for JL Richards, who explained that the property was a good option for the future but had servicing constraints that caused the property to lose points with his scoring system. Since that conversation, a local developer reached out to us. Their engineering team is confident that servicing is not of concern and would be willing to incur the cost associated with any upgraded infrastructure required. Upgrades that will need to be done in the near future and are currently a part of the Mississippi Mills Master Servicing Plan.

We were also surprised to see that a new section, Area 4 (north of Millrun), was being considered for expansion. This area is not zoned development, has rural agricultural overlays, is partially within the MVCA regulation limit, and it has been clearly noted that special consideration will have to be given regarding sanitary and it is UNKNOWN if existing storm sewer system has capacity. We are unaware if this area is indicated in the Master Servicing Plan.

We were also surprised that Area 2 (Houchiami Lands) was even being considered due to the fact that more than half the land is Registered Prime Agricultural and is identified in the Official Plan as Source Water Protection. In the letter we received back in 2019, Ms. Dwyer indicated that in accordance with section [1.1.3.8](#) of the Provincial Policy Statement, the comprehensive review must demonstrate that "there are no reasonable alternative which avoid prime agricultural areas" and "confirms sufficient water quality, quantity and assimilative capacity".

At this point, we would like to advocate for our land. It is under-utilized, has no overlays of conservation or prime agricultural, has access to roads on all four sides (including Hwy 29), has direct access to our wonderful OVRT, and has Naismith Memorial P.S. within walking distance, at only 53% capacity.

We would ask that council consider Area 3 for the Settlement Area Expansion in OPA22.

If you would like to discuss any further, please don't hesitate to reach out.

Thank you for your time, and stay safe!

Terra and Joe Henry

[550 Country Street](#)

February 18, 2020

Nicole Dwyer, Director of Planning
Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON K0A 1A0

Dear Ms. Dwyer,

Re: COP Amendment No. 22 / Municipal Comprehensive Review

I am writing on behalf of Houchaimi Holdings Inc. in relation to Lanark County Staff's deputation at the January 28, 2020 Council Meeting, and further to our October 14, 2019 letter to your attention and our November 27, 2019 letter to the County concerning Community Official Plan Amendment No. 21.

The purpose of this letter is to address direction taken by municipal Staff and Council on a municipal comprehensive review (MCR) to expand the Urban Boundary in Almonte.

Matters Discussed January 28, 2020

As you are aware, the purpose of the January 28 meeting was for Municipal Council to engage County Staff directly in relation to the requirements for an MCR in Mississippi Mills.

Following a very brief presentation by the County Planner regarding the role of the County, updated population projections for Lanark County and Mississippi Mills (per Lanark County Sustainable Communities Official Plan Amendment No. 8), and requirements for Urban Boundary expansion, both the County Planner and you fielded questions from Councillors regarding the extent of work required as part of an MCR.

Among other questions raised, Councillors asked: if communities other than Mississippi Mills were waiting for the Provincial Policy Statement updates to be finalized before proceeding with MCRs; about the relationship between Land Evaluation and Area Reviews (LEAR) and MCRs; and whether or not alternative agricultural assessments can be carried out in place of a LEAR in order to satisfy MCR requirements.

In response, Staff confirmed that there are no other communities within Lanark County presently pursuing an MCR, that an MCR to expand the urban boundary can occur without a LEAR, that a LEAR is not a formal requirement, and that alternative options can be employed to evaluate agricultural impact as part of the MCR process.

During the meeting, Staff referred several times to the PPS requirements for an MCR and emphasized that a review of agricultural impact is not the sole variable that needs to be analysed when considering expanding the urban boundary.

As you're aware, Section 1.1.3.8 of the PPS reads as follows:

A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

- a. sufficient opportunities for growth are not available through *intensification, redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b. the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c. in *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d. the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e. impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

As Staff highlighted, a number of variables need to be considered and weighed as part of the MCR, including but not limited to agricultural impact.

Moving Forward

In this instance, although there may be benefit in proceeding with an alternative agricultural evaluation that meets the needs of the MCR, we understand that there is an overall appetite within the Municipality to proceed with a LEAR, as evidenced by its inclusion within the Draft 2020 Budget.

Our Client accepts the desire of Council to proceed with the LEAR and urges Council and Staff to move forward with this work and the balance of the MCR as much as possible in parallel.

Respectfully, we request that these processes move forward predictably and transparently. We look forward to staying engaged.

Please do not hesitate to contact our office if you have any questions.

Sincerely,



Benjamin Clare, MCIP RPP
Senior Land Use Planner

COPA No. 22 / Municipal Comprehensive Review
Municipality of Mississippi Mills

Copy: Ms. Christa Lowry, Mayor
Municipality of Mississippi Mills
CLowry@MississippiMills.ca

Mr. Rickey Minnille, Deputy Mayor
Municipality of Mississippi Mills
RMinnille@MississippiMills.ca

Mr. John Dalgity, Councillor (Almonte Ward)
Municipality of Mississippi Mills
JDalgity@MississippiMills.ca


Ms. Jan Maydan, Councillor (Almonte Ward)
Municipality of Mississippi Mills
JMaydan@MississippiMills.ca

Ms. Bev Holmes, Councillor (Ramsay Ward)
Municipality of Mississippi Mills
BHolmes@MississippiMills.ca

Ms. Cynthia Guerard, Councillor (Ramsay Ward)
Municipality of Mississippi Mills
CGuerard@MississippiMills.ca

Mr. Denny Ferguson, Councillor (Pakenham Ward)
Municipality of Mississippi Mills
DFerguson@MississippiMills.ca

Julie Stewart, MCIP RPP
County Planner
Lanark County
JStewart@LanarkCounty.ca

Billy Houchaimi
Houchaimi Holdings Inc.


