

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

DATE: March 25, 2021

TO: Committee of the Whole

FROM: Marc Rivet, MCIP, RPP, Acting Director of Planning

**SUBJECT: STAFF REPORT: OFFICIAL PLAN OPA 22
Almonte Settlement Area**

KNOWN AS: OPA 22 Urban Boundary Expansion

APPLICANT: Initiated by the Municipality of Mississippi Mills

RECOMMENDATION:

THAT Committee of the Whole recommends that Council adopts Official Plan Amendment No. 22 being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area. These expansion areas consist of Area 1 - revised ("Sonnenburg Lands") 14.9 ha, Area 2 ("Houchaimi Lands") 21.9 ha and Area 3A ("Henry Lands") 25.1 ha.

FURTHERMORE

THAT Committee of the Whole recommends that Council include Area 4 ("Mill Run Extension") 8.9 ha to Almonte's Settlement Area Boundary as part of OPA 22 since OPA 26 (430 Ottawa Street) is under appeal and therefore should not be considered as 'designated and available' for the purpose of this Comprehensive Review. Furthermore, Area 4 would provide enough lands to meet a 20-year planning horizon as per OPA 21.

FURTHERMORE

THAT Committee of the Whole recommends an Official Plan Amendment for lands located along the east side of Ramsay Concession 11A to be included within the Urban Settlement Area and to re-designate approximately 1.07 hectares of lands ("The Gaw Property") from "Rural" to "Highway Commercial" and re-designate approximately 1.71 hectares of land at 1728 Concession 11 A ("Cornerstone Community Church") from "Rural" to "Residential - Community Facility".

FURTHERMORE

THAT Committee of the Whole recommends that Council direct staff to submit an Official Plan Amendment to the Lanark County Sustainable Communities Official Plan (County SCOP) to expand Almonte's Settlement Area Boundary.

BACKGROUND:

Official Plan Amendment No. 22 (OPA 22) stems from the work that was conducted for OPA 21; Five-Year Review. OPA 21 was approved with modifications by Lanark County on December 4, 2019 and was deemed to be consistent with the Lanark County Sustainable Community Official Plan and the Provincial Policy Statements which came into effect on April 30, 2014.

The Municipality of Mississippi Mills had retained the planning services of J.L. Richards & Associates Limited (JLR) to undertake the Five-Year review of its Community Official Plan (COP) under Section 26(1) of the Planning Act (OPA 21).

The purpose of updating the Community Official Plan was to:

- a) revise the Official Plan as required to ensure that it,
 - 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.

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.

These principles are:

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

The current Community Official Plan (2006) had established a 70/30 (low density / medium density) split. OPA 22 proposes to slightly revise the housing mix target to 60/40 (low density / medium density) split.

A Comprehensive Review has been prepared by the Municipality's planning consultants (JLR) in support of OPA 22. The objective of the consultant's report was to determine if Almonte has sufficient settlement area to accommodate growth to the year 2038 and should an expansion be required, identify and evaluate the potential areas for expansion.

Based on the consultant's report, there is a shortfall of 64 hectares to accommodate residential growth to the year 2038. Therefore, the settlement area of Almonte needs to be expanded to accommodate future growth. The following are the main conclusions for the Municipality of Mississippi Mills:

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

A detailed analysis (evaluation matrix) was further completed for five (5) potential expansion areas: Area 1 (“Sonnenburg Lands”), Area 2 (“Houchaimi Lands”), Area 3A (“Henry Lands”), Area 3B (“Panmure Alvar”) and Area 4 (“Mill Run Extension”). All with the exception of Area 4 were known as the “Future Expansion” lands as part of the 2006 Community Official Plan.

In accordance with the Provincial Policy Statement, 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.

Although OPA 22 focused primarily on residential and employment growth, a submission was received to consider including certain lands along the east side of Ramsay Concession 11A within the urban boundary and re-designating approximately 1.07 hectares of lands (“The Gaw Property”) from “Rural” to “Highway Commercial” and re-designate approximately 1.71 hectares of land at 1728 Concession 11 A (“Cornerstone Community Church”) from “Rural” to “Residential – Community Facility”.

A Planning Brief (dated January 22, 2021) has been submitted by Kevin M. Duguay Community Planning and Consulting Inc. in support of this request and copy has been included in Part C to the OPA 22. The Planning Brief was reviewed by the Planning Department and Mississippi Valley Conservation. The Planning Department supports the request to include these lands within the Almonte Settlement Area. Furthermore, MVC has indicated that developing this property on full municipal services eliminates concerns about potential impacts to ground water (wellhead protection area).

Furthermore, Section 4.7 Community Facilities of the Community Official Plan indicates that places of worship are considered community facilities and should generally not be located on rural lands. It is therefore appropriate to add the “Cornerstone Community Church” within Almonte’s Urban Boundary.

COMPREHENSIVE REVIEW

See PART D – Comprehensive Review which forms Part of OPA 22 By-law.

FINANCIAL IMPLICATIONS:

The Master Servicing Plan had considered Areas 1, 2, 3A, and 3B as part of its analysis. An Executive Summary of the Master Servicing Plan was included in Appendix to the Comprehensive Review. Future growth areas will require investment in municipal infrastructure. The Municipality has a Development Charges By-law. It is expected that updates to various Master Plans (i.e. Servicing Master Plans) and Development Charge Background Study / By-law will be required should the settlement area boundaries be expanded.

SUMMARY AND RECOMMENDATION

In order to accommodate 70% of the expected growth between 2020 and 2038 (within Almonte), as per OPA 21, it is expected that 2,077 new units would be required. There are currently 1,195 units either draft approved or registered for residential development. Based on the proposed housing mix target being brought forward in OPA 22, it is therefore expected that there is a demand for an additional 551 low density residential units and 331 medium density residential units. Our analysis has identified a shortfall of 882 units.

This Comprehensive Review therefore supports the addition of 64 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. Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 1 - revised ("Sonnenburg Lands") 14.9 ha, Area 2 ("Houchaimi Lands") 21.9 ha, and Area 3A ("Henry Lands") 25.1 ha, should be considered for urban expansion.

Note – the initial comprehensive review included a memo which concluded that the agricultural lands on Area 2 "Houchaimi Lands" should not be considered as Prime Agriculture based on research and methodology worked out with the Ontario Ministry of Agriculture and Rural Affairs (OMAFRA). However, as part of OPA 21, delineation of Prime Agriculture lands was differed.

Furthermore, it is recommended that Area 4 ("Mill Run Extension") 8.9 ha also be considered for urban expansion since OPA 26 (430 Ottawa St.) is under appeal and therefore should not be considered as 'designated and available'. Also, (and in addition to), the Comprehensive Review was based on the Lanark County Sustainable Community Official Plan's population projections (2008-2028); therefore, short 2 years for a 20-year planning horizon as OPA 22 is being completed in 2021. If we were to extend out residential demand for two additional years and based on an average 115 units / year and the residential policies of this review, this would represent an additional 17 hectares of land.

The analysis is based on a revised housing target mix of 60% low density and 40% medium density. Furthermore, the analysis is based on intensification that considers the built-up density in the vicinity of the infill property with limited intensification in accordance with the Plan's "Infilling" policies. Finally, the analysis assumes that 55% of greenfield lands (generally greater than 4 hectares and generally developed by site plan and/or plan of subdivision) and the new expansions areas would be developed with an average maximum 25 units per net hectare.

There are enough employments lands (even with the removal of 3.41 ha for Houchaime Seniors' Residence – 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's 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.

With that, our recommendation is that Committee of the Whole recommends that Council adopts Official Plan Amendment No. 22, draft of which is included in Appendix "A", being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area.

Furthermore, the Planning Department supports an area specific amendment to include certain lands along the east side of Ramsay Concession 11A to the urban boundary as described in OPA 22.

All as detailed in our recommended motions.

APPENDIX "A"

**Official Plan Amendment No. 22
By-law No. 2021-xxx**

DRAFT

CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

BEING a By Law to Adopt Amendment No. 22 to the Mississippi Mills Community Official Plan.

WHEREAS a virtual information session was held on January 19, 2021 to present the comprehensive review and draft by-law to the public and provide them with an opportunity to ask questions and provide comments;

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills held a public meeting on January 26, 2021 respecting a proposal to expand Almonte's Settlement Area Boundary and introduce specific development related policies;

AND WHEREAS Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 22 at its March 25, 2021 meeting;

AND WHEREAS the Council has reviewed the information and material and has considered public comments as they relate to this amendment and has passed Resolution No XXX-21 on (insert date), 2021 endorsing Committee of the Whole's recommendation;

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Municipality of Mississippi Mills to permit said land use designation;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, hereby **ENACTS** as follows:

1. That Amendment No. 22 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 22 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this (insert date) 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**OFFICIAL PLAN AMENDMENT No. 22
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS**

DRAFT

**"Almonte Settlement Area Boundary"
Almonte Ward, Municipality of Mississippi Mills**

March 2021

**AMENDMENT NO. 22
TO THE COMMUNITY OFFICIAL PLAN
MUNICIPALITY OF MISSISSIPPI MILLS**

The attached explanatory text constituting Amendment No. 22 to the Community Official Plan of the Municipality of Mississippi Mills was prepared for and recommended to the Council of the Corporation of the Municipality of Mississippi Mills.

This Amendment to the Community Official Plan of the Municipality of Mississippi Mills was adopted by the Corporation of the Municipality of Mississippi Mills in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, by By-law No. 21-XXX passed on the (insert date) 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

OFFICIAL PLAN AMENDMENT No. 22
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS

PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of public meeting.

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

PART D – COMPREHENSIVE REVIEW

PART E – 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 - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Marc Rivet, Acting Director of Planning for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 022** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17(17), 17(19), 17(20), and 17(23) of the Planning Act, RSO 1990 as amended.

Marc Rivet, MCIP, RPP
Acting Director of Planning
Municipality of Mississippi Mills

PART B – 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 2026. The 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 64 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; and,
- 70% of future growth to Almonte on full municipal services.

However, OPA 22 proposes a slight change in the housing target mix from a 70/30 (low density / medium density) split to 60/40.

Furthermore, OPA 22 proposed a slight revision from the current density provisions (low density residential areas being 15 units per gross hectare and medium density being 35 units per net hectare). It is proposed that Greenfield areas and expansion areas that are generally greater than 4 hectares in size and generally developed by site plan and/or plan of subdivision would include a mix of housing types as per the revised 60/40 split with low densities in the range of 15 to 30 units per net hectare and medium density with a range of 30 to 40 units per net hectare to a maximum of 25 units per net hectare.

Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and constraints in an effort to protect these. In these situations, it is proposed to apply 10.5 to 21 units per gross hectare for low density areas and 21 to 28 units per gross hectare for medium density areas to a maximum of 19.25 units per gross hectare.

It is proposed that the expansion lands be designated “Residential”. Development of these areas will require further public consultation and Planning Act approvals (Zoning By-law Amendment, Subdivision Approval, Site Plan Control, etc.) with all supporting studies and plans prior to development.

Although Official Plan Amendment No. 22 focused primarily on residential and employment growth, a submission was received to consider including certain lands along the east side of Ramsay Concession 11A to the urban boundary and re-designating approximately 1.07 hectares of lands (“The Gaw Property”) from “Rural” to “Highway Commercial” and re-designate approximately 1.71 hectares of land at 1728 Concession 11 A (“Cornerstone Community Church”) from “Rural” to “Residential – Community Facility”.

A Planning Brief (dated January 22, 2021) has been submitted by Kevin M. Duguay Community Planning and Consulting Inc. in support of this request and copy has been included in Part C of OPA 22. The Planning Brief was reviewed by the Planning Department and Mississippi Valley Conservation. The Planning Department supports of the request to include these lands within the Almonte Settlement Area.

Furthermore, Section 4.7 Community Facilities of the Community Official Plan indicates that places of worship are considered community facilities and should generally not be located on rural lands.

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 Houchaimi Lands”, Area 3A (“Henry Lands”), and “Area 4 Mill Run Expansion Lands”.

The amendment also includes certain lands along the east side of Ramsay Concession 11A to the urban boundary and re-designating approximately 1.07 hectares of these lands (“The Gaw Property”) from “Rural” to “Highway Commercial” and re-designating approximately 1.71 hectares of land at 1728 Concession 11 A (“Cornerstone Community Church”) from “Rural” to “Residential – Community Facility”.

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 Schedule ‘B’ attached hereto forms the basis to this amendment. This Comprehensive Review was updated based on submissions received following a virtual information session and statutory public meeting (copies of which have been included in Part C).

A Planning Brief (dated January 22, 2021) provided by Kevin M. Duguay Community Planning and Consulting Inc. includes the rationale to incorporate certain lands along the east side of Ramsay Concession 11A to the urban boundary (copy of which has been provided Part C).

PART C – 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 (LCSCOP) to change a portion of Rural and Agricultural Lands to Almonte Settlement Area on Schedule A of the LCSCOP.

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”, from “Agriculture” to “Residential” and “Developing Community”, from “Rural” to “Highway Commercial” and from “Rural” to “Residential – Community Facility”.
- 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:** Section 2.5.3.2.3.4, 2nd sentence is deleted and replaced with the following “Intensification within the built-up areas (including infill and redevelopment) shall be in accordance with the policies of Section 3.6.7 “Infilling”. Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per Section 3.6.5 Range of Housing Types of the Plan with low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare to an average

maximum of 25 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas and 21 to 28 units per gross hectare for medium density areas to an average maximum of 19.25 units per gross hectare.

- Item 8:** 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 9:** 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 10:** 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 11:** 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 12:** Section 3.6.5.2 is modified from changing the percentage of low density and medium housing mix targets from 70% and 30% to 60% and 40% respectively.
- Item 13:** Section 3.6.5.3 is modified by deleting the 2nd sentence and replacing it with “Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas.
- Item 14:** Section 3.6.5.4 is modified by deleting the 2nd sentence and replacing it with “Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in

an effort to protect these. In these situations, it is proposed to apply a 21 to 28 units per gross hectare for medium density areas.

- Item 15:** Section 3.6.5.5, add a new bullet “iv” which reads “designed with a maximum of four (4) stories where the site abuts an arterial or collector road” and renumber the following bullets accordingly.
- Item 16:** Section 4.6 Transportation, in the third sentence change “roads” to “an active transportation network”.
- Item 17:** 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 18:** 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 19:** 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 20:** 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 21:** 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 22:** Section 4.8.3.1.15 after an existing designated “Rural Settlement Area” add “known as Riverfront Estates”.
- Item 23:** 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 24:** 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 25:** 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).
- Item 26:** Section 5.14, replace the definitions of ‘gross density’ and ‘net density’ with the following:
“Gross density means the total number of dwelling units divided by the total project area.”
“Net density means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lanes and parking area internal to developments and private amenity areas, but excluding public streets

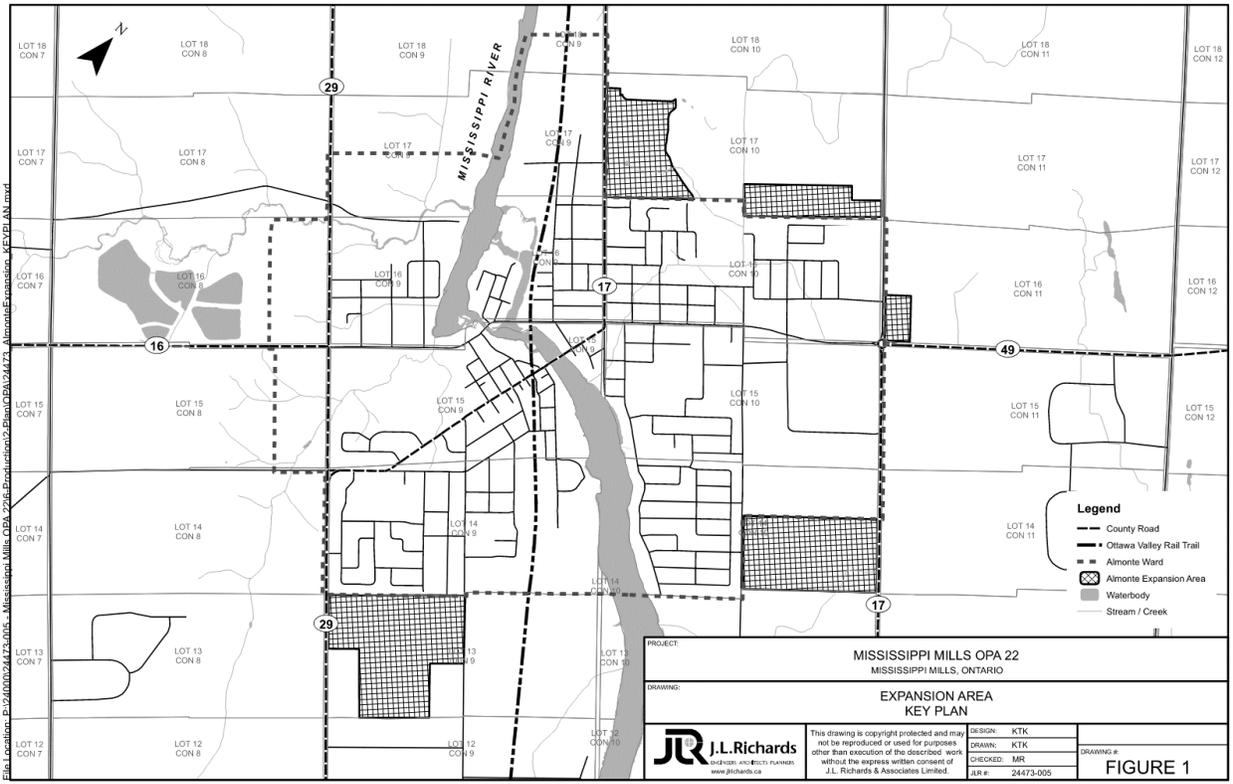
(right-of-way), parks and open space, infrastructure (e.g. stormwater management facilities) and all non-residential uses.

IMPLEMENTATION AND INTERPRETATION

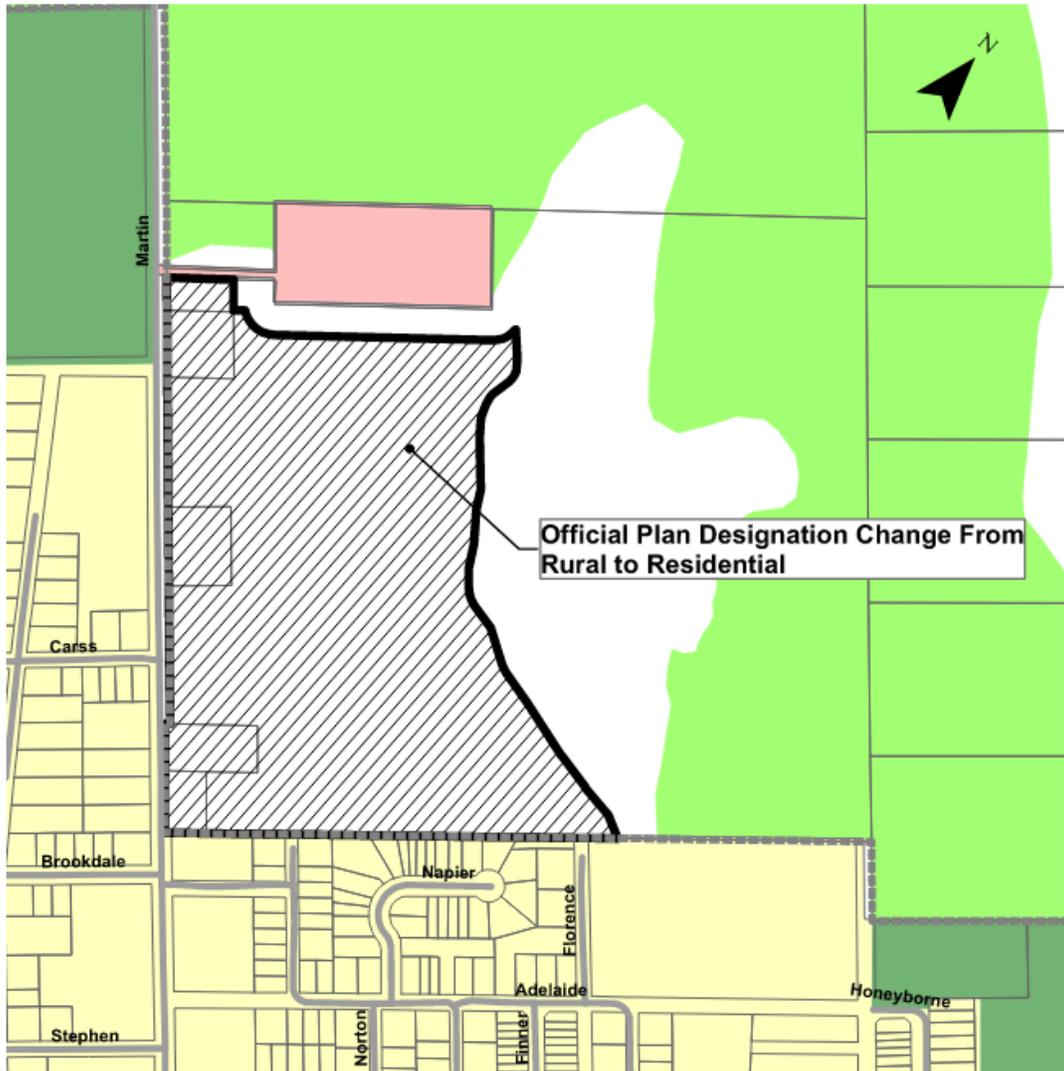
The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Mississippi Mills Community Official Plan (COP). OPA 22 will not be in effect until a concurrent LCSCOP is approved and in effect.

Schedule 'A' - Affected Lands

Key Map



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Official Plan Designation Change From Rural to Residential

Official Plan Designation Change

-  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. ____
 to the
 Official Plan
 of the
 Municipality of Mississippi Mills

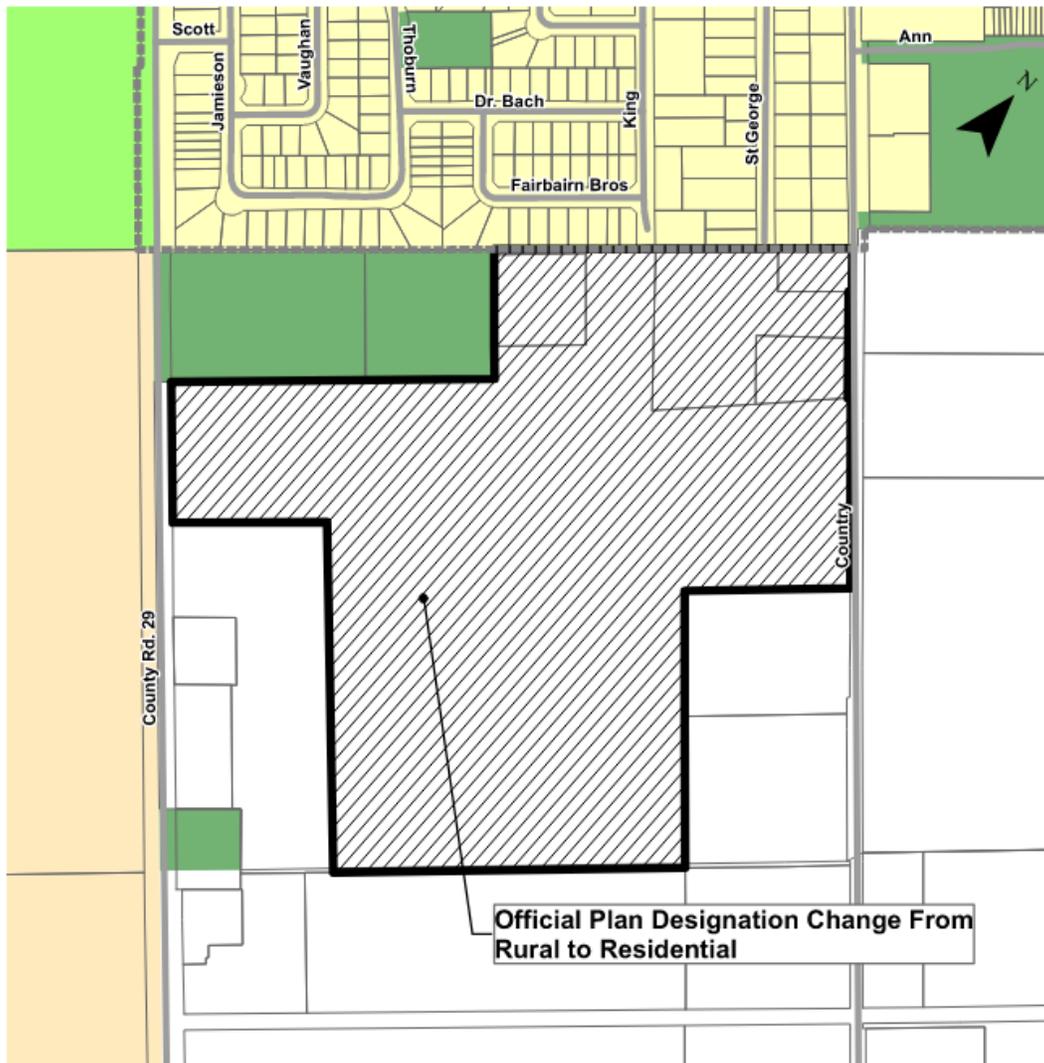


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Official Plan Designation Change From Rural to Residential

Official Plan Designation Change

 Residential

Official Plan Designations:

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

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



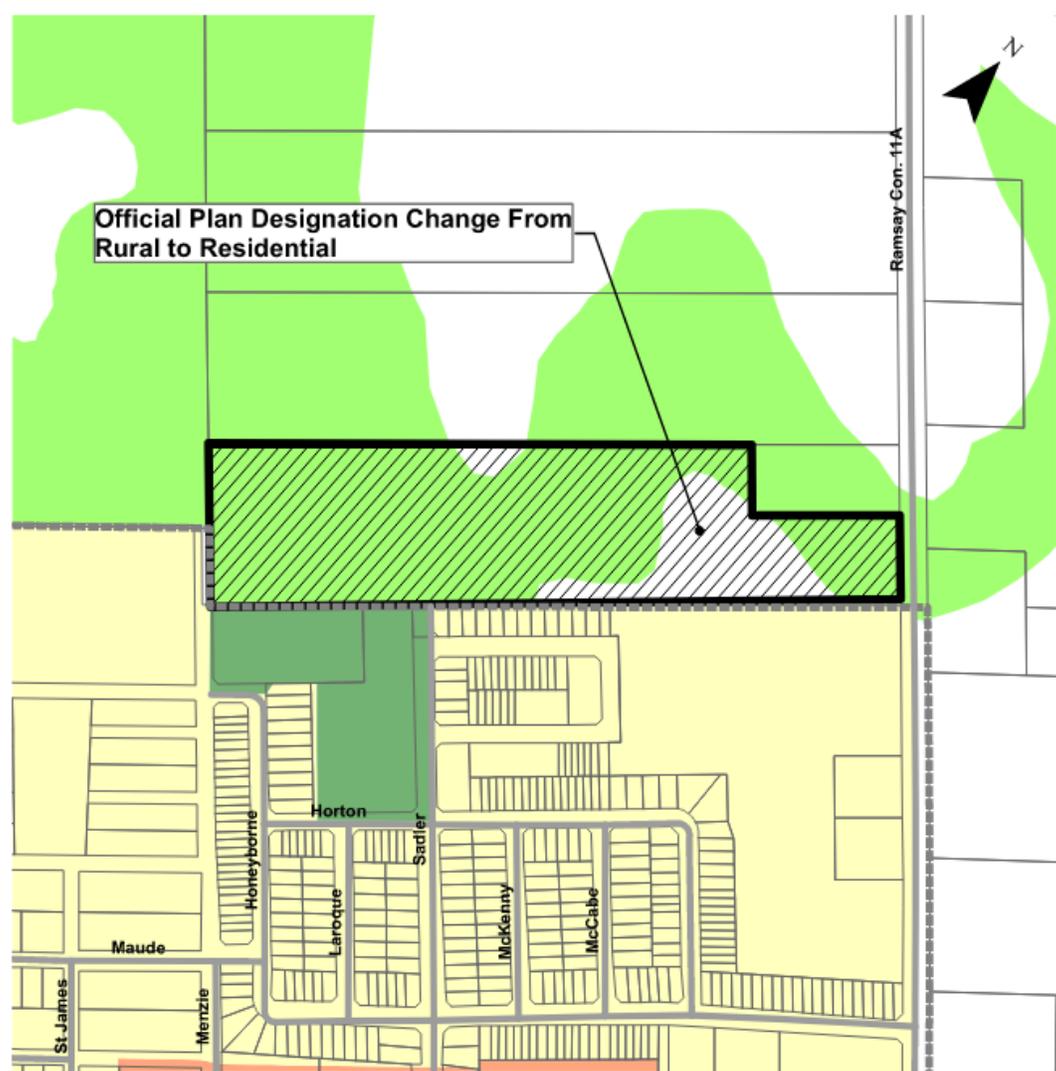
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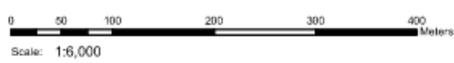
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Official Plan Designation Change From Rural to Residential

- Official Plan Designation Change
-  Residential
- Official Plan Designations:
-  Residential
 -  Rural
 -  Residential - Community Facility
 -  Business Park
 -  Highway Commercial
 -  Industrial
 -  Parkland and Open Space
 -  Rural - Agriculture Overlay
 -  Prime Agriculture

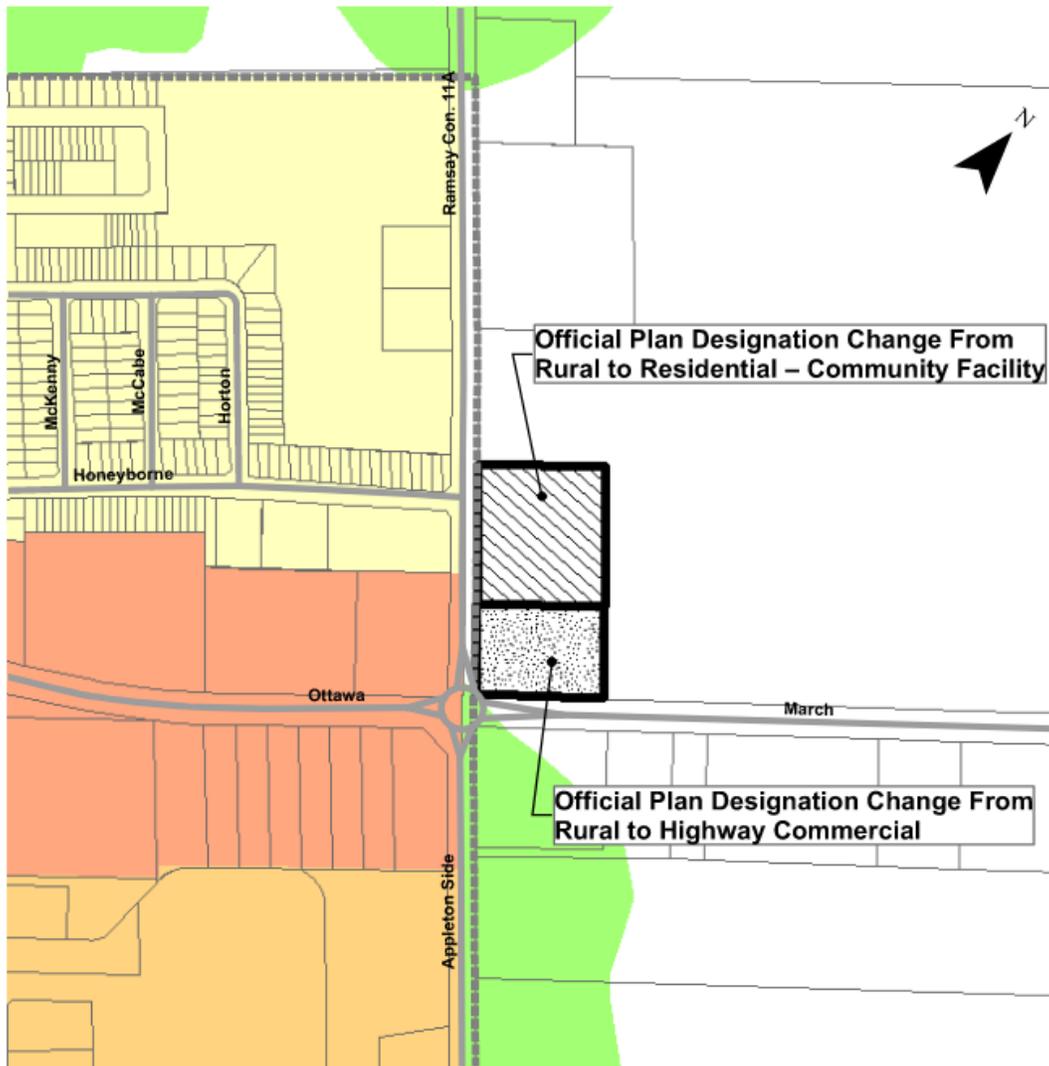
Schedule "A"
 Amendment No. ____
 to the
 Official Plan
 of the
 Municipality of Mississippi Mills



Prepared: March 8, 2021



Plot Date: Monday, March 8, 2021 8:24:47 AM



Official Plan Designation Change

-  Residential - Community Facility
-  Highway Commercial

Official Plan Designations:

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

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



Scale: 1:6,000

Prepared: March 8, 2021



PART D – COMPREHENSIVE REVIEW

MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

Comprehensive Review – ADDENDUM
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

Official Plan Amendment No. 22 Public Meeting Notice and copy of the proposed by-law was circulated/available on January 6, 2021 in accordance with the *Planning Act*. A Virtual Information Session was held on January 19, 2021 and a Statutory Public Meeting was held on January 26, 2021.

This Comprehensive Review Addendum provides an update to the Comprehensive Review based on public submissions received to date (verbal and/or written) as they relate to the proposed settlement area boundary expansion study (OPA No. 22).

2.0 Growth Projections (Demand)

Per Official Plan Amendment No. 21 (OPA 21) (Five Year Review) 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 (2018-2038).

The Plan is designed to direct:

- 70% of future growth to Almonte on full services; and
- 30% of future growth to rural areas and existing villages.

According to Statistics Canada, 2016 Census of Population, Mississippi Mills had a population of 13,163. Almonte [population centre] had a population of 5,039 and an 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 below). The 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).

Table 1: Population Projections 2016, 2020 and 2038

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 / Villages population (projected)
5,039	8,124	6,879	8,388	10,978	10,144
13,163		15,267		21,122	

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)

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Almonte Settlement Area Boundary – Comprehensive Review

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:

Table 2: Average Household Size Based on Unit Type and Location

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

According to our analysis, the average household size in Almonte (combined) was approximately 2.4 persons per household.

Almonte's population was estimated to be 6,879 in 2020. Per approved population projections, Almonte is expected to see a population growth of 4,098 people between 2021-2038 (total 2038 population of 10,977).

2.1 Housing Target Mix

Section 3.6.5.2 of the Community Official Plan had established a housing mix target of 70% low density (singles and semis) and 30% medium density units (fourplex, townhouses, 3 storey apartments).

According to recent trends in residential development, the housing mix has included more medium density units (mostly in the form of townhouses).