October 14, 2019

Ms. Nicole Dwyer, MCIP RPP
Director of Planning
Municipality of Mississippi Mills
3131 Old Perth Road
PO Box 400
Almonte, ON
K0A 1A0

Dear Ms. Dwyer,

**Re: Mississippi Mills Community Official Plan Amendment No. 21
(Future Expansion Lands)**

I am writing this letter on behalf of Houchaimi Holdings Inc., who own lands immediately southeast of the Almonte Urban Settlement Boundary – lands currently designated “Future Expansion Area Almonte Ward” on Schedule B (Ward of Almonte) and “Future Expansion” on Schedule A (Rural Land Use) within the Mississippi Mills’ Community Official Plan, hereinafter referred to as the COP.

Lands designated “Future Expansion Area Almonte Ward” are partially addressed by Policy 2.5.3.2.3.3 of the COP, which states in part:

“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.”

and

*“Should a **comprehensive review** identify the need for expansion, consideration should be first given to the lands in the Future Expansion overlay.”*

While COP Amendment 21, as approved by Municipal Council June 26, 2018 by way of By-law 18-66, proposed minor changes to Policy 2.5.3.2.3.3, the above noted excerpts were largely maintained. The expansion designation applicable to the subject lands was also maintained on Schedules A and B.

The draft COP Amendment 21 passed by Council also included a Section 3.9, entitled “Future Expansion Areas Almonte Ward” which established that development could proceed for lands subject to the expansion designation by way of an Amendment to the COP following the completion of a Development Plan and subsequent *Planning Act* approvals.

The September 17, 2019 Staff Report updating Council on COP Amendment 21 describes that Lanark County directed the removal of Section 3.9 and the Future Expansion Area designations, in asserting that urban boundary expansion should take place only by way of a municipal comprehensive review carried out in accordance with Section 1.1.3.8 of the Provincial Policy Statement. The report also asserts that Municipal Staff

provided draft support for this change (among others) and support for moving forward with a separate Official Plan Amendment (COP Amendment 22) to expand the Urban Settlement Boundary and that this "...was the quickest path forward in furthering the Municipalities objective to expand Almonte ward." Accordingly, the resultant revised COP Amendment that will be before Town Council Tuesday evening proposes the removal of Section 3.9 and the removal of the "Future Expansion Area Almonte Ward" designations on Schedules A and B.

The revised COP Amendment also proposes to remove policy 2.5.3.2.3.3 in its entirety, which is of concern to my Client. The removal of policy 2.5.3.2.3.3 will give way to the removal of firm policy that reflects Council's intent since 2005 to prioritize urban boundary expansion for lands formally identified within the COP, including the lands in question, owned by Houchaimi Holdings Inc.

In August 13, 2019 correspondence to our Client, written to provide an update on COP Amendment 21 and to discuss COP Amendment 22, Municipal Staff provided some assurance that lands currently designated "Future Expansion Area Almonte Ward" would be captured by the urban boundary expansion by way of COP Amendment 22:

"...the intention of the Municipality to proceed to amend the boundary as originally proposed has remained constant."

Respectfully, it is our opinion that the level of assurance provided in a Staff letter, when compared with a long-standing commitment provided by way of Official Plan policy, is considerably reduced.

The purpose of this letter is to raise and document this concern.

Our office will be requesting a meeting with Town and County Staff in the coming days, whereby we hope to gain a better understanding of this impact and the status of COP Amendment 22. I am looking forward to exploring these matters in more depth with you.

Sincerely,



Benjamin Clare, MCIP RPP
Senior Land Use Planner

Copy: Mr. Billy Houchaimi
Houchaimi Holdings Inc.



November 27, 2019

Ms. Julie Stewart, MCIP RPP
County Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Dear Ms. Stewart,

**Re: Mississippi Mills Community Official Plan Amendment No. 21
(Future Expansion Lands)**

I am writing this letter on behalf of Houchaimi Holdings Inc., and further to our October 14, 2019 letter to the Municipality of Mississippi Mills.

As stated within that letter, a copy of which is attached hereto, our Client owns lands immediately southeast of the Almonte Urban Settlement Boundary – lands currently designated “Future Expansion Area Almonte Ward” on Schedule B (Ward of Almonte) and “Future Expansion” on Schedule A (Rural Land Use) within the Mississippi Mills’ Community Official Plan (COP).

Lands designated “Future Expansion Area Almonte Ward” are identified by Policy 2.5.3.2.3.3 within the current COP as “...logical extensions of the urban area...” and lands that should be given first consideration for expansion should a comprehensive review identify need for expansion.”

After various revisions, COP Amendment No. 21 now proposes the removal of Policy 2.5.3.2.3.3 in its entirety, along with the removal of the “Future Expansion Area Almonte Ward” designations on Schedules A and B.

Although Municipal Staff have committed to our Client in writing that it is the intention of the Municipality that lands currently designated “Future Expansion Area Almonte Ward” would be captured by the urban boundary expansion by way of COP Amendment 22, the removal of the above policies and designations is of concern to our Client.

Sincerely,



Benjamin Clare, MCIP RPP
Senior Land Use Planner

Encl.

Copy: Houchaimi Holdings Inc.



October 14, 2019

Ms. Nicole Dwyer, MCIP RPP
Director of Planning
Municipality of Mississippi Mills
3131 Old Perth Road
PO Box 400
Almonte, ON
K0A 1A0

Dear Ms. Dwyer,

**Re: Mississippi Mills Community Official Plan Amendment No. 21
(Future Expansion Lands)**

I am writing this letter on behalf of Houchaimi Holdings Inc., who own lands immediately southeast of the Almonte Urban Settlement Boundary – lands currently designated “Future Expansion Area Almonte Ward” on Schedule B (Ward of Almonte) and “Future Expansion” on Schedule A (Rural Land Use) within the Mississippi Mills’ Community Official Plan, hereinafter referred to as the COP.

Lands designated “Future Expansion Area Almonte Ward” are partially addressed by Policy 2.5.3.2.3.3 of the COP, which states in part:

“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.”

and

*“Should a **comprehensive review** identify the need for expansion, consideration should be first given to the lands in the Future Expansion overlay.”*

While COP Amendment 21, as approved by Municipal Council June 26, 2018 by way of By-law 18-66, proposed minor changes to Policy 2.5.3.2.3.3, the above noted excerpts were largely maintained. The expansion designation applicable to the subject lands was also maintained on Schedules A and B.

The draft COP Amendment 21 passed by Council also included a Section 3.9, entitled “Future Expansion Areas Almonte Ward” which established that development could proceed for lands subject to the expansion designation by way of an Amendment to the COP following the completion of a Development Plan and subsequent *Planning Act* approvals.

The September 17, 2019 Staff Report updating Council on COP Amendment 21 describes that Lanark County directed the removal of Section 3.9 and the Future Expansion Area designations, in asserting that urban boundary expansion should take place only by way of a municipal comprehensive review carried out in accordance with Section 1.1.3.8 of the Provincial Policy Statement. The report also asserts that Municipal Staff

provided draft support for this change (among others) and support for moving forward with a separate Official Plan Amendment (COP Amendment 22) to expand the Urban Settlement Boundary and that this "...was the quickest path forward in furthering the Municipalities objective to expand Almonte ward." Accordingly, the resultant revised COP Amendment that will be before Town Council Tuesday evening proposes the removal of Section 3.9 and the removal of the "Future Expansion Area Almonte Ward" designations on Schedules A and B.

The revised COP Amendment also proposes to remove policy 2.5.3.2.3.3 in its entirety, which is of concern to my Client. The removal of policy 2.5.3.2.3.3 will give way to the removal of firm policy that reflects Council's intent since 2005 to prioritize urban boundary expansion for lands formally identified within the COP, including the lands in question, owned by Houchaimi Holdings Inc.

In August 13, 2019 correspondence to our Client, written to provide an update on COP Amendment 21 and to discuss COP Amendment 22, Municipal Staff provided some assurance that lands currently designated "Future Expansion Area Almonte Ward" would be captured by the urban boundary expansion by way of COP Amendment 22:

"...the intention of the Municipality to proceed to amend the boundary as originally proposed has remained constant."

Respectfully, it is our opinion that the level of assurance provided in a Staff letter, when compared with a long-standing commitment provided by way of Official Plan policy, is considerably reduced.

The purpose of this letter is to raise and document this concern.

Our office will be requesting a meeting with Town and County Staff in the coming days, whereby we hope to gain a better understanding of this impact and the status of COP Amendment 22. I am looking forward to exploring these matters in more depth with you.

Sincerely,



Benjamin Clare, MCIP RPP
Senior Land Use Planner

Copy: Mr. Billy Houchaimi
Houchaimi Holdings Inc.



January 21, 2021

Planning Department
Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON K0A 1A0

Dear Sir or Madam,

Re: COP Amendment No. 22 / Municipal Comprehensive Review

I am writing on behalf of Houchaimi Holdings Inc. in response to the J.L. Richards January 4, 2021 Comprehensive Review of the Almonte Settlement Area Boundary, the associated December 15, 2021 Staff Report presented to Committee of the Whole and the January 4, 2021 draft amendment.

This correspondence is further to our ongoing correspondence with Town and County Staff regarding the Municipal Comprehensive Review, including November 27, 2019 and October 14, 2019 letters.

As you are aware, Houchaimi Holdings Inc. is owner of the lands referred to within the Comprehensive Review documentation as Area 2.

Schedule "A" of the draft amendment indicates that Area 2 lands are to be added to the Community Official Plan Schedule B – Urban Area, and designated "Developing Community." Adding the Area 2 lands to the Urban Area in Almonte is proposed in part in order to meet anticipated growth projections and as a result of several years of contemplation and analysis of matters including serviceability, transportation patterns, and patterns of growth. The January 4, 2021 J.L. Richards Report assessed the suitability of including four separate areas within the Urban Boundary, including the subject "Area 2" lands. The assessment contemplates the total aggregate anticipated area of land required in order to meet projected demand for housing to the year 2038 and is based on the evaluation of the four separate areas based upon a series of criteria.

The purpose of this letter is twofold. First, we would like to express overall support of the proposed amendment and the findings of the J.L. Richards Report. Second, we would like to draw your attention to sections of the evaluation where we feel alternative interpretation and consideration of additional detail results in slightly improved outcomes for Area 2 lands.

The following paragraphs identify key sections of the evaluation where we assert outcomes for Area 2 could be improved.

THEME 3: TRANSPORTATION AND ROAD

There are abutting right-of-way (ROW) access opportunities and potential road connections to the site. The subject lands were rated 2 out of a potential 4. The description assigned to a rating of 2 aligns with the following statement: “there are no planned unopened ROW access opportunities – limited access points.” Respectfully, we assert that there are multiple favourable potential points of access along Paterson Street and Appleton Side Road. Furthermore, active development applications (incl. Official Plan and Zoning By-law Amendments, Site Plan Control) by Houchaimi Holdings Inc. between Area 2 and Industrial Avenue are now based on an additional public access that will connect the subject lands to Ottawa Street along Industrial Avenue, thereby diverting traffic from the Community Safety Zone along Paterson. Area 2 will also provide future right-of-way connections to lands to the south. Accordingly, based upon the above, we suggest that the rating could be adjusted to 4.