It is proposed as part of OPA 22 to slightly revise the housing mix target from the 70/30 (low density / medium density) split to a 60/40 (low density / medium density). The original 70/30 housing target mix was established as part of the 2006 COP and hasn't been reviewed. The proposed housing mix:

- Provides a greater mix of housing types;
- Provides opportunities for more affordable units;
- Is reflective of recent trends in terms of planning approvals and permit activity;
- Addresses many submissions to provide a greater mix of housing types including more affordable units;
- More efficient use of urban / serviced lands;
- Supports complete neighbourhoods.

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2.2 Residential Densities

The current Community Official Plan indicates:

1. 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 (6 units per acre).
2. 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 (15 units per net acre).

It is proposed to slightly revise these density provisions for low density and medium density development within the built-up areas, on greenfield properties (generally greater than 4 hectares in size and/or developed by plan of subdivisions) includes lands within expansion areas.

2.3 Projected Housing Demand

Housing demand projections were prepared by applying the average household sizes (per Section 3.4.1) to the projected population. Using the proposed 60/40 housing target mix and revised densities, the report concluded that between 2018 and 2038 some 2,077 units would be required to meet growth projections (average of 115 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 1,730 units, 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 346 residential units, available through lands suitably zoned to facilitate 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 27 – Houchaimi Retirement Residence, Phase 6 Mill's Run);
- 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;

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Almonte Settlement Area Boundary – Comprehensive Review

- Density ranges and housing mix proposed as part of OPA 22,
- Proportion of housing need that is expected to be met through infill, redevelopment, and additional residential units.

2.4 Employment Projections

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, 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.

3.0 Residential Permit Activity

The average residential permit activity in Mississippi Mills between **2010-2020** was 110 units per year. Of these, **80 units per year were within Almonte**. Building permit activity was **72% Urban / 28% Rural/Villages**.

As the community matures and infrastructure expands, we have seen an increase in the magnitude of housing activity in the past five years.

Since 2016, 84% of the residential growth has been located in Almonte on full services, 16% has been in the rural areas and villages on private services. The 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: 140 units / year average
- **Almonte Urban: 117 units / year average**
 - o **Low Density Residential: 48%**
 - o **Medium Density Residential: 52%**
- Villages: Low Density Residential: 2 units / year average
- Rural: 20 units / year average.

Almonte Urban Area has averaged 80 units per year between 2010-2020. This average has increased to 117 units per year over the past five years. This review is projecting an average number of units / permits at 115 units per year between 2021-2038.

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Almonte Settlement Area Boundary – Comprehensive Review

4.0 Land Supply

4.1 Residential Land Supply

The Comprehensive Review has identified vacant and/or future development lands as:

1. Infill properties (including additional units and redevelopment).
2. Greenfield properties (generally greater than 4 hectares and generally developed by site plan and/or plan of subdivision).
3. Expansion areas (generally to be developed by phased plans of subdivision).

4.1.1 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 would not 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 14 hectares of vacant or underutilized parcels available to support infilling. Section 3.6.7 Infilling of the COP includes the following policies:

1. The Municipality shall give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demand. Infilling shall be considered small scale residential development within existing residential neighbourhoods involving the creation of new residential lots or the development/redevelopment of existing lots.
2. Infilling development proposals in existing residential neighbourhoods should be in character with the surrounding building form and setbacks of existing development in an effort to blend in with the residential neighbourhood. Specific design policies for infill development are found in the design section of this Plan (4.2.2. Urban Design).
3. Infilling development proposals shall be required to prepare "lot grading and drainage plans" that take into consideration potential drainage impacts on abutting properties.
4. Infilling development may be subject to site plan control.

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Almonte Settlement Area Boundary – Comprehensive Review

Average net density within the built-up area of Almonte is between 9 (low density) to 15 units per net hectare (medium density) depending on areas. **We have assumed a revised housing mix target of 60/40.** Based on the vacant land inventory there is a potential 14 hectares of vacant infill properties which could represent around 76 low density residential (LDR) units and 84 medium density residential (MDR) units.

Infill areas in character with established neighbourhoods would represent an average 160 units.

In addition to infilling opportunities within the Urban Area, several large parcels (referred to as “Greenfields”) exist within Almonte. These areas are generally greater than 4 hectares in size and generally developed by Site Plan and/or Plan of Subdivision. There are approximately 31 hectares of vacant Greenfield lands within Almonte.

Based on our review and research, we are proposing a split of 55% for residential uses and 45% for non-residential uses (including parks and open space, natural features and constraints, institutional uses / schools, local retail / commercial, stormwater ponds and tributaries, and roads).

It is proposed that Greenfield areas that are generally greater than 4 hectares in size would generally be developed by site plan and/or plan of subdivision and would include a mix of housing types as per the revised 60/40 split with low densities in the range of 15 to 30 units per net hectare and medium density within a range of 30 to 40 units per net hectare to a maximum average of 25 units per net hectare.

Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and constraints in an effort to protect these. In these situations, it is proposed to apply 10.5 to 21 units per gross hectare for low density areas and 21 to 28 units per gross hectare for medium density areas to a maximum of 19.25 units per gross hectare.

Net residential area of Greenfield properties (17 ha) would represent an average of 255 low density units and 170 medium density units representing 425 units (25 u.n.ha).

4.1.2 Industrial, Commercial, Institutional Vacant Land Supply

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

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

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

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Almonte Settlement Area Boundary – Comprehensive Review

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 may be a need for additional employment lands.

Appendix 1 includes a series of figure that were produced to demand the housing and employment demand and supply and assist with this comprehensive review including:

- Land Use Almonte (1 & 2)
- Land Use Designation Land Use (1 & 2)
- Vacant Land Almonte (1 & 2)
- Density Map
- Building Permit Activity
- Transportation
- Pubic Utilities

5.0 Land Needs Analysis (Supply Versus Demand)

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

According to our projections described above, housing demand in Almonte is estimated to be 2,077 units to meet growth targets to the year 2038.

Table 3: Residential Supply vs. Demand

	Population	No. of Units
Total estimated Population in Almonte (2020)	6,879	
Total Population to be Accommodated in Almonte between 2021-2038	4,099	
Total units required to meet growth projections in Almonte between 2021-2038		2,077
LDR @ 2.29 people per household MDR @ 2.54 people per household		
<u>Urban Settlement Area</u>		
Almonte – Infilling (LDR) @ 9 u/n/ha	174	76
Almonte – Infilling (MDR) @ 15 u/n/ha	213	84
Almonte – 31 ha of Greenfield 60% LDR @ 55% residential	584	255
Almonte – 31 ha of Greenfield (40% MDR @ 55% residential	432	170
Almonte – 430 Ottawa Street (OPA 26) 124 units at 1.5 persons per unit (UNDER APPEAL - therefore not designated and available)	186	124

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Almonte Settlement Area Boundary – Comprehensive Review

Almonte – Houchaimi Seniors’ Residences (OPA 27) 48 retirement home rooms (at 1 person per room) and 45 adult bungalows (at 1.5 persons per unit)	116	93
Additional Residential Units (aka secondary units, basement apartments) 2.5 per year assumption or 2.5% (at 1.25 persons per unit)	56	45
Mill Run Phases 5, 6 LDR units	140	61
Mill Run Phases 5, 6 MDR units	94	37
Total Projected Lots/Units (Site Plans, Draft / Registered Plans)		1,195
Total Estimated Population Accommodated (estimated)	1,995	
Total Estimated Population Left to Be Accommodated (estimated)	2,104	
No. of Additional Lots/Units Required to Meet Projected Demand 60/40 split		551 LDR 331MDR

Based on the above, there are approximately 1,195 units in the queue for approval / future permits. Note, this includes the redevelopment of 430 Ottawa Street with approximately 124 dwelling units which is under appeal.

There is a shortfall of 882 units / lots to meet projections. It is, therefore, estimated that there is a demand for 2,077 new units between 2021-2038.

Based on projections, it is **estimated that an average of 115 permits per year** (between 2021-2038) **will be required to accommodate growth within Almonte.**

Based on this review’s methodology approximately 64 hectares of expansion lands are required to accommodate growth to the year 2038.

64 hectares (assuming 55% residential = 35.2 ha) new residential subdivisions are being proposed for a mix of housing types at an average maximum of 25 units per net hectare (33 ha * 25 u.n.ha.) = +/- 880 units (528 LDR / 352 MDR) which could accommodate approximately 2,103 people to the year 2038.

Note, the residential land supply had included OPA 26 which was a redevelopment of 430 Ottawa Street with approximately 124 dwelling units. As this Official Plan Amendment is being appealed it is not going to be considered as ‘designated and available’ for the purpose of this Comprehensive Review. Therefore, an additional +/- 9.0 hectares of land would be required to meet this shortfall. Furthermore, (or in addition to) it is important to note that this Plan is subject to the Lanark County Sustainable Community Official Plan’s population projections (2018-2038). Considering this Urban Settlement Area Boundary is effectively planning for 18 years (2021-2038), it would be prudent to include sufficient lands to accommodate this additional estimated 230 units (based on average 115 units per year described in this review) which would represent an additional 16.5 hectares of lands.

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Almonte Settlement Area Boundary – Comprehensive Review

6.0 Site Evaluation Matrix

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 and Transportation Master Plan. A fourth area was added to the evaluation as it was considered a logical expansion to the Mill Run Subdivision.

Following a review of submissions received during this study (including land use planning and engineering comments) it was recommended to split Area 3 into Areas 3A and 3B.

A detailed review has been completed of these potential expansion lands and is included in Appendix 2 to this report.

7.0 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 or development of designated and available 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 2021 and 2038 (within Almonte), as per OPA 21, it is expected that 2,077 new units would be required. There are currently 1,195 units either draft approved or registered for residential development. Based on the proposed housing mix target being brought forward in OPA 22, it is therefore expected that there is a demand for an additional 551 low density residential units and 331 medium density residential units. Our analysis has identified a shortfall of 882 units over and above the 1,195 potential units that are approved or in the process of being approved for development. This represents an average of 115 units per year (2021-2038).

This Comprehensive Review therefore supports the addition of 64 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.

Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 1 - revised (“Sonnenburg Lands”) 14.9 ha, Area 2 (“Houchaimi Lands”) 21.9 ha, and Area 3A (“Henry Lands”) 25.1 ha should be considered for urban expansion. These areas represent approximately 61.9 hectares of land. It is therefore recommended that Area 4 (“Mill Run Extension”) 8.9 ha also be considered for urban expansion. As described above, OPA 26 (430 Ottawa St.) is under appeal and therefore should not be considered as ‘designated and available’. Furthermore, as described above, if the analysis was based of a 20-year projection, this which would represent a demand for an additional 16.5 hectares of lands. Therefore, it is appropriate to include Area 4 lands to Almonte’s Settlement Area at this time resulting in approximately 70.8 hectares of expansion lands.

OFFICIAL PLAN AMENDMENT NO. 22

Almonte Settlement Area Boundary – Comprehensive Review

The analysis is based on a revised housing target mix of 60% low density and 40% medium density. Furthermore, the analysis is based on intensification that considers the built-up density in the vicinity of the infill property with limited intensification in accordance with the COP's "Infilling" policies. Also, the analysis assumes that 55% of "Greenfield" lands (properties generally greater than 4 hectares generally developed by site plan and/or plan of subdivision) and the expansion areas at an average maximum density of 25 units per net hectare.

There are enough employment lands (even with the removal of 3.41 ha for Houchaimi Seniors' Residence – 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.

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OFFICIAL PLAN AMENDMENT NO. 22
Almonte Settlement Area Boundary – Comprehensive Review

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Marc Rivet, MCIP, RPP
Associate, Senior Planner

Reviewed by:



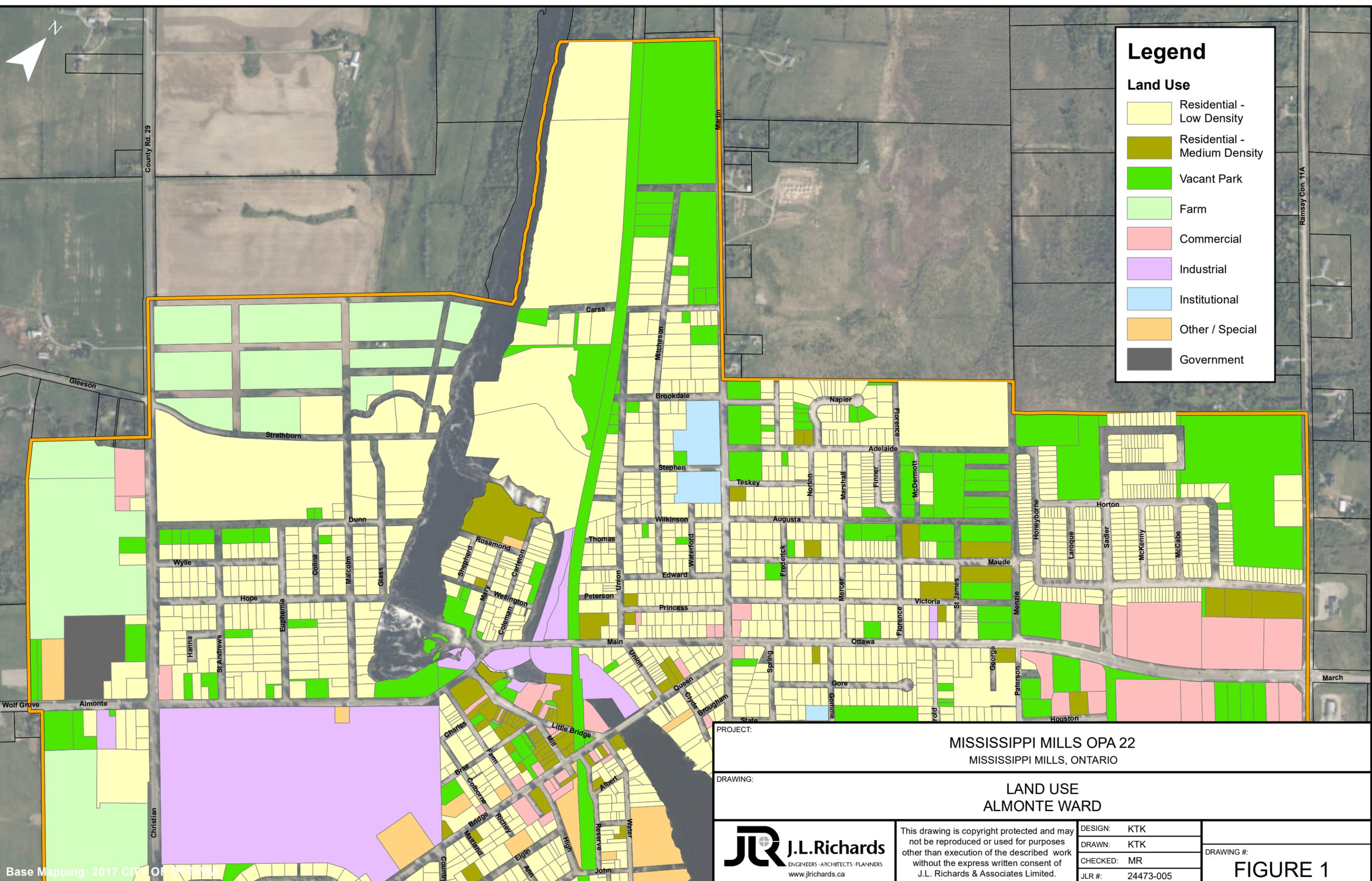
Eric Forhan
Planner

OFFICIAL PLAN AMENDMENT NO. 22
Almonte Settlement Area Boundary – Comprehensive Review

APPENDIX 1
Supporting Figures

Land Use Almonte (1 & 2)
Land Use Designation Land Use (1 & 2)
Vacant Land Almonte (1 & 2)
Density Map
Building Permit Activity
Transportation
Pubic Utilities

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473_Landuse_Almonte.mxd



Legend

Land Use

- Residential - Low Density
- Residential - Medium Density
- Vacant Park
- Farm
- Commercial
- Industrial
- Institutional
- Other / Special
- Government