The lands are well-connected to sidewalks, trails and paved shoulders for pedestrian connections. The subject lands were rated 2 out of a potential 4. The description assigned to a rating of 2 aligns with the following statement: “only paved shoulder on abutting roads.” Area 2 is adjacent to Paterson Street, which has sidewalk on the east side starting from Robert Hill Street running north to well beyond the subject lands. There is also sidewalk on the west side of Paterson that terminates at the north limit of the subject lands. We suggest that this rating should be adjusted to a 3.

THEME 5: LAND USE CONSTRAINTS

The lands have few land use constraints and future development will conform to applicable policies. The subject lands were rated 2 out of a potential 4. The description assigned to a rating of 2 aligns with the following statement: “the land is mostly constrained (51- 75%).” The primary constraint considered within the evaluation appears to be the designation of the subject lands as agriculture. However, the agricultural designation of the subject lands has been identified as being appropriate for removal for some time. The process undertaken to complete an Agricultural Lands Review, as commissioned by the Municipality, and as completed by J.L. Richards in February 2018, identified the removal of the agricultural designation from the subject lands. Accordingly, the agricultural designation of the subject lands should not be considered without this context as an input as part of the evaluation and it is our suggestion that the rating should be adjusted to a 4.

It should be further noted that the 0.51 hectares of lands identified as a constraint in association with the adjacent Industrial lands can be easily mitigated by way of the design of the Industrial lands (also owned by Houchaimi Holdings Inc.) or by establishing a single-loaded public right of way along the northern limit of the future subdivision. In these regards, the proximity of the Industrial lands should not be considered an important constraint.

Development on the land will not result in the loss of prime agricultural land. The subject lands were rated 1 out of a potential 5. The description assigned to a rating of 1 aligns with the following statement: “development will result in the loss of prime agricultural land.” Per the paragraphs above, the removal of the Prime Agriculture designation from the subject lands has previously been contemplated and has been considered as appropriate in order to proceed with urban boundary expansion. Accordingly, the designation of the subject lands should

COPA No. 22 / Municipal Comprehensive Review
Municipality of Mississippi Mills

not be evaluated as having the same qualities of unevaluated/unassessed prime agricultural land. We suggest that a rating of 3 would be more appropriate given the results of the 2018 J.L. Richards Agricultural Lands Review.

Notwithstanding the above, which suggests a new total rating of 42 (from 35), our Client supports Committee and Council's approval of the proposed amendment and Municipal Comprehensive Review and is eager to see approvals proceed in a timely manner to ensure development can continue in Mississippi Mills.

We look forward to staying engaged. Please do not hesitate to contact our office if you have any questions.

Sincerely,



Benjamin Clare, MCIP RPP
Senior Land Use Planner

Copy: Billy Houchaimi
Houchaimi Holdings Inc.



January 15, 2021

Cavanagh Developments

9094 Cavanagh Rd.
Ashton, Ontario
K0A 1B0

Attention: Mr. Matt Nesrallah
Re: Municipal Engineering Review for Almonte Area 3

This memo summarizes DSEL's preliminary review of the Municipality of Mississippi Mills OPA No.22, with specific focus on the serviceability of candidate expansion Area 3.

Area 3 is situated between County Road 29 and the Mississippi River, adjacent to the current Almonte Settlement Area, as defined in the *Community Official Plan*. The site is within the jurisdiction of the Mississippi Valley Conservation Authority (MVCA). DSEL understands that Cavanagh Developments has interests in the specific lands within Area 3 that are shown in *Figure 1*.

The purpose of this memo is limited to providing a preliminary opinion on the general servicing potential of the Area 3 lands based on the referenced information. The available background information that has been referenced in the preparation of this memo includes:

- Municipality of Mississippi Mills OPA No.22 – Almonte Settlement Area Boundary Review (JLR, Jan 4, 2021);
- Municipality of Mississippi Mills OPA No.22 – Staff Report (Marc Rivet & Ken Kelly, Dec 15, 2020);
- Master Plan – Water and Wastewater Infrastructure (JLR, May 2012);
- Master Plan Update Report – Water and Wastewater Infrastructure (JLR, February 2018); and,
- Select other public sources, such as the Municipality's interactive mapping, MVCA 100-year floodplain mapping, etc.

This memo concludes that servicing constraints associated with Area 3 seem to be exaggerated in the current scoring of the site in OPA No.22, given that the May 2012 Master Plan demonstrates that the site is serviceable. This memo recommends that the current servicing scores for Area 3 be reviewed.

This memo also recommends that an update to the Master Plan for Water and Wastewater be undertaken in conjunction with expansion considerations, to ensure that the Municipality's servicing strategy is optimized according to existing conditions and planned growth.

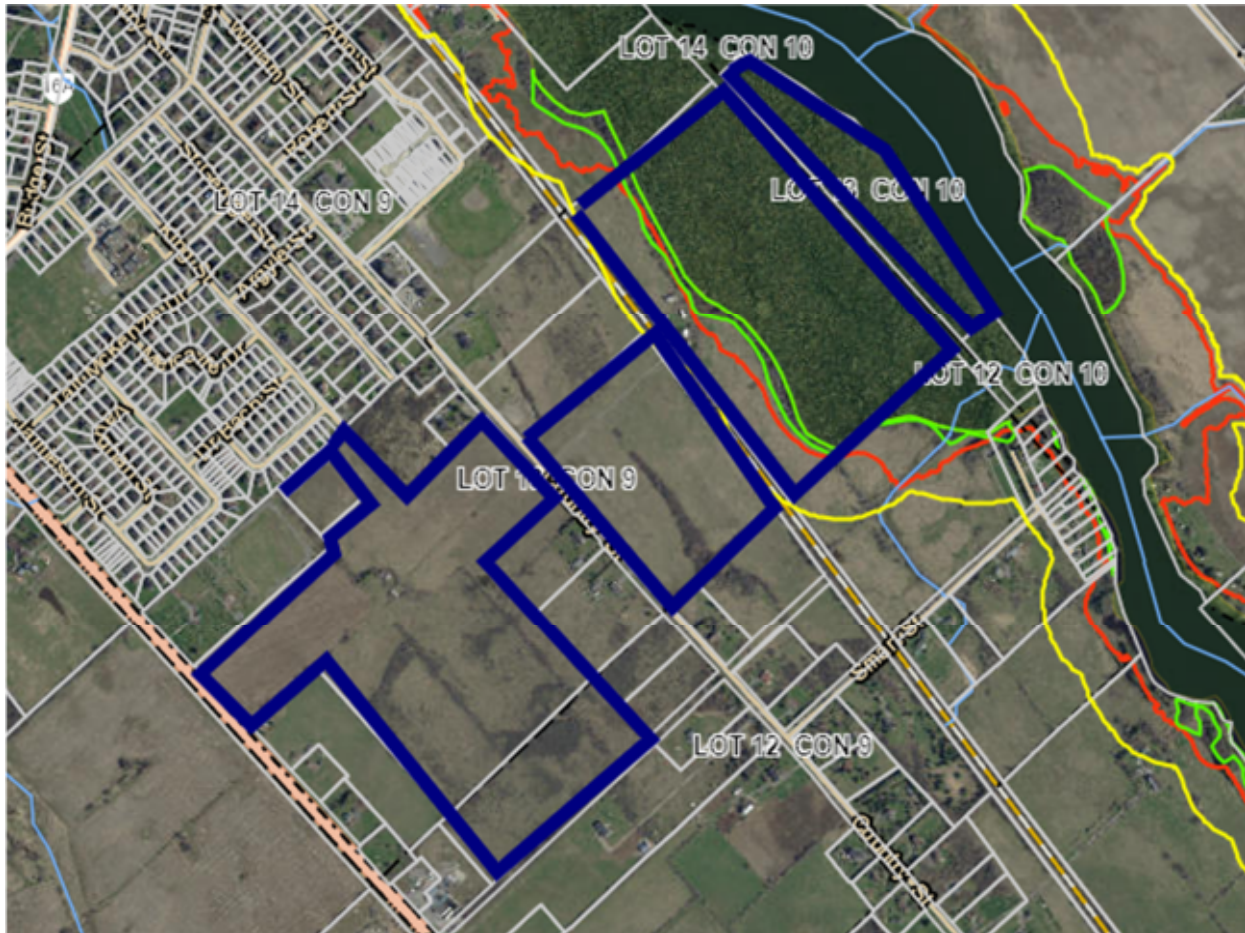


Figure 1: Sketch showing Cavanagh Developments Land Interests (Jan 2021)

Site Characteristics

The site is located adjacent to the Appleton Wetland, which is provincially significant.

The highest elevations within the site are above 140m based on available mapping, with the majority of the site falling towards the Appleton Wetland & Mississippi River. Elevations near the Ottawa Valley Recreation Trail near the Wetland & River are approximately 125m, based on available mapping. The elevation of the wetland is approximately 120m or less, based on available mapping.

The remaining portion of the site falls to the west, where the elevation of County Road 29 at the limit of the existing Settlement Area boundary is anticipated to be approximately 135m, based on available mapping. County Road 29 is serviced by roadside ditches.

There are existing neighbourhoods adjacent to the site, which have full municipal services. Of note is the extension of Country Rd to the site. The elevation of Country Rd at the limit of the existing Settlement Area boundary is anticipated to be approximately 130m, based on available mapping. In general, the topography in Area 3 is considered to be similar to or higher than the adjacent neighbourhoods which have full municipal services.

Based on MVCA 100-year floodplain mapping, the 100-year floodplain limit (shown in red in *Figure 2*) approximately follows the limit of the Appleton Wetland. The area immediately adjacent to the Wetland is within the MVCA regulation zone (shown in yellow in *Figure 2*). The regulation area may be subject to specific development requirements.