Base Mapping: 2017 CITY OF OTTAWA

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: LAND USE
ALMONTE WARD



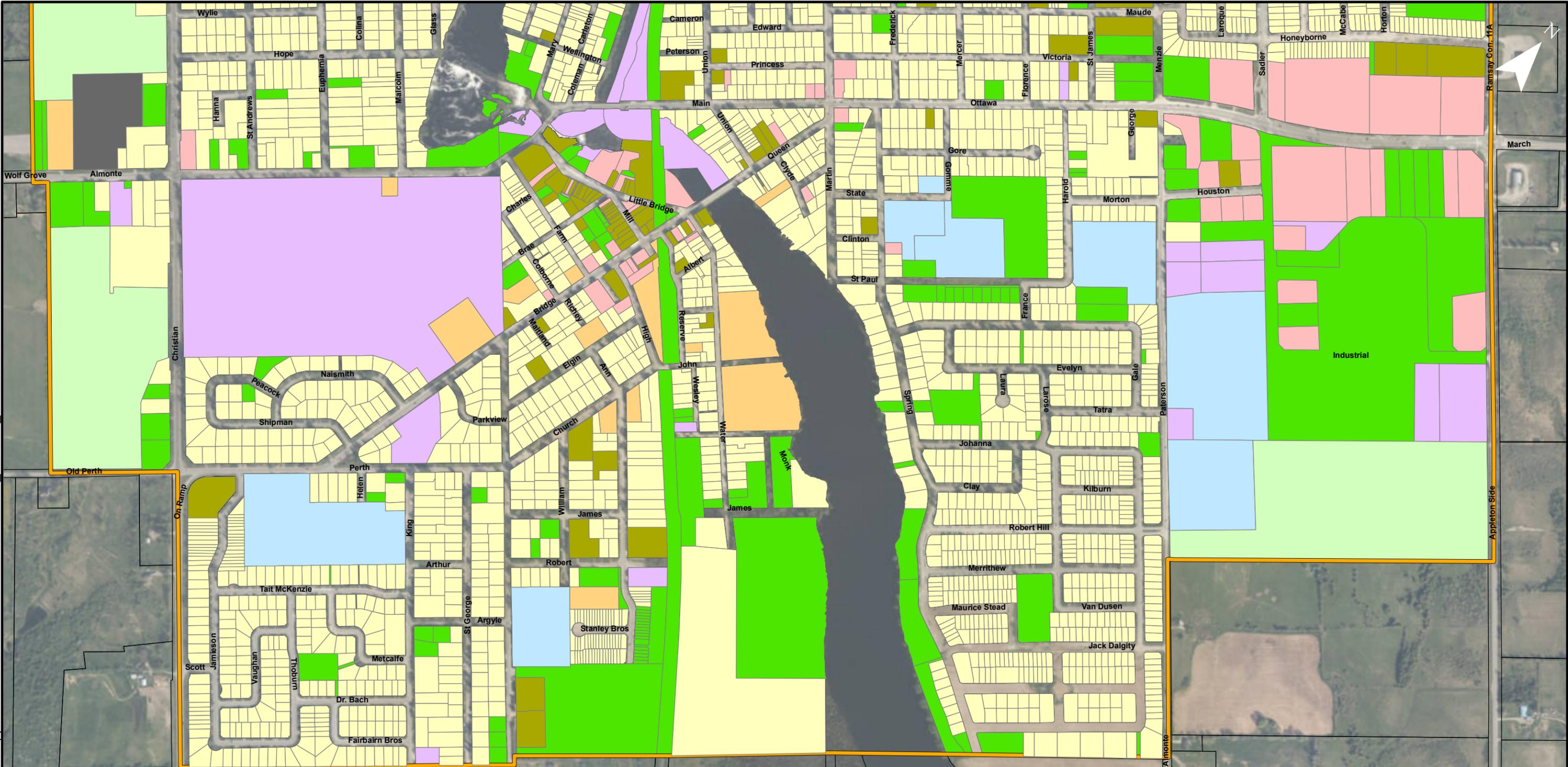
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DRAWING #:
FIGURE 1

Plot Date: Friday, October 9, 2020 9:38:24 AM



Legend

Land Use	
 Residential - Low Density	 Farm
 Residential - Medium Density	 Commercial
 Vacant Park	 Institutional
 Other / Special	 Government
 Industrial	

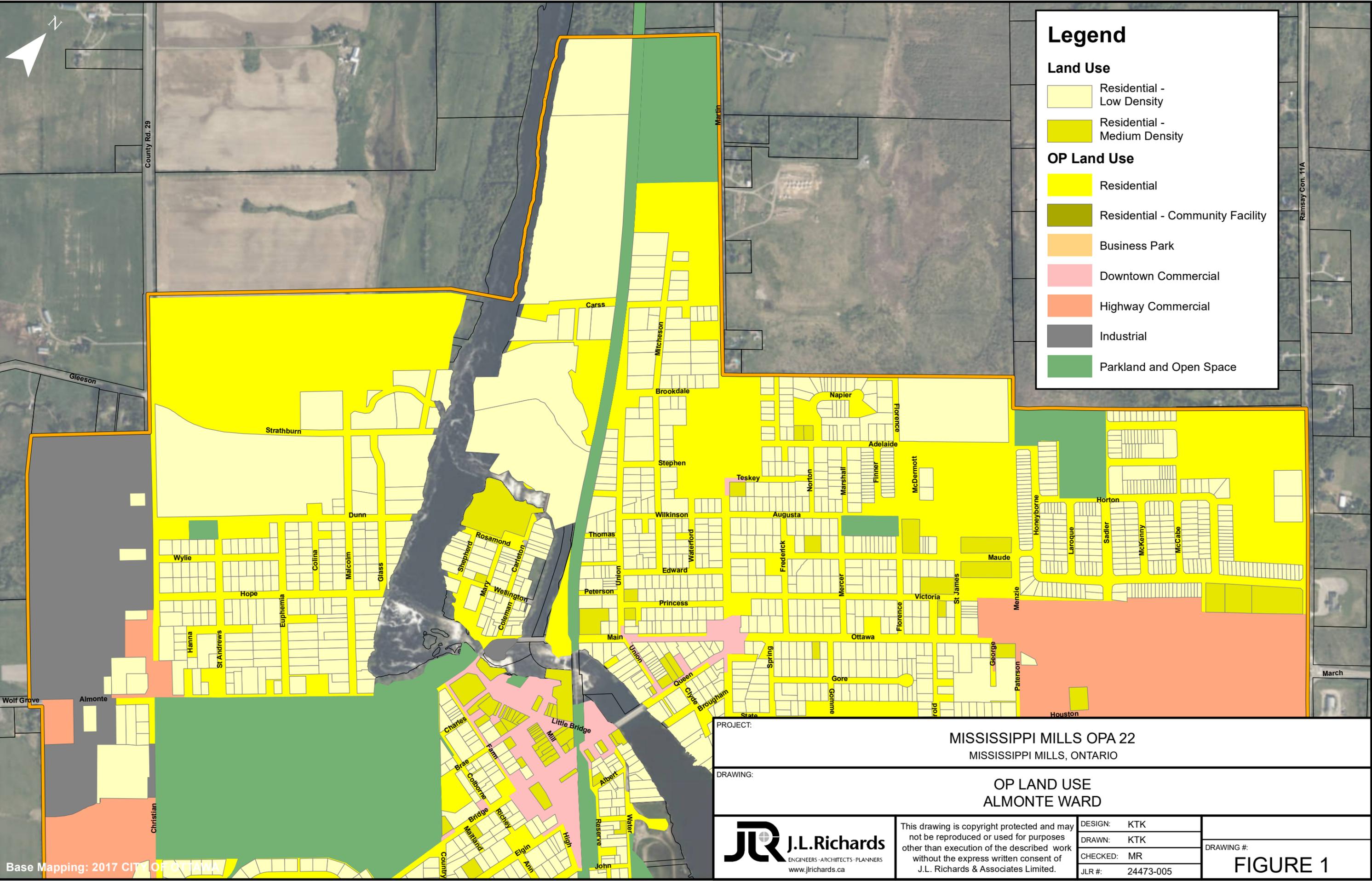
PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: LAND USE
ALMONTE WARD

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DRAWING #: **FIGURE 2**



Base Mapping: 2017 CITY OF OTTAWA

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

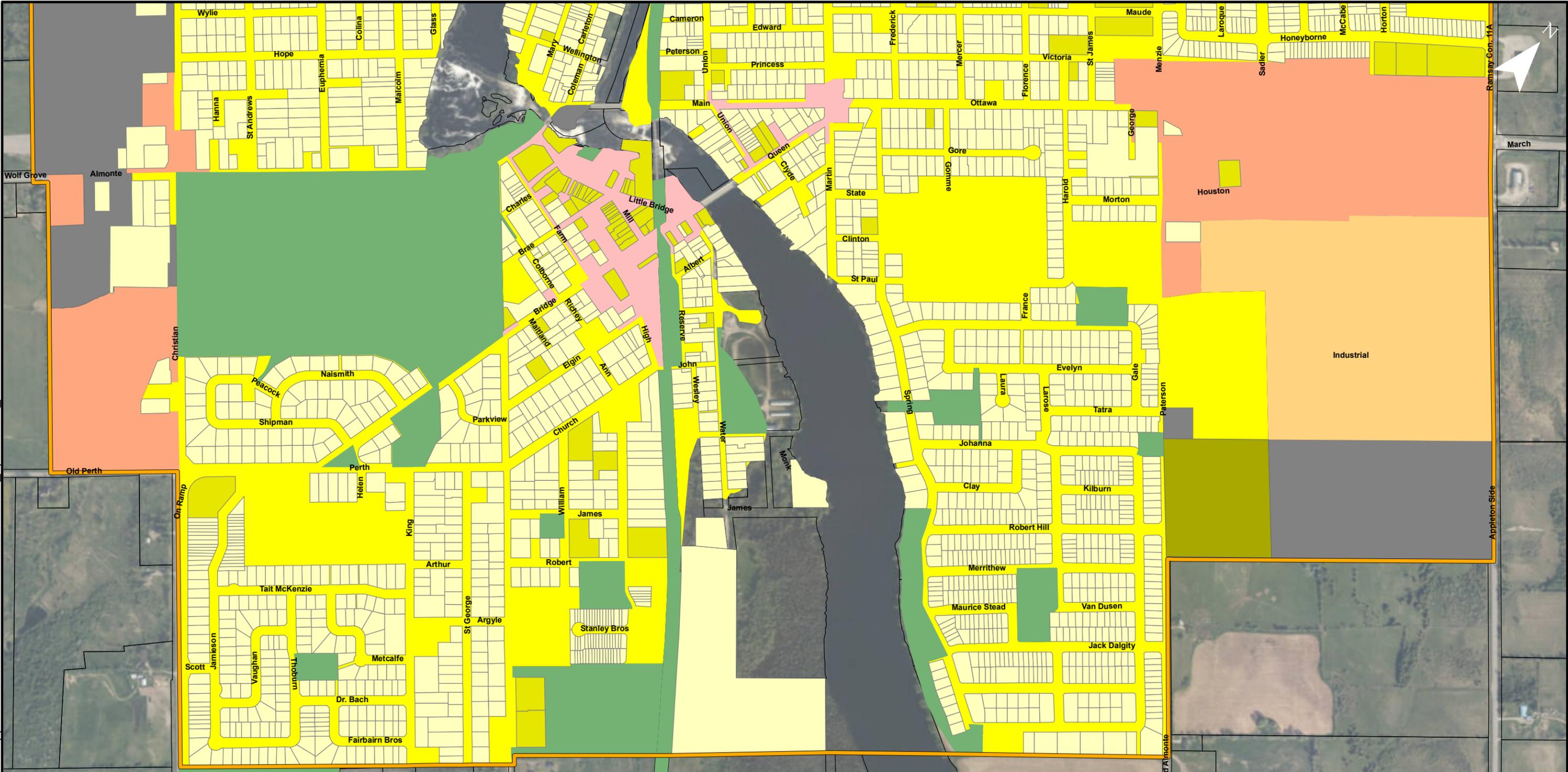
DRAWING: OP LAND USE
ALMONTE WARD

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DRAWING #:
FIGURE 1



Legend

Land Use		OP Land Use	
	Residential - Low Density		Residential
	Residential - Medium Density		Residential - Community Facility
	Highway Commercial		Industrial
	Business Park		Parkland and Open Space
	Downtown Commercial		

Base Mapping: 2017 CITY OF OTTAWA

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

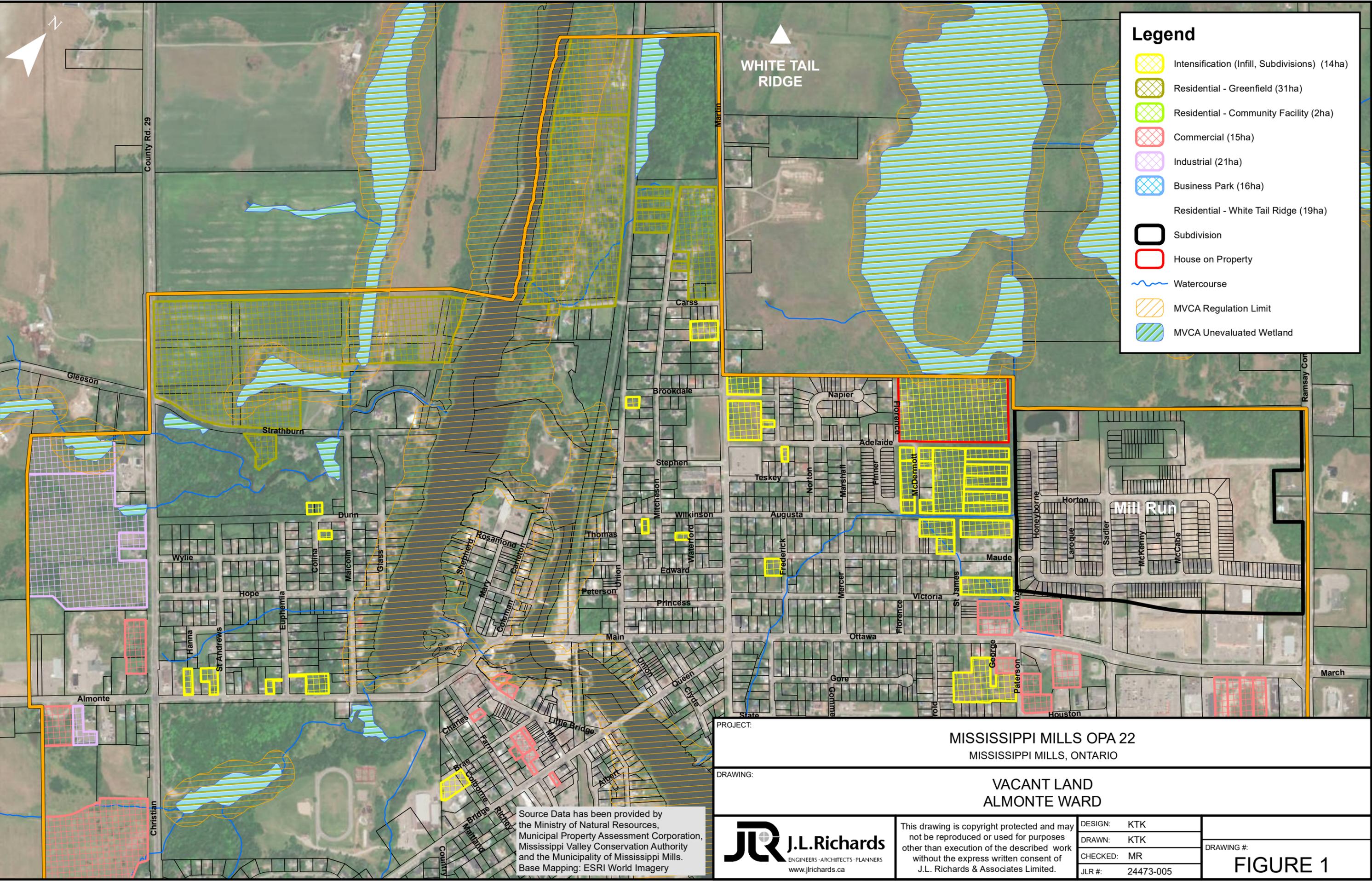
DRAWING: OP LAND USE
ALMONTE WARD



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FIGURE 1



Legend

- Intensification (Infill, Subdivisions) (14ha)
- Residential - Greenfield (31ha)
- Residential - Community Facility (2ha)
- Commercial (15ha)
- Industrial (21ha)
- Business Park (16ha)
- Residential - White Tail Ridge (19ha)
- Subdivision
- House on Property
- Watercourse
- MVCA Regulation Limit
- MVCA Unevaluated Wetland

WHITE TAIL RIDGE

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: VACANT LAND
ALMONTE WARD

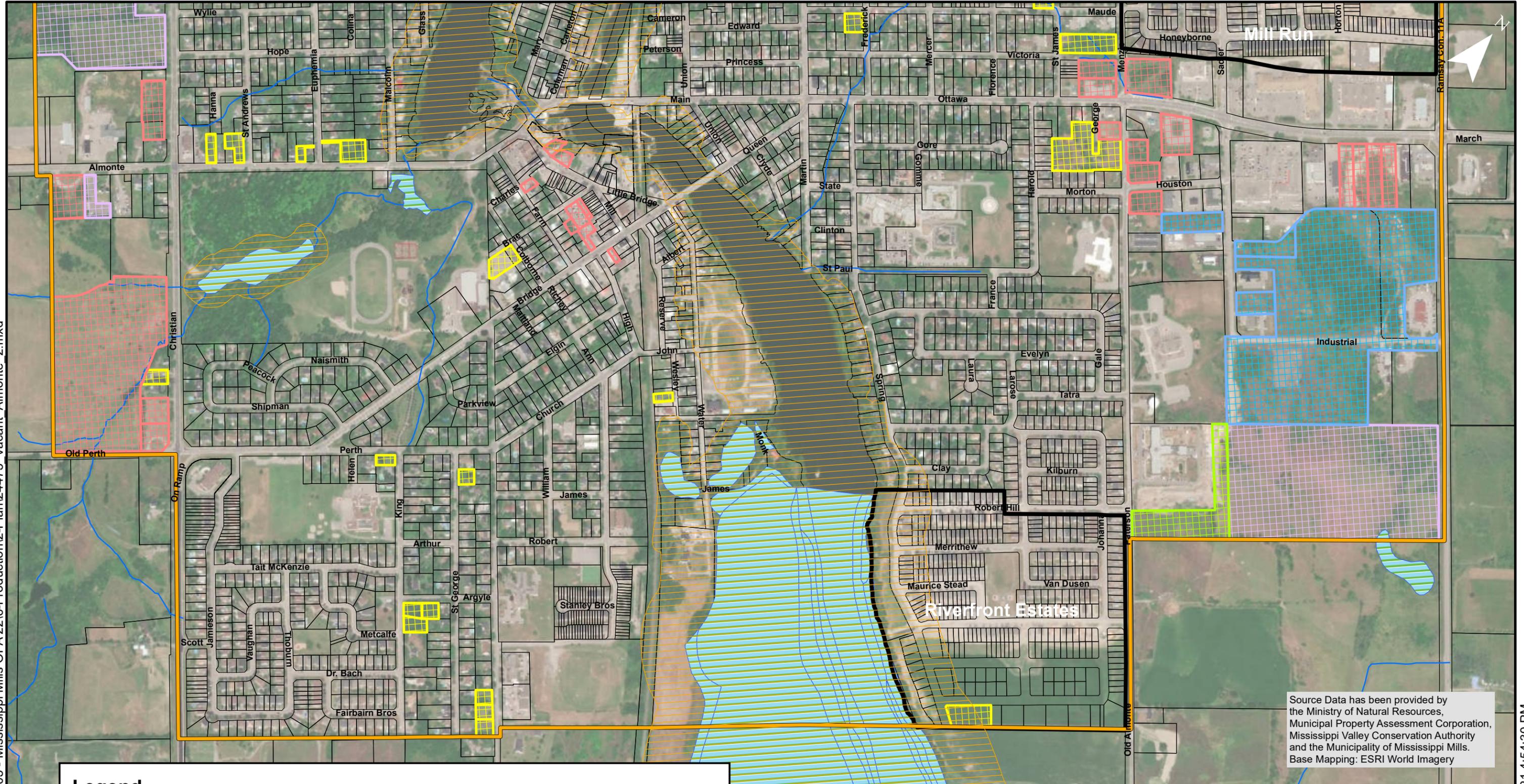
Source Data has been provided by the Ministry of Natural Resources, Municipal Property Assessment Corporation, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills. Base Mapping: ESRI World Imagery