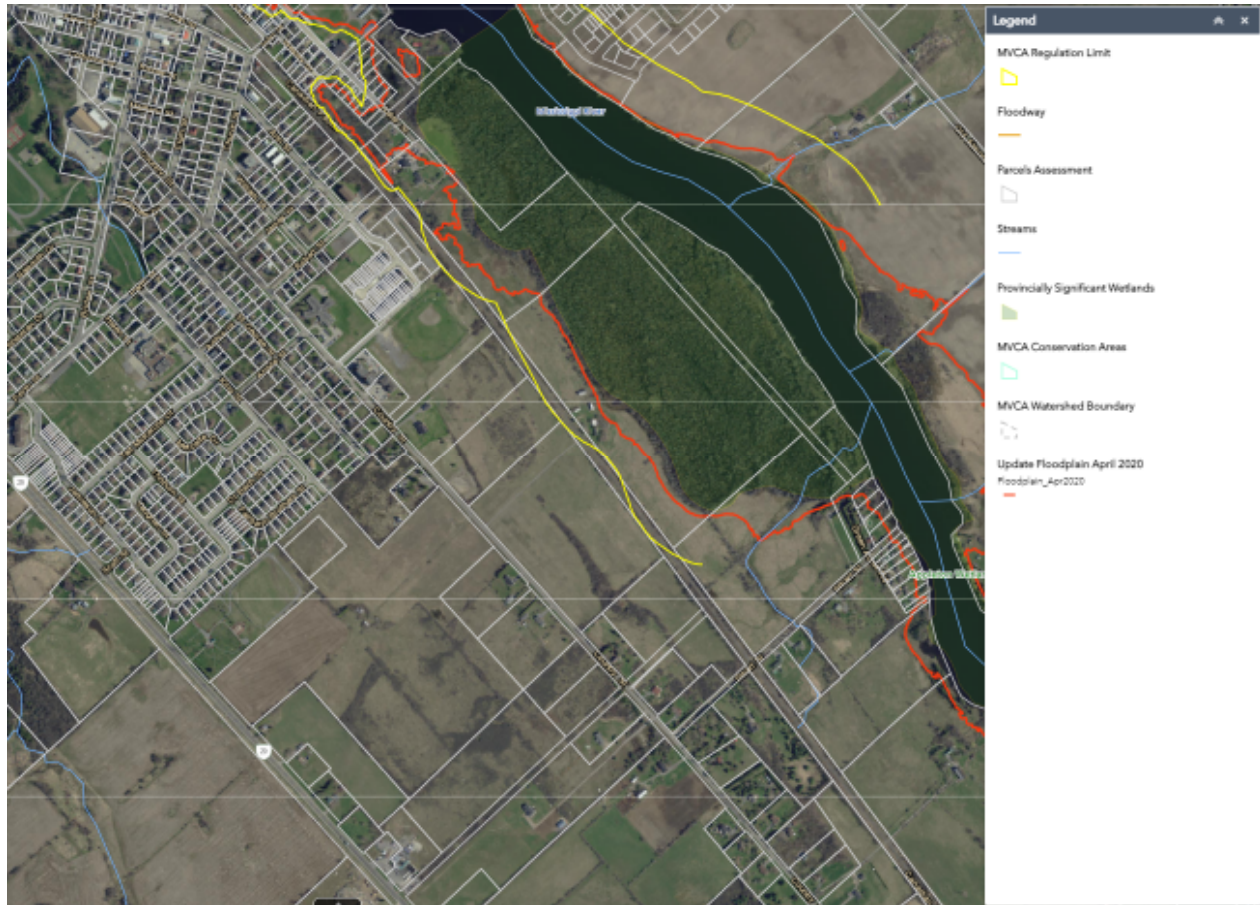


Figure 2: Excerpt from MVCA Mapping (Jan 2021)

From a source water protection lens:

- Part of the site falls within Wellhead Protection Area D (Score 2) - the designation is not expected to preclude any land uses typically proposed as part of a developing community; and,
- The entire site is considered part of a Highly Vulnerable Aquifer (Score 6) - the designation of HVA is common to much of the existing Almonte Settlement Area, and is not expected to preclude any land uses typically proposed as part of a developing community.

General Comments on OPA No.22

Area 3 and specific other growth areas are included in the buildout conditions that are assessed in the original *Master Plan – Water and Wastewater Infrastructure* (JLR, May 2012). The 2012 Master Plan provides specific recommendations related to infrastructure requirements to support buildout conditions. **Based on the 2012 Master Plan, Area 3 can be considered serviceable, subject to a set of planned infrastructure improvements.**

OPA No.22 references a 2018 update of the Master Plan. The update of the Master Plan has recently been made available on the Municipality website. OPA No.22 acknowledges that the update of the Master Plan was not prepared via the Municipal Engineers Association Municipal Class Environmental Assessment (Class EA) process. For example, the updated Master Plan did not benefit from public feedback and did not re-evaluate overall servicing strategy alternatives for the Almonte Settlement Area.

OPA No.22 explains that a Master Plan update will be required following approval of OPA No.22, and that the Master Plan is meant to follow the Class EA process. **Instead, based on best practices, it is recommended that the Master Plan for infrastructure be undertaken in conjunction with the evaluation of candidate expansion areas and OPA No.22.**

Evaluations of alternative servicing approaches would be presented in the Master Plan update, in order to transparently evaluate the current opportunities and constraints associated with candidate expansion areas. Per the Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 & 2015): *“When these planning documents are prepared simultaneously, alternatives can be assessed taking into account land use and servicing issues while addressing a preferred alternative which minimizes, to the extent possible, the impact on the community, natural environment and the economy.”* By completing the Master Plan update in conjunction with the evaluation of candidate expansion areas, the range of alternatives that can be assessed for servicing are greater, because the land use plan has not been finalized. **Approving an expansion area prior to consideration of alternative servicing strategies seems to limit or presume the outcomes of the Class EA before it is undertaken.**

Water Servicing Approach

Based on the 2012 Master Plan, connections to the municipal watermain system are expected to provide water supply to support development of Area 3, subject to infrastructure improvements.

Per the 2012 Master Plan, upgrades are required to the Town’s existing supply, storage, and distribution systems in order to meet the requirements of development within the existing Settlement Area and within the buildout lands that include Area 3. Upgrades identified in the 2012 Master Plan include upgrades to wells, construction of a new reservoir, pressure zone optimizations, a ‘third’ crossing of the Mississippi River, etc. A watermain extension along County Road 29 is also proposed. The demand calculations in the 2012 Master Plan are based on a set of assumed water consumption rates, which may be eligible for reductions based on the recent prevalence of low-flow features in homes, available monitored flow rates, etc.

The ‘third’ watermain crossing located in the vicinity of the Area 3 lands is presented in the 2012 Master Plan as a way to provide appropriate water service for buildout conditions, to improve connectivity, and to improve redundancy/fire protection in the case of a watermain break.

The 2012 Master Plan also indicates that the major aquifer utilized by the Almonte potable water system is productive and water quality is excellent. The 2012 Master Plan does not consider adequacy of the groundwater resource as a development constraint.