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FIGURE 1

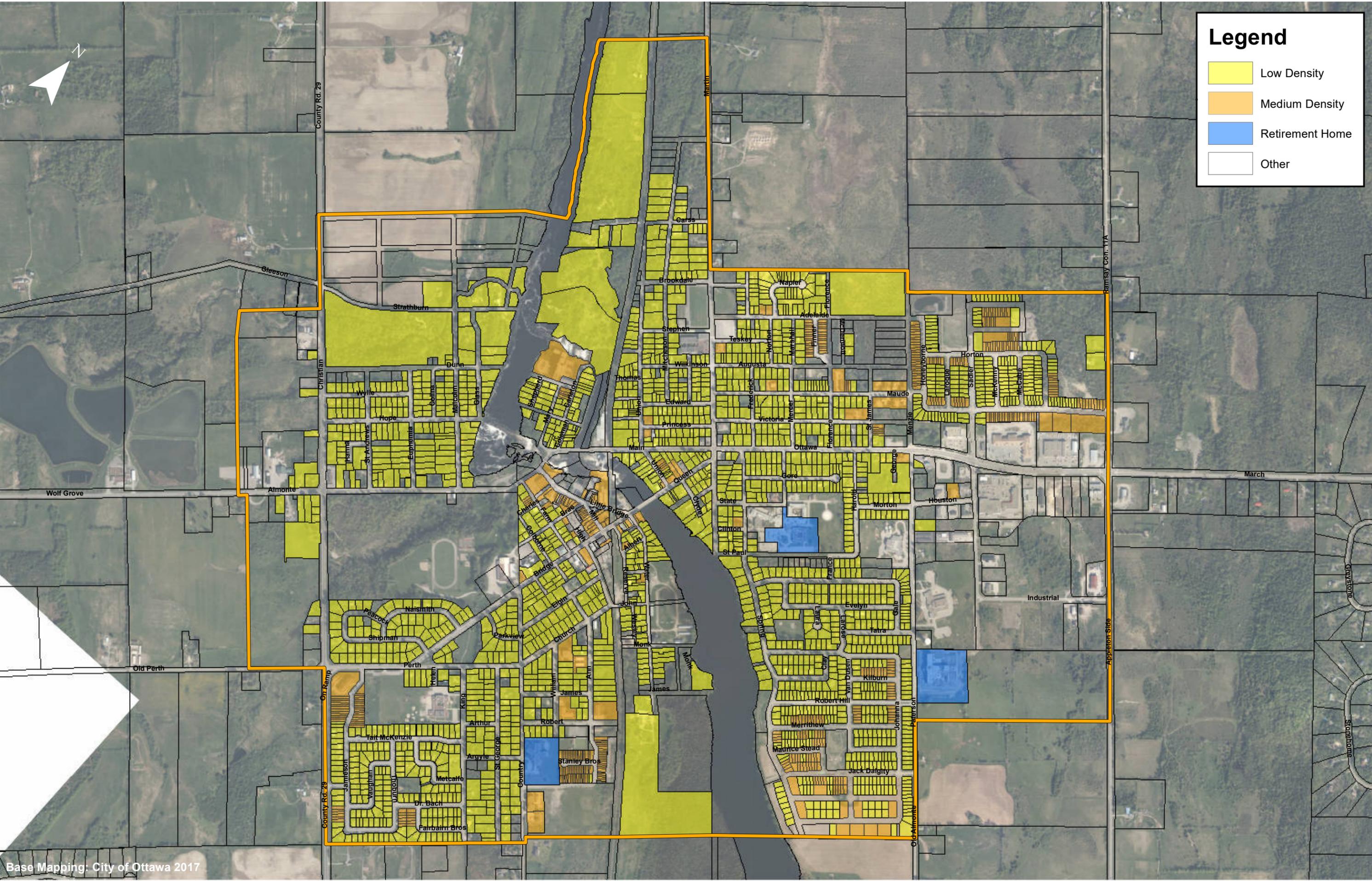


Source Data has been provided by the Ministry of Natural Resources, Municipal Property Assessment Corporation, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills. Base Mapping: ESRI World Imagery

Legend

	Intensification (Infill, Subdivisions) (14ha)		Industrial (21ha)		Subdivision
	Residential - Greenfield (31ha)		Business Park (16ha)		House on Property
	Residential - Community Facility (2ha)		Residential - White Tail Ridge (19ha)		Watercourse
	Commercial (15ha)				MVCA Regulation Limit
					MVCA Unevaluated Wetland

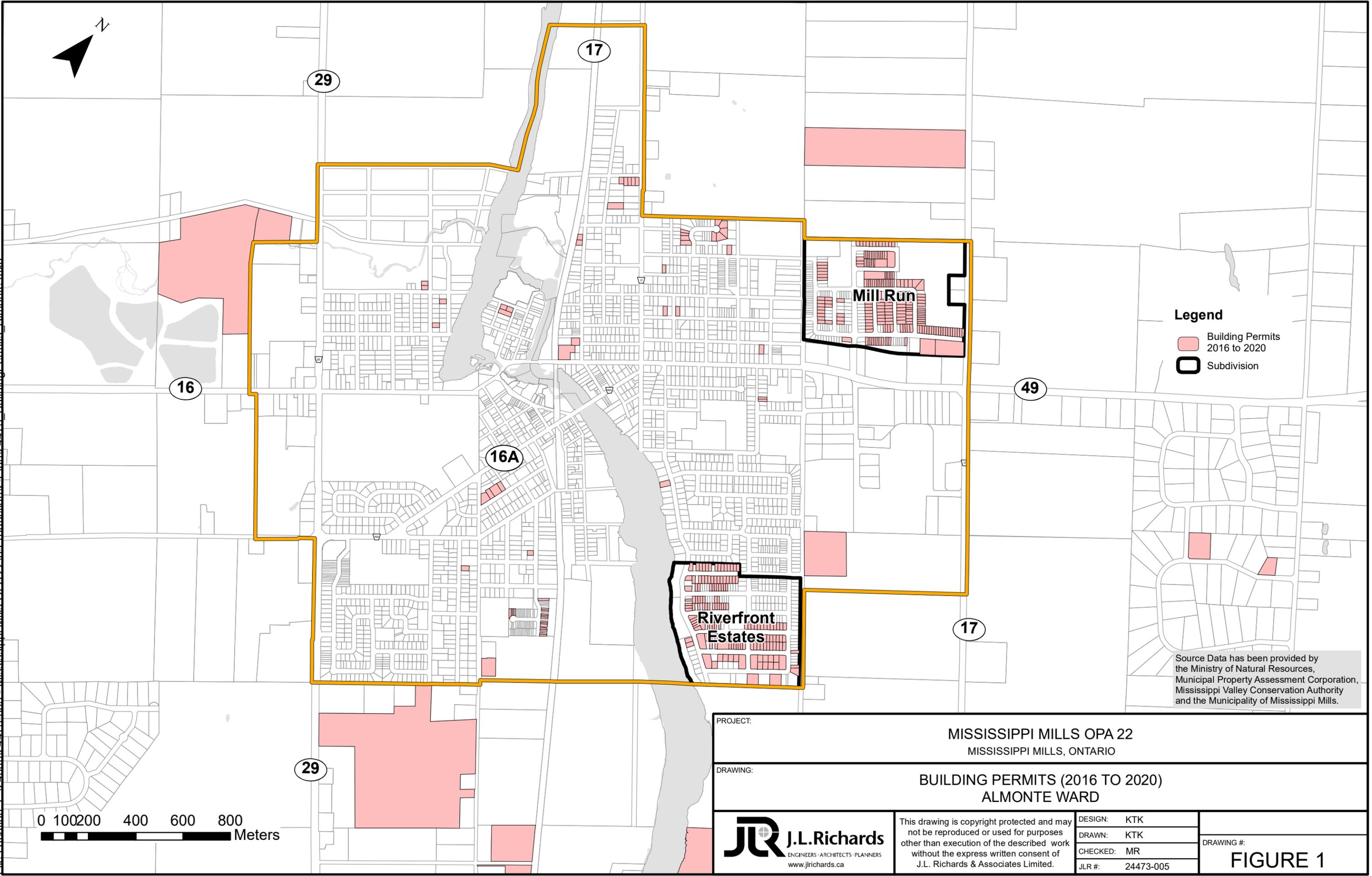
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DRAWING:	VACANT LAND ALMONTE WARD	
 J.L. Richards ENGINEERS · ARCHITECTS · PLANNERS www.jlrichards.ca	DESIGN: KTK	DRAWING #: FIGURE 1
	DRAWN: KTK	
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	JLR #: 24473-005	



Legend

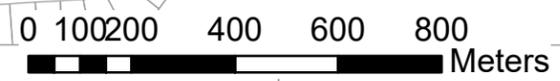
- Low Density
- Medium Density
- Retirement Home
- Other

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\16-Production\2-Plan\24473_BuildingPermits_Almonte.mxd



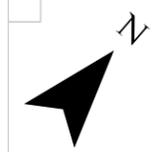
- Legend**
- Building Permits 2016 to 2020
 - Subdivision

Source Data has been provided by the Ministry of Natural Resources, Municipal Property Assessment Corporation, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills.



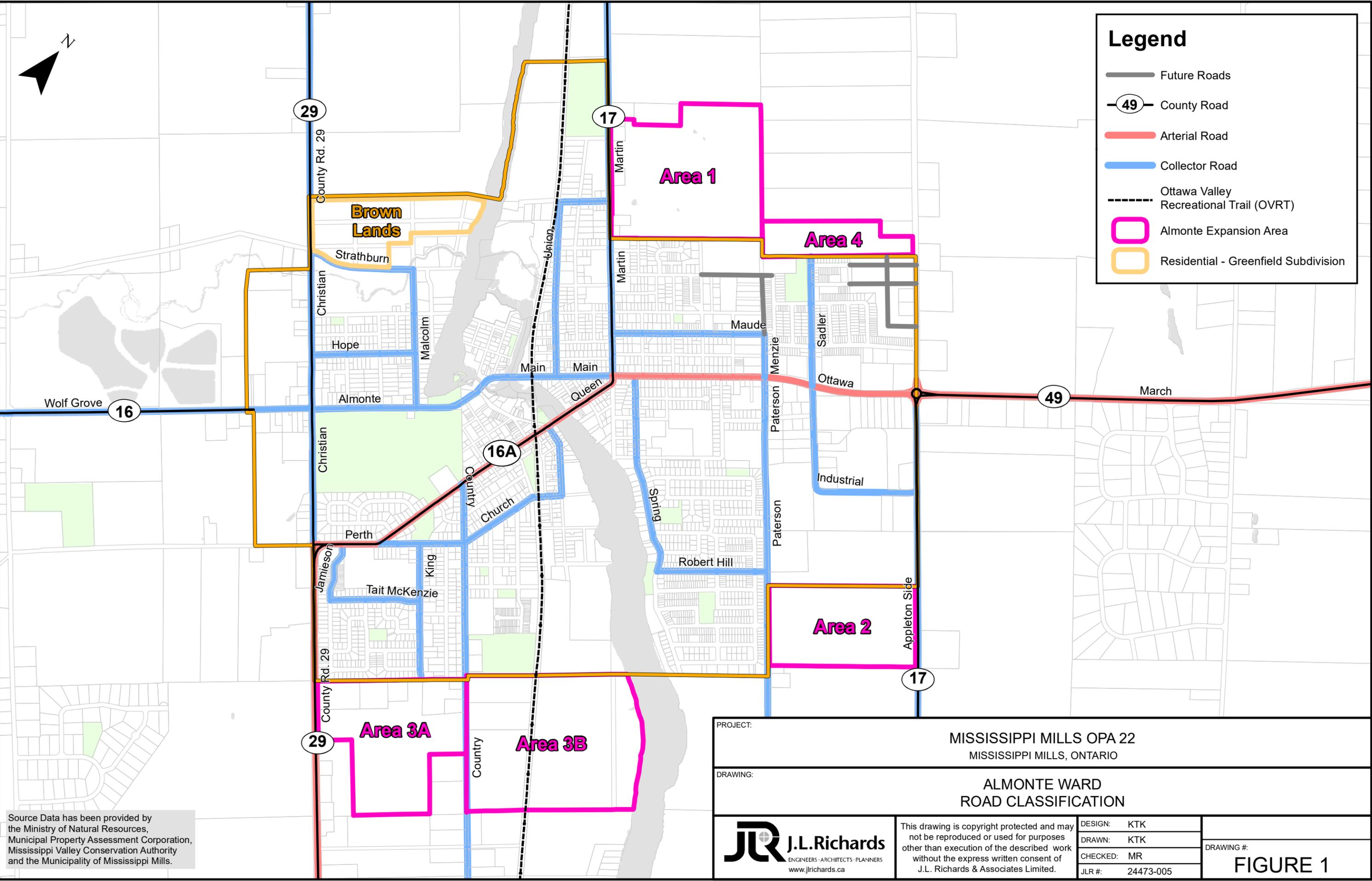
PROJECT:	MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO		
DRAWING:	BUILDING PERMITS (2016 TO 2020) ALMONTE WARD		
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Plot Date: Thursday, December 3, 2020 10:40:52 AM



Legend

- Future Roads
- 49 County Road
- Arterial Road
- Collector Road
- Ottawa Valley Recreational Trail (OVRT)
- Almonte Expansion Area
- Residential - Greenfield Subdivision

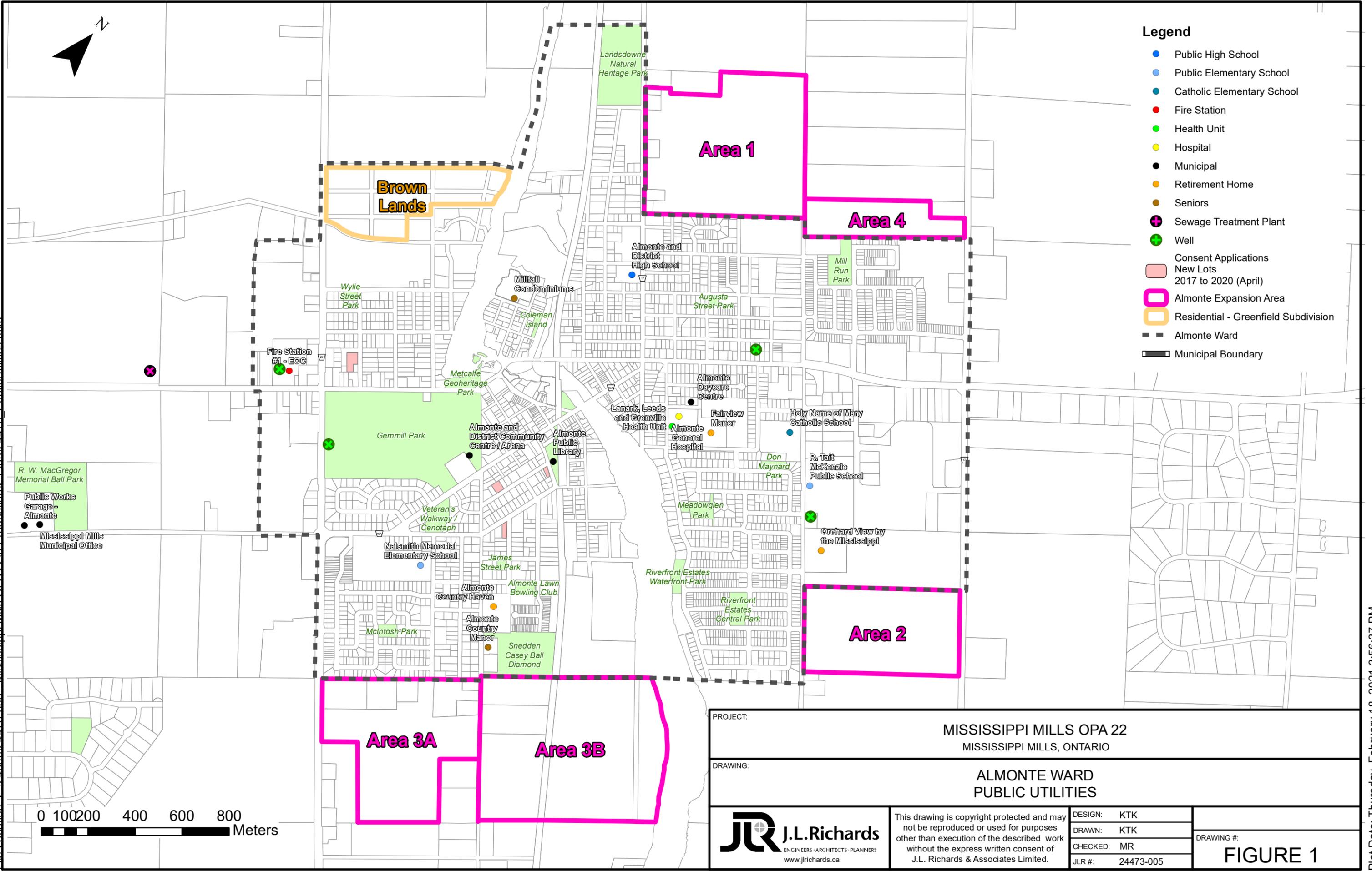


Source Data has been provided by the Ministry of Natural Resources, Municipal Property Assessment Corporation, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills.