The 2018 update to the Master Plan - as summarized in OPA No.22 - seems to present an additional River crossing near the northern boundary of the Almonte Settlement Area, along with the crossing near Area 3 that was identified in the 2012 Master Plan. OPA No. 22 notes that the crossing of the Mississippi River is required for Area 3 development, however:

- It is unclear if analysis has been undertaken to determine if a portion of the site could be serviced off of the existing network;
- It is unclear if other solutions, such as well/storage infrastructure improvements and additional distribution mains, could provide an appropriate level of service for development of all or part of Area 3; and,
- It is unclear if the benefit to existing neighbourhoods versus the benefit to growth areas has been appropriately captured with respect to the Mississippi River crossing.

It is recommended that alternative servicing approaches be considered as part of a Master Plan update, in order to confirm that the crossing of the Mississippi River is the most beneficial servicing solution for the Almonte Settlement Area and to characterize the benefit to existing neighbourhoods versus growth areas. It is also recommended that that Municipality review overall fire flow protection requirements, as it relates to current conditions in neighbourhoods and capacity to service the densities that are promoted in OPA No. 22 (e.g. the 15 units per gross hectare to 35 units per net hectare densities inherently limit the separation between units, which affects fire flow requirements).

Wastewater Servicing Approach

Based on the 2012 Master Plan, connections to the municipal wastewater system are expected to support development of Area 3, subject to infrastructure improvements.

Per the 2012 Master Plan, upgrades are required to the Town's existing wastewater treatment, pumping, and conveyance systems in order to meet the requirements of development within the existing Settlement Area and within the buildout lands that include Area 3. In the vicinity of Area 3, 160m of sewers on Ann Street and Country Street were identified as being over-capacity with buildout of Area 3, and therefore were recommended to be planned for replacement. The capacity calculations were based on a set of assumed demand rates, which may be eligible for reductions based on the recent prevalence of low-flow features in homes, available monitored flow rates, etc.

The 2018 update to the Master Plan - as summarized in OPA No.22 - seems to present some additional upgrades to the Country Road and Ann Street sewers, as compared to what was identified in the 2012 Master Plan. From a phasing perspective, it is likely that a portion of the site could be serviced off of the existing network (e.g. without upgrades), especially given the sewers are listed as being at 70% to 136% capacity under full buildout conditions and the assumed demand rates may be eligible for reductions.

Pumpstations within the Area 3 lands are not expected to be necessary for the majority of the Area 3 lands, given that the adjacent development is at similar elevations and is provided with gravity sewer service. For example, lands west of Country Road are expected to be easily serviced by an extension of the gravity sewer system.

Based on a preliminary servicing assessment, lands east of Country Road are also considered serviceable, whether via earthworks programs in support of gravity sewer extensions, via local public or private pumpstations, via strategic land use planning (e.g. using lands east of Country Road for strategic locations for parks, stormwater pond, and/or specific building types), etc.

Stormwater Management Approach

Based on the location of Area 3 adjacent to the Mississippi River, a site-specific stormwater management program is expected to support development of Area 3, subject to installation of appropriate infrastructure.

From an earthworks program perspective, generally it is cost effective to maintain the pre-development drainage patterns for the site in the post-development condition. For Area 3, the majority of the site drains towards the Wetland & River, suggesting that this would be a logical and efficient outlet for the controlled discharge of treated stormwater runoff from development. There may also be an opportunity to allow for controlled discharge of treated stormwater runoff from a portion of the site to the existing roadside ditch system on County Road 29.

New stormwater management pond(s) or other treatment mechanisms (e.g. Oil-Grit-Separator units, etc.) would likely be required within the Area 3 lands in order to provide end-of-pipe quantity and quality control in accordance with current MECP guidelines. Specifically, stormwater management approaches would be expected to be required to:

- Provide Enhanced treatment of stormwater runoff (e.g. 80% long term average total suspended solids removal); and,
- Reduce post-development peak outflows (e.g. by a stormwater management pond) to pre-development conditions or to specific targets approved by the Municipality and agencies.

Additional information from agencies and environmental consultants would be expected to be used as part of detailed design of the stormwater management program, given that the provincially-significant wetland is adjacent to the site. Treatment of stormwater runoff combined with homeowner awareness programs are expected to present an opportunity to appropriately control stormwater runoff from the Area 3 lands.

Expansion Area Scoring Considerations

Suggested scoring for Area 3 for serviceability factors is summarized in *Table 1*, in the column labelled 'DSEL Preliminary Opinion on Site Score'.

These scores have been prepared based on the detailed evaluation criteria and scoring system identified in OPA No.22, and the information presented earlier in this memo. A brief rationale for each score is provided in the footnotes. Further refinement of the scoring may be completed upon collection of additional information associated with the existing and proposed municipal infrastructure anticipated to service the subject site.

In general, DSEL's opinion is that the scoring for Area 3 in OPA No.22 ought to be reconsidered.

Table 1: Engineering (Serviceability) Factors and Scoring

Criteria	Summary of Scoring	DSEL Preliminary Opinion on Site Score	Current Score OPA No.22
Water Service	1 pt – servicing is not feasible or significant overhaul 2 pts – major upgrades required, limited residual capacity, water crossing required, many topographic constraints 3 pts – some major upgrades required, some residual capacity, some water crossings required, topographic constraints 4 pts – no major upgrades required, adequate residual capacity, water crossings are limited, few topographic constraints	3 ¹	1
Wastewater Service	1 pt – servicing is not feasible or significant overhaul 2 pts – major upgrades required, limited residual capacity, water crossing required, many topographic constraints 3 pts – some major upgrades required, some residual capacity, some water crossings required, topographic constraints 4 pts – no major upgrades required, adequate residual capacity, water crossings are limited, few topographic constraints	4 ²	2
Stormwater Service	3 pts – some topographic constraints, some anticipated issues with capacity and condition of receiving outlets 4 pts – few topographic constraints, few anticipated issues with capacity and condition of receiving outlets 5 pts – stormwater management is feasible, easily connected.	5 ³	3

¹ Water servicing is feasible, as Area 3 was contemplated for buildout in the 2012 Master Plan. No major topographic constraints have been identified, given the site has similar topography to the adjacent neighbourhoods that are on full municipal services. Per OPA No.22, for full buildout, a watermain loop is expected to be required on County Road 29, and a crossing under Mississippi River is expected to be required. This infrastructure is considered to also benefit the existing Settlement Area.