PROJECT:	MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO		
DRAWING:	ALMONTE WARD ROAD CLASSIFICATION		
 J.L. Richards <small>ENGINEERS · ARCHITECTS · PLANNERS www.jlrichards.ca</small>	DESIGN: KTK	DRAWING #: FIGURE 1	
	DRAWN: KTK		
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- Legend**
- Public High School
 - Public Elementary School
 - Catholic Elementary School
 - Fire Station
 - Health Unit
 - Hospital
 - Municipal
 - Retirement Home
 - Seniors
 - ⊕ Sewage Treatment Plant
 - ⊕ Well
 - Consent Applications
New Lots
2017 to 2020 (April)
 - Almonte Expansion Area
 - Residential - Greenfield Subdivision
 - Almonte Ward
 - Municipal Boundary



PROJECT:	MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO		
DRAWING:	ALMONTE WARD PUBLIC UTILITIES		
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OFFICIAL PLAN AMENDMENT NO. 22
Almonte Settlement Area Boundary – Comprehensive Review

APPENDIX 2

Detailed Review of Potential Expansion Lands

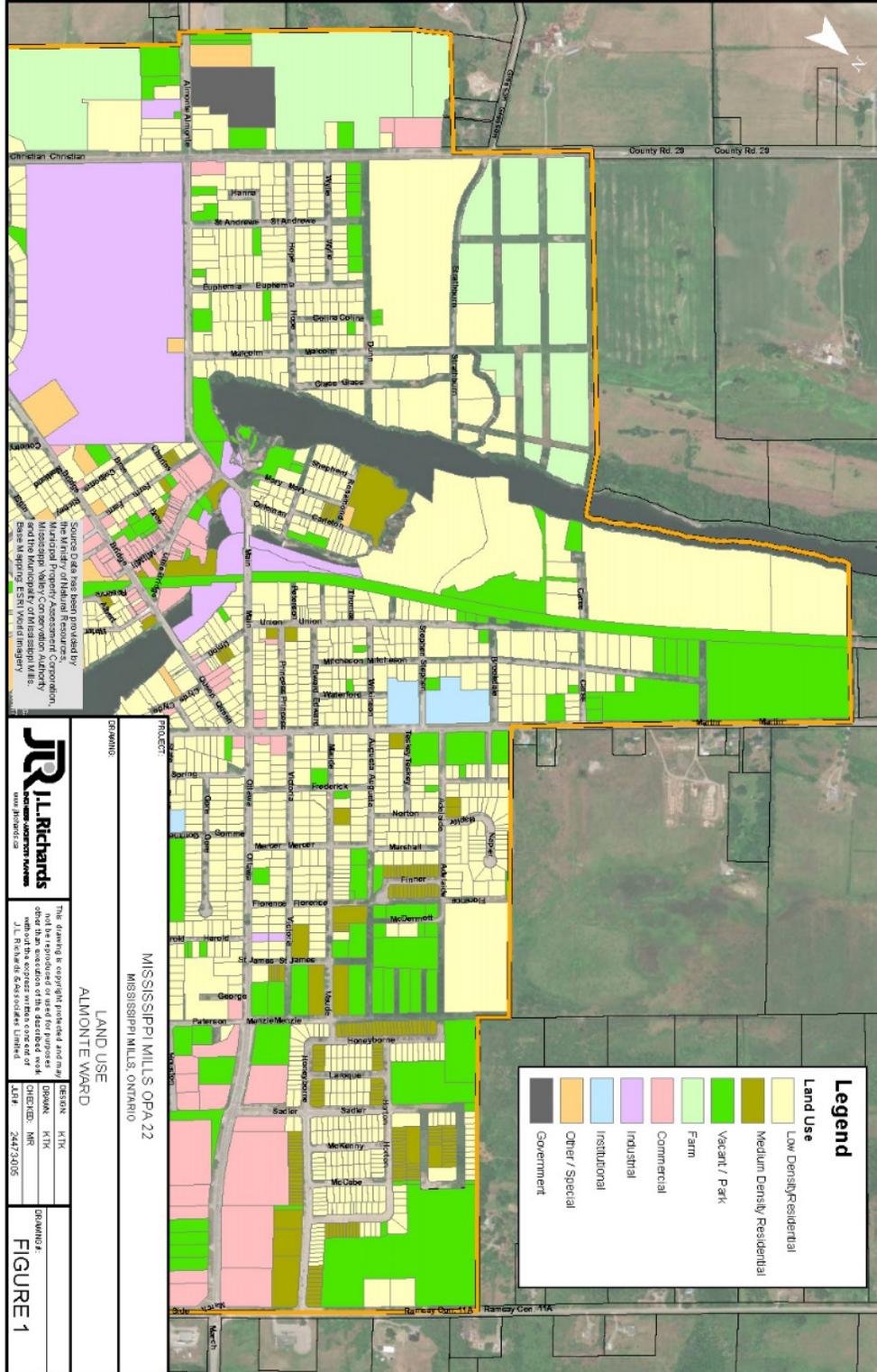
SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Land Use (MPAC Land Use Codes)

Map 1 - North

File Location: P:\24000\24473-005 - Mississippi Mills CPA 226-Production2-Plan\24473 Landuse Almonte.mxd



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PROJECT: MISSISSIPPI MILLS CPA 22 MISSISSIPPI MILLS, ONTARIO

LAND USE: ALMONTE WARD

DESIGNER:	KIK
DRAWN:	KIK
CHECKED:	NR
DATE:	24/23/05

DRAWING #: **FIGURE 1**

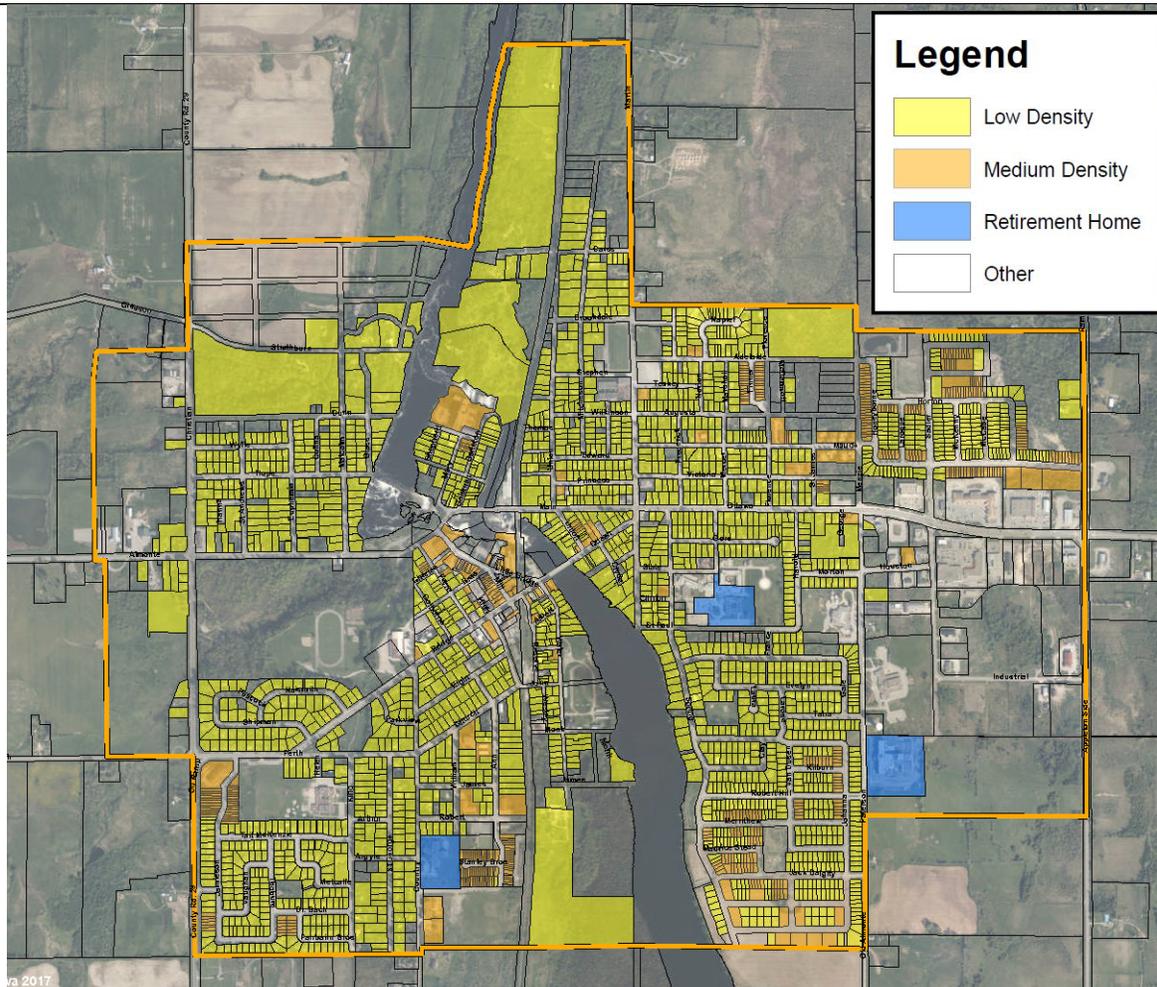
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SITE EVALUATION CRITERIA

PROFILE SUMMARY

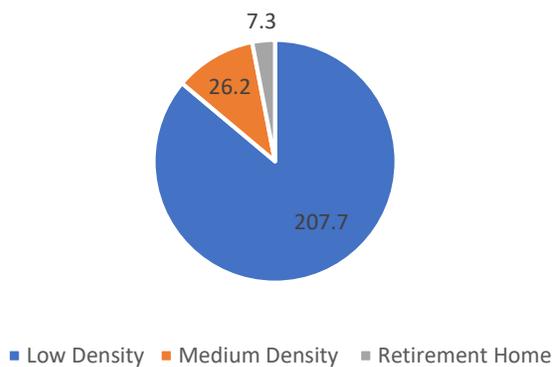
Almonte Density

Map 1



Density Analysis

Total Land Area (Hectares) by Density Type



Municipality of Mississippi Mills Housing Mix Target (Current COP Policy):

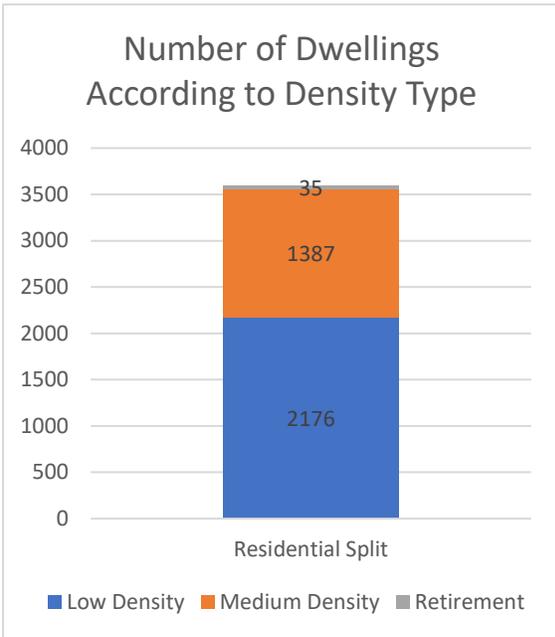
- 70% Low Density
- 30% Medium Density
- No High Density

Current COP 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 (2020)	
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

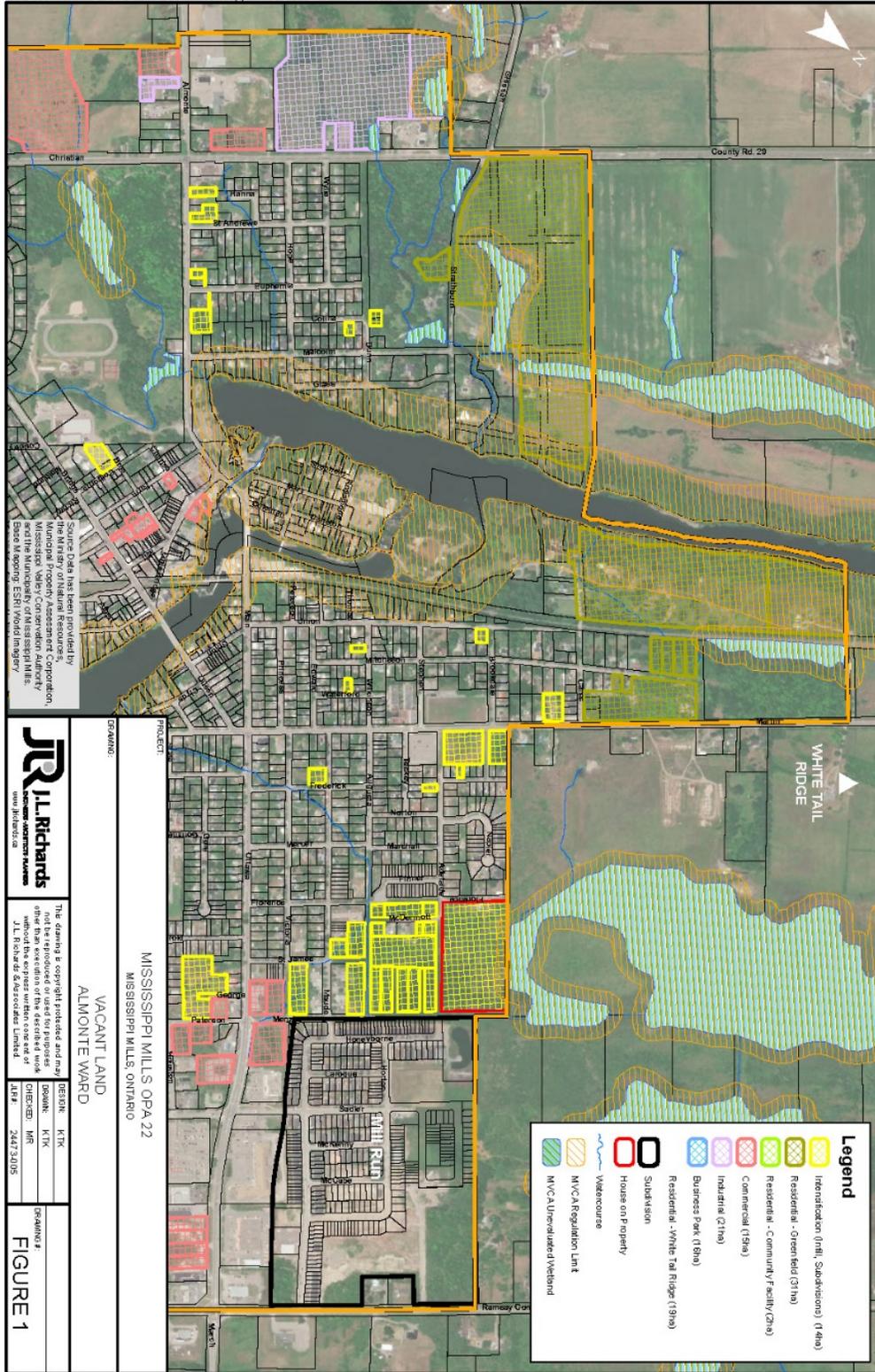
- low density units = 2.29 persons per household
- medium density units = 2.54 persons per household
- retirement home (per room) = 1.00 person per room
 - adult-oriented dwellings = 1.5 persons per household
- additional residential units (aka secondary units) = 1.5 persons per household
- villages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

SITE EVALUATION CRITERIA

Almonte Vacant Lands

Map 1

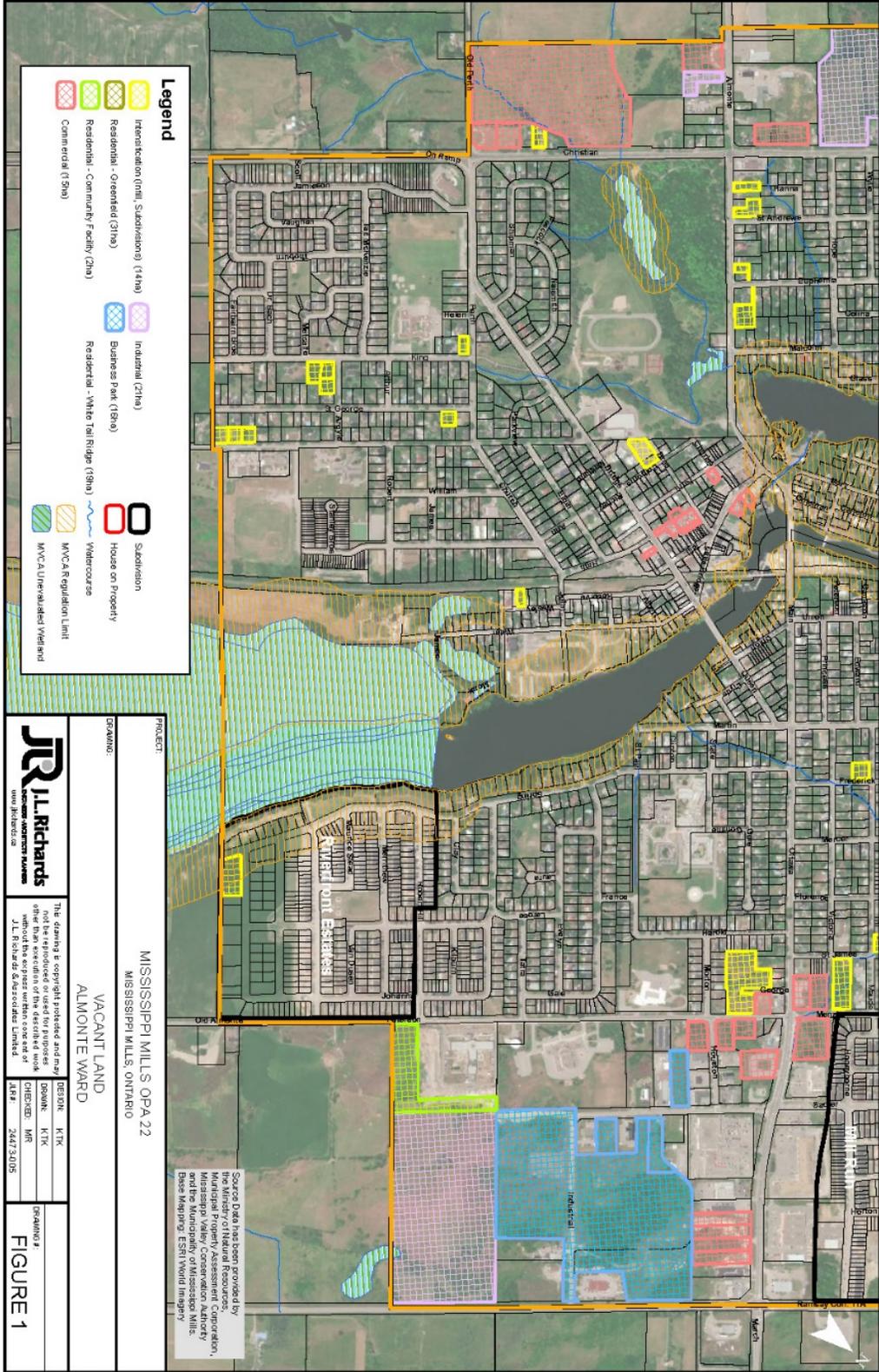
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SITE EVALUATION CRITERIA

Map 2

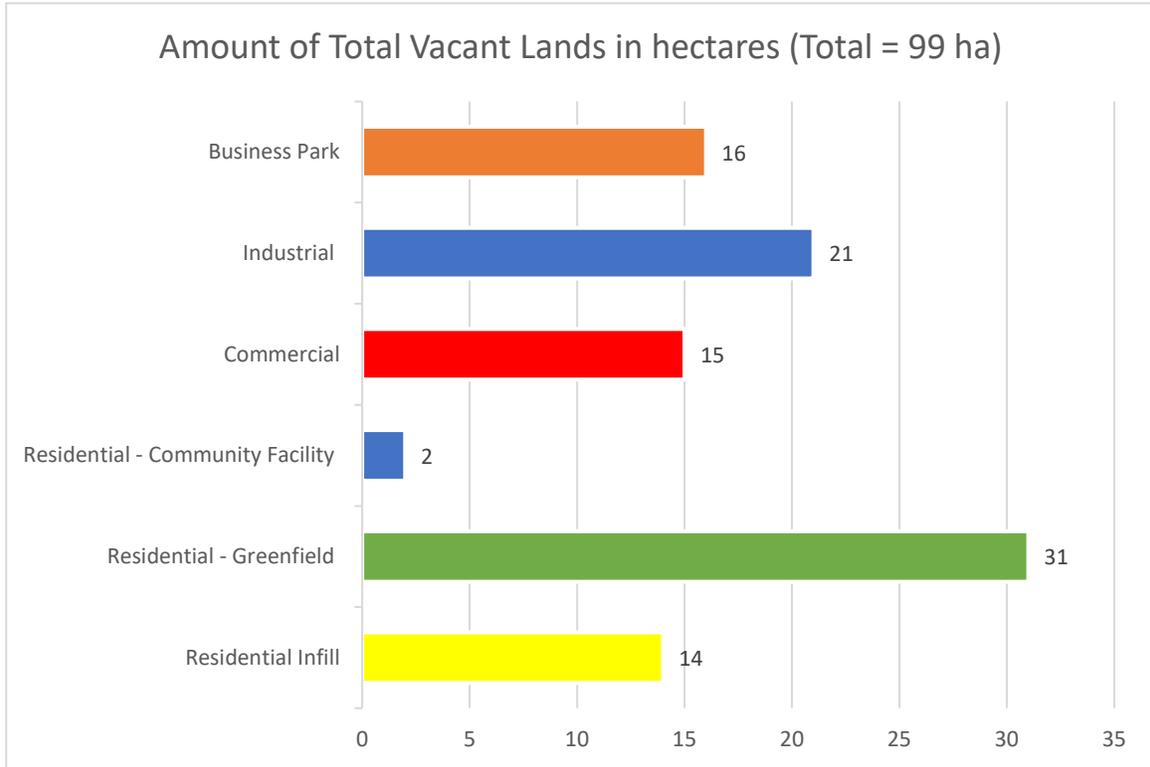
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Plot Date: Tuesday, February 9, 2021 3:49:47 PM

SITE EVALUATION CRITERIA

Analysis of Total Vacant Lands



Key Findings:

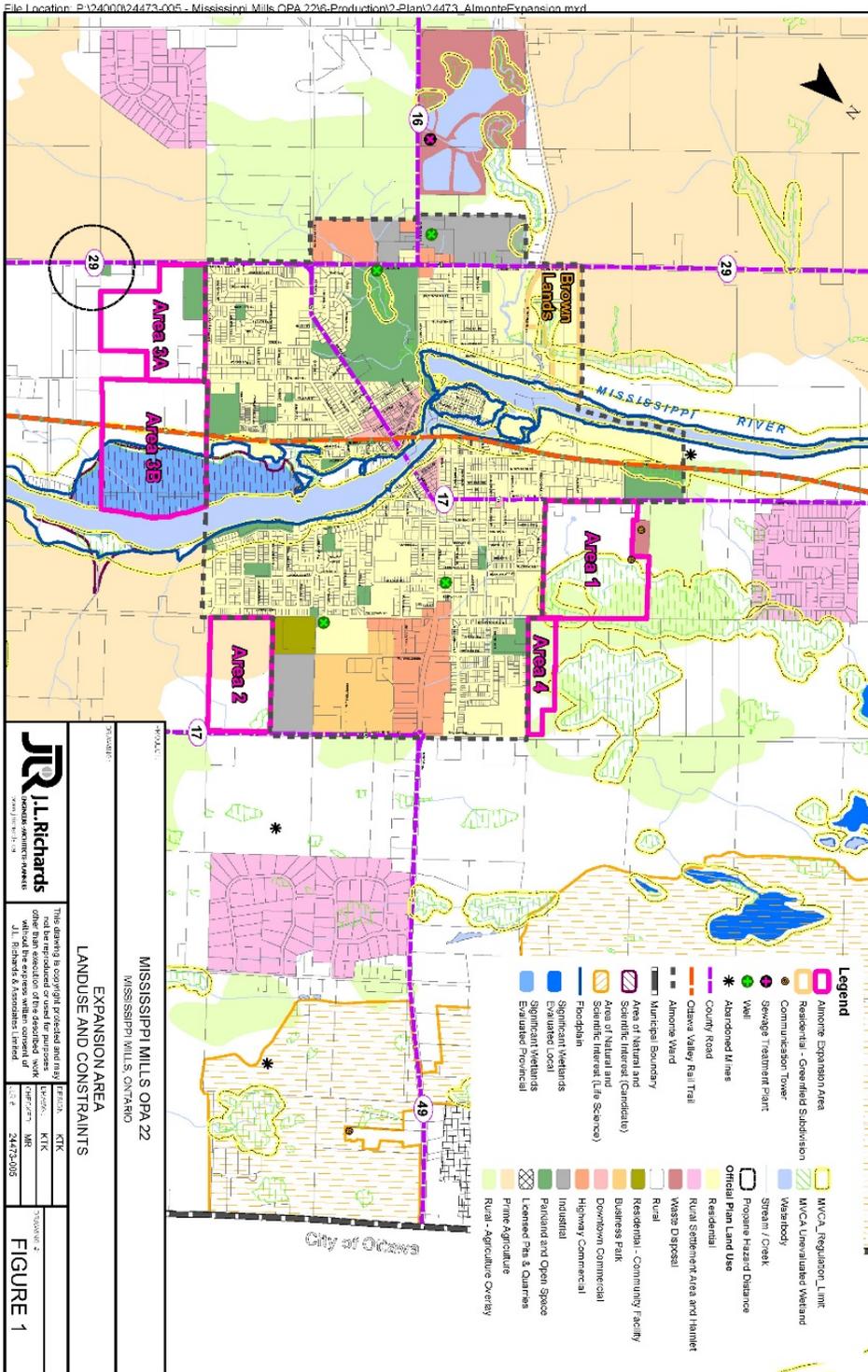
- Business Park and Industrial areas represent approximately 37 hectares of vacant lands to meet Employment needs.
- Residential – Greenfield areas represent slightly over 30% of the developable vacant land in Almonte.
- Greenfield areas are generally greater than 4 hectares in size and will generally be developed by plan of subdivision to include a mix of housing types.
- Per COP policy 3.6.7, residential infilling (includes limited intensification and redevelopment) will be small scale development in character with the surrounding area.