² Wastewater servicing ought to be a straightforward extension of gravity sewers for the majority of the site, given the site has similar topography to the adjacent neighbourhoods that are on full municipal services. Per OPA No.22, potential upgrades may be required to select downstream sewers on Country Road (and potentially Ann Street) that may have limited capacity upon full buildout.

³ The site is located adjacent to the Mississippi River and associated wetland, so there are no known capacity constraints with downstream infrastructure. There are no topographic constraints related to drainage. Stormwater is anticipated to be managed on site to meet requirements for conditions of downstream outlets.

Yours truly,
David Schaeffer Engineering Ltd.

Prepared by:

A handwritten signature in black ink, appearing to read 'Laura Maxwell', with a stylized, cursive script.

Laura Maxwell, B.Sc.(Civil Eng), M.PI, RPP, MCIP
Client Project Manager

and

Stephen Pichette, P.Eng.
Ottawa Manager

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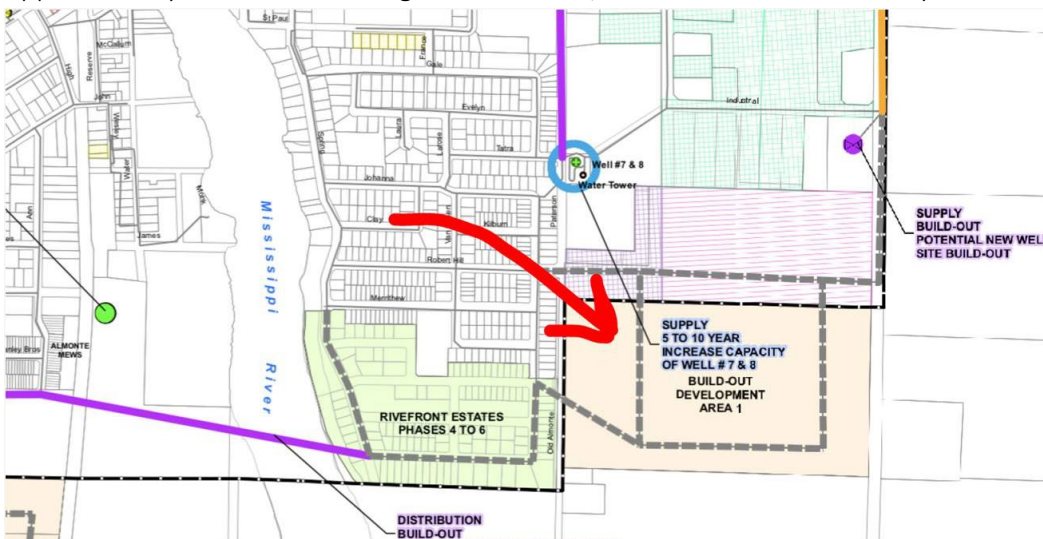
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From: [Benjamin Clare](#)
To: [Marc Rivet](#)
Subject: Mississippi Mills" Expansion Areas / Houchaimi Holdings
Date: Wednesday, September 30, 2020 1:57:22 PM
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[Houchaimi - COP Amend No. 22 & MCR - Feb 18.20.pdf](#)
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[Houchaimi - Mississippi Mills COPA 21 - Nov 27.19.pdf](#)
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Good afternoon Marc,

Further to your request of last week, the following identifies the location of the Houchaimi lands on the immediate periphery of the Urban Boundary in Almonte. The lands are identified as "Build-Out Development Area 1" on the screenshot, which is from the Municipality's Water Servicing Strategy. Approximately 40% of the holding is to the north, within the Urban Boundary.



Attached is the latest development concept for these lands (not yet circulated to Julie or the Municipality). There is a minor projection of residential into industrial/institutional that will have to be sorted.

I'm also attaching some letters exchanged with Niki and Julie re: COPA 21 and 22, from myself and also Stephanie Morris before she left FoTENN for DCC, in the event that you don't have access.

Do you have time later this afternoon or tomorrow to chat high-level about next steps and timing?

Thanks very much,

Benjamin Clare, MCIP, RPP

Senior Land Use Planner

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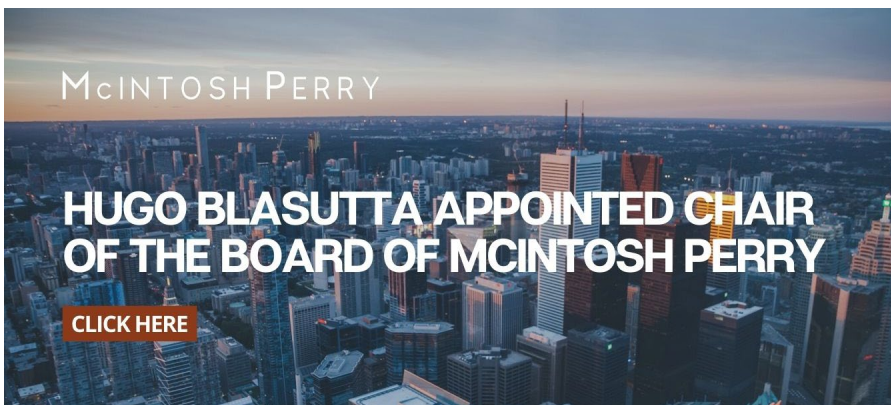
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