SITE EVALUATION CRITERIA

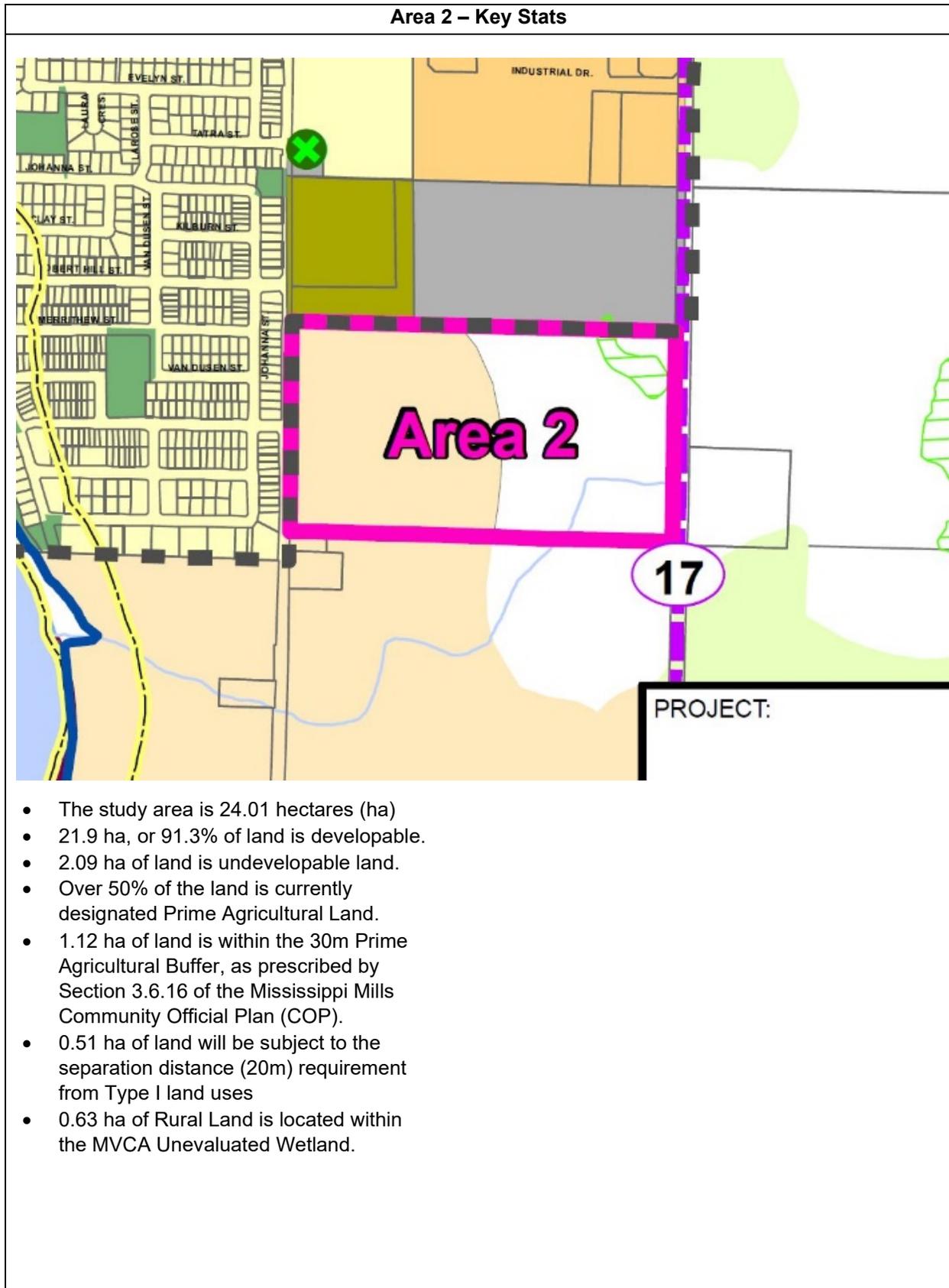
PROFILE SUMMARY

Almonte Expansion Area Overview

Map 1 - Overview

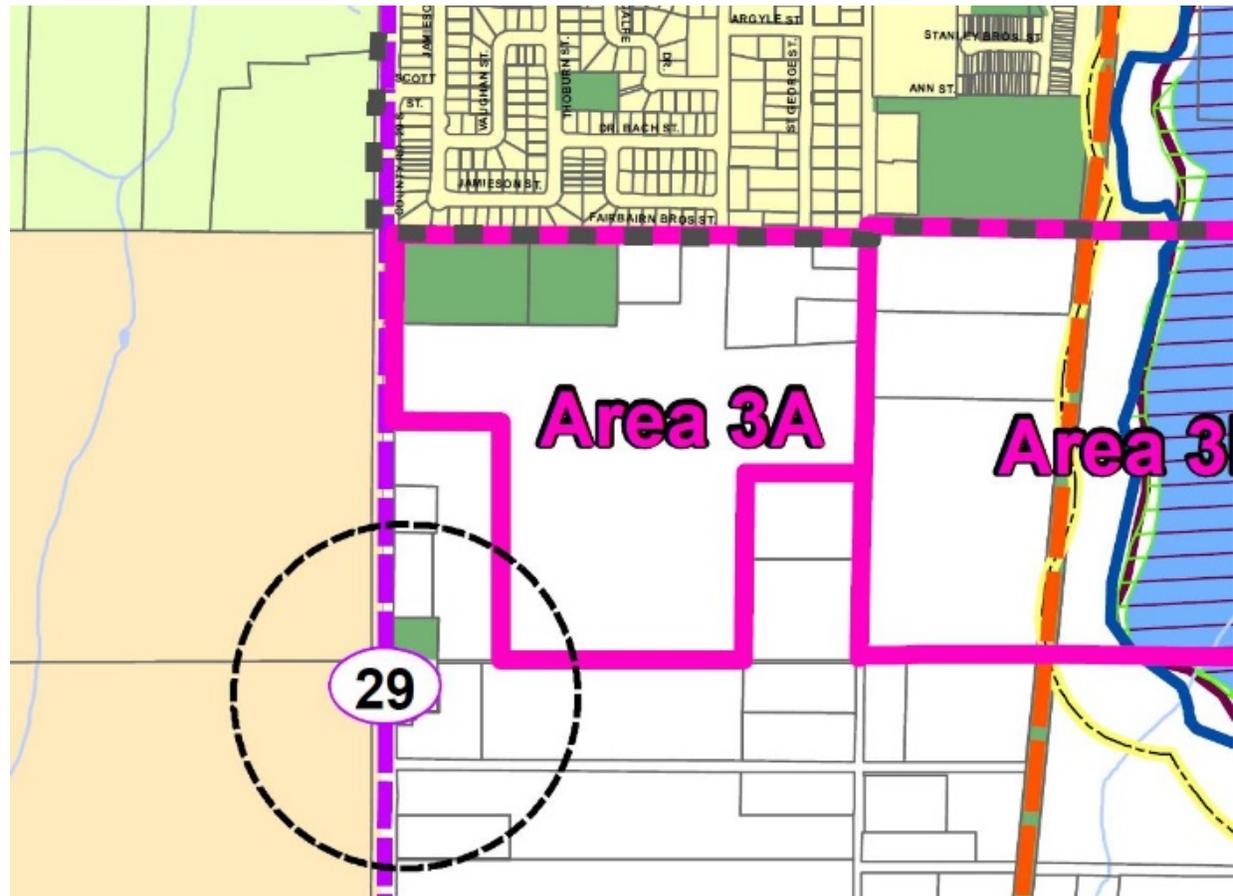


SITE EVALUATION CRITERIA



SITE EVALUATION CRITERIA

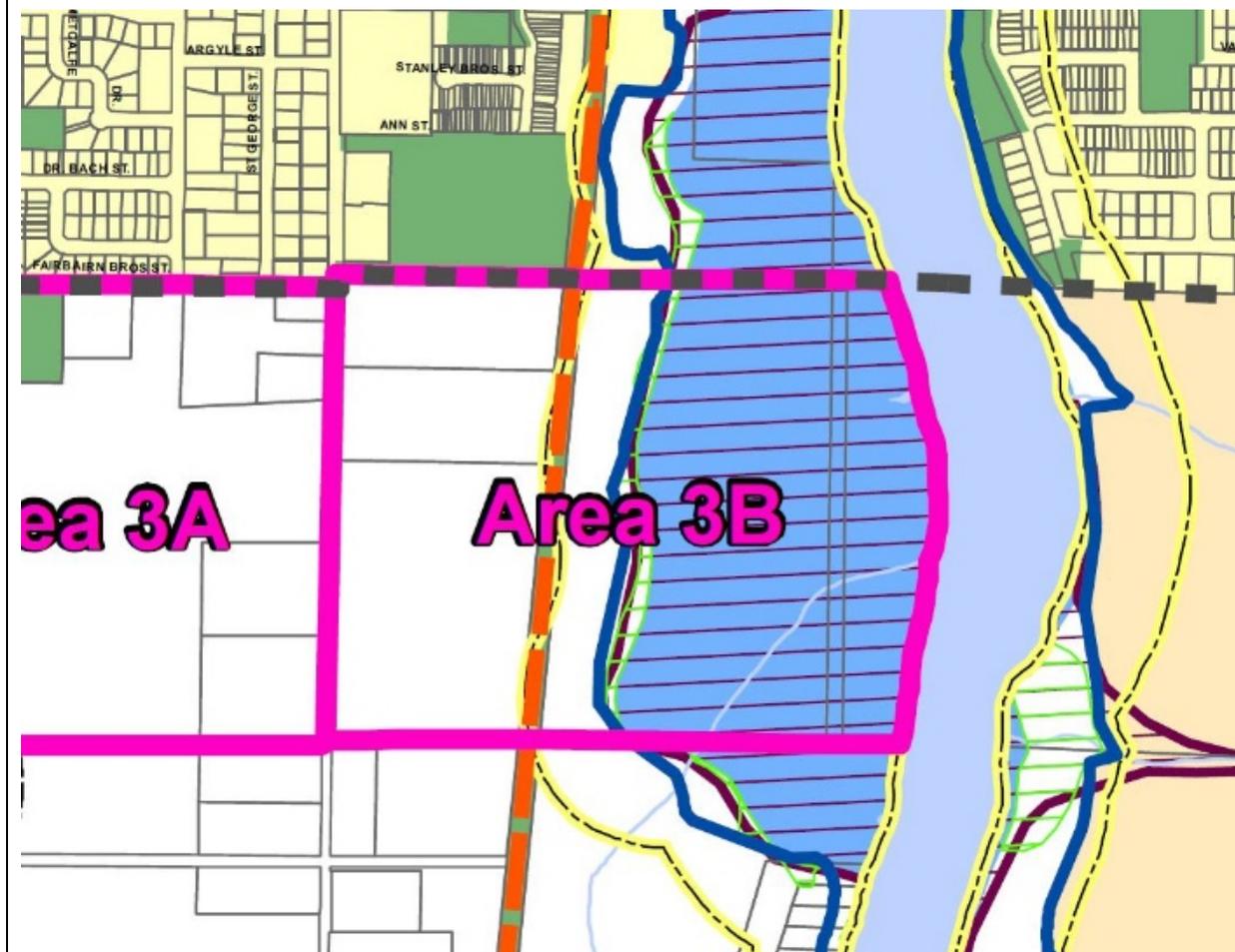
Area 3A – Key Stats



- The study area is 40.72 hectares (ha) of land.
- 28.86 ha, or 70.9% of the land is developable.
- 11.86 ha, or 29.1% of the land is undevelopable.
- 4.43 ha of land is Parkland and Open Space, including the cemetery.
- The development potential of some of the lands will be affected by a 246 m Propane Hazard Distance Buffer.
- No part of the lands is subject to a natural heritage feature or constraint.

SITE EVALUATION CRITERIA

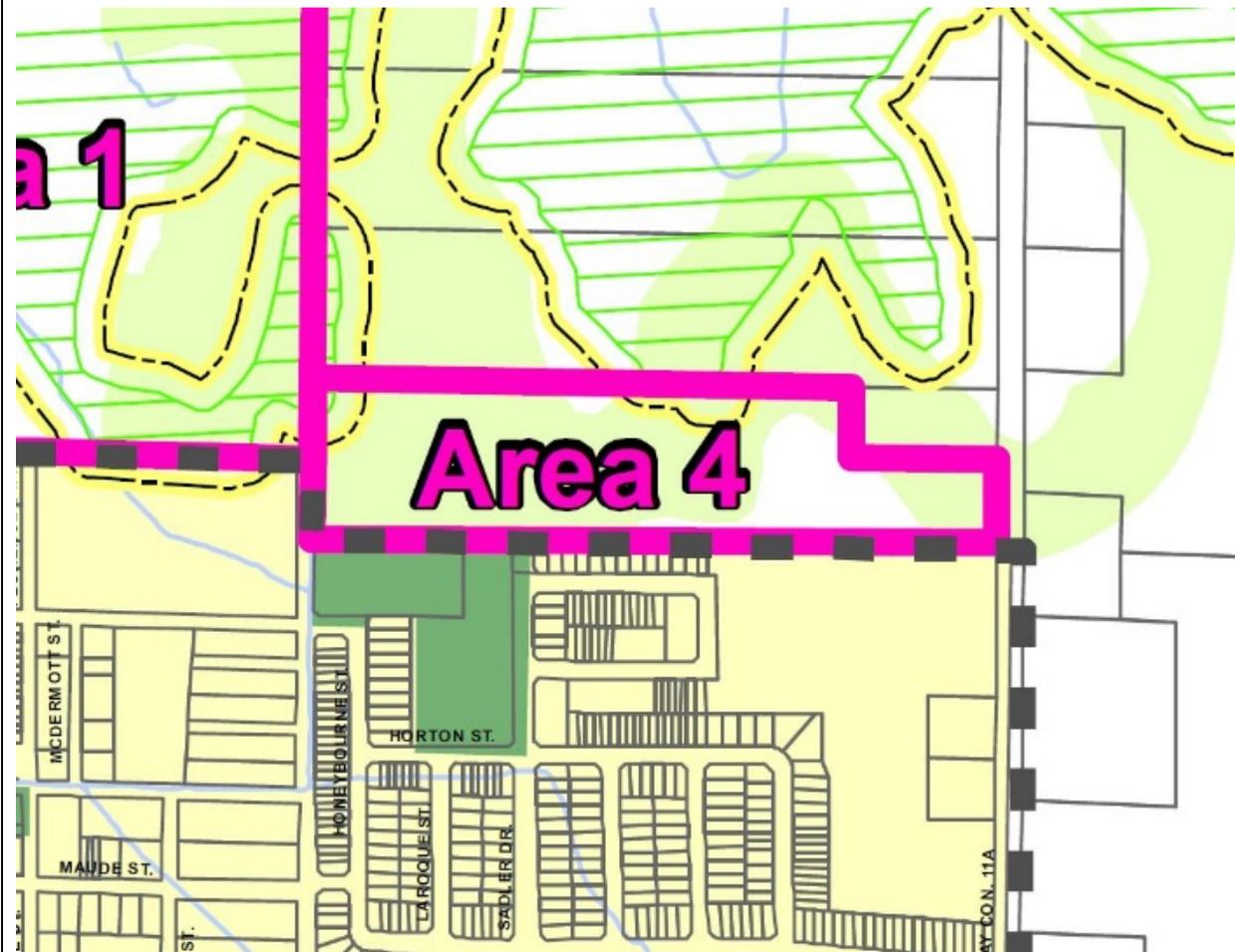
Area 3B – Key Stats



- The study area is 47.3 hectares (ha) of land.
- 16.9 ha, or 35.7% of the land is developable.
- 30.4 ha, or 64.3% of the land is undevelopable.
- 1.7 ha of land is Parkland and Open Space, including the Ottawa Valley Rail Trail.
- 29.6 ha of land is subject to the MVCA regulation limit (constrained).

SITE EVALUATION CRITERIA

Area 4 – Key Stats



- The study area is 9.7 hectares (ha)
- 8.9 ha, or 92.9% of land is developable.
- 0.8, or 7.1% of land is undevelopable (constrained)
- A Rural – Agricultural Overlay (not prime agricultural land) is present over 7.7 ha of the 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.

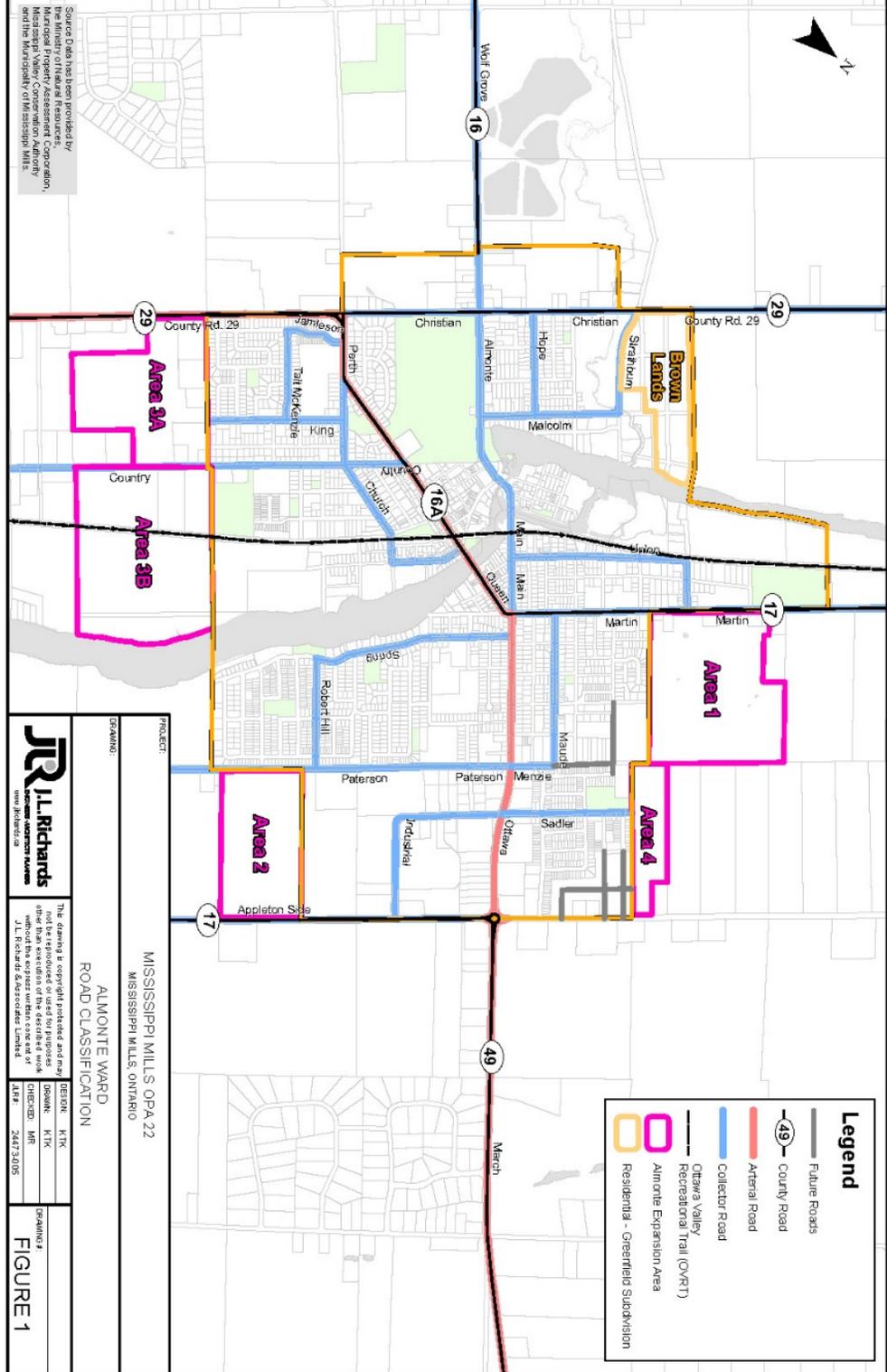
SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Transportation

Map 1

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473 Transport Almonte.mxd



Source Data has been provided by
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 Metrolinx, Valley Conservation Authority,
 and the Municipality of Mississippi Mills.

		PROJECT: MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO	
DRAWING: ROAD CLASSIFICATION ALMONTE WARD		DESIGNER: KTK DRAWN: KTK CHECKED: KTK DATE: 24/7/2025	
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Plot Date: Thursday, February 18, 2021 3:58:46 PM

SITE EVALUATION CRITERIA

Findings

Access to the existing and proposed transportation network varies among the four (3) expansion areas.

Existing Road Connections

- **Area 1:** In proximity to County Road 17 and a collector road (potential connection).
- **Area 2:** In proximity to County Road 17 and a collector road (potential connection).
- **Area 3:** In proximity to County Road 29 and a collector road (potential connection).
- **Area 4:** In proximity to County Road 49 and a collector road (potential connection).

Existing Trail Connections

- **Area 1:** In proximity to Ottawa Valley Recreational Trail (OVRT)
- **Area 3:** Ottawa Valley Recreational Trail (OVRT) traverses through the site.

Future Road Connections

- **Area 1:** Future Roads planned southeast of site (potential connection).
- **Area 4:** Future Roads planned southeast of site (potential connection).

Pedestrian Connections (source: Transportation Master Plan)

- **Area 1:** Sidewalks proposed on local roads in abutting residential neighbourhoods.
- **Area 2:** Paved shoulder proposed along County Road 17
- **Area 3:** Sidewalks proposed throughout residential neighbourhood to north.
- **Area 4:** Few improvements proposed in the immediately surrounding area.

Cycling Connections (source: Transportation Master Plan)

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

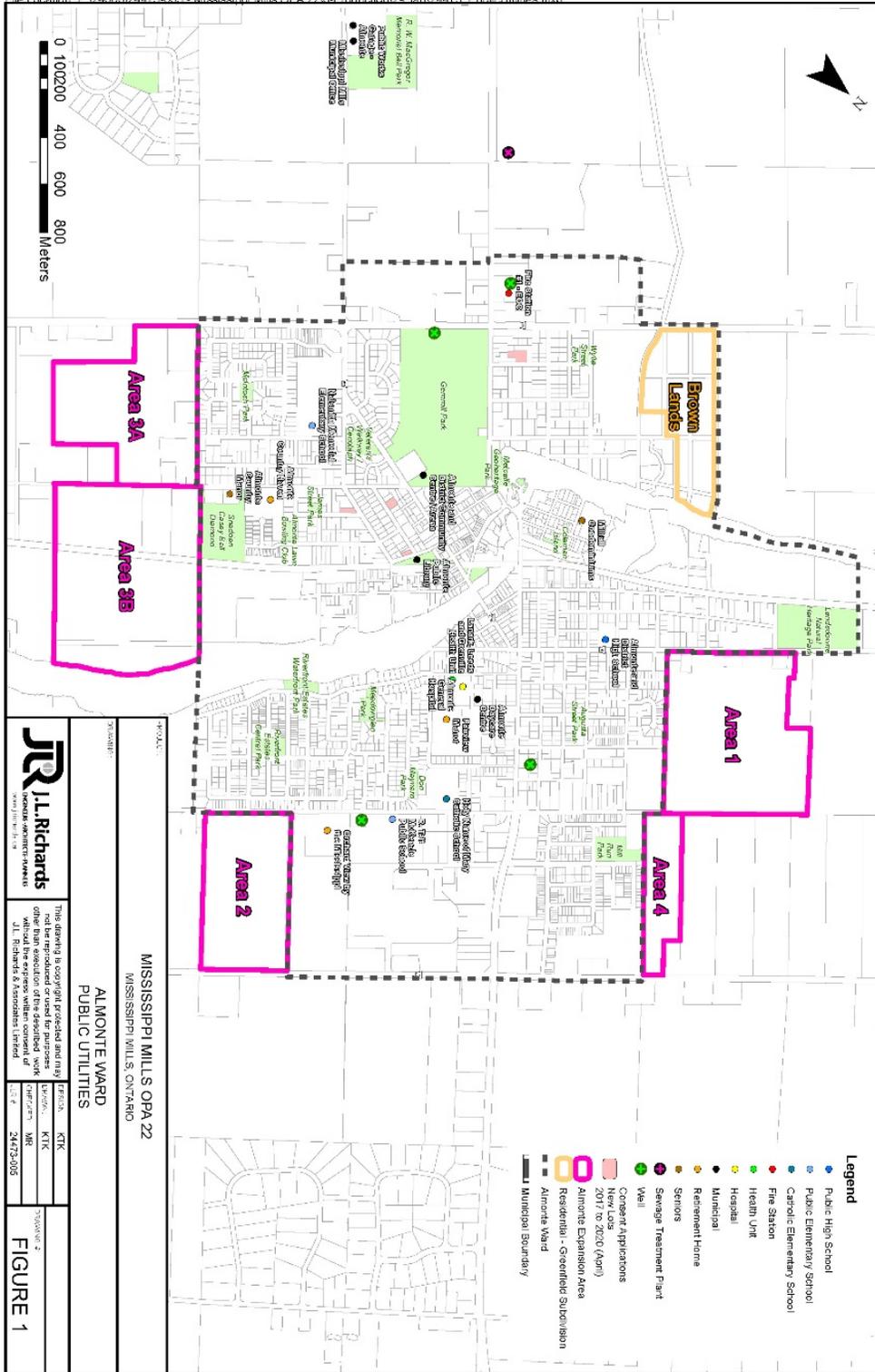
SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Public Utilities

Map 1

File Location: P:\2400\024473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473_PublicUtilities.mxd



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PROJECT: MISSISSIPPI MILLS OPA 22
 MISSISSIPPI MILLS, ONTARIO

ALMONTE WARD
 PUBLIC UTILITIES

DATE: 2021-02-18
 DRAWN BY: KTK
 CHECKED BY: KTK
 PROJECT NO: 24473-005

FIGURE 1

Plot Date: Thursday, February 18, 2021 3:56:37 PM

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 ORPC 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.

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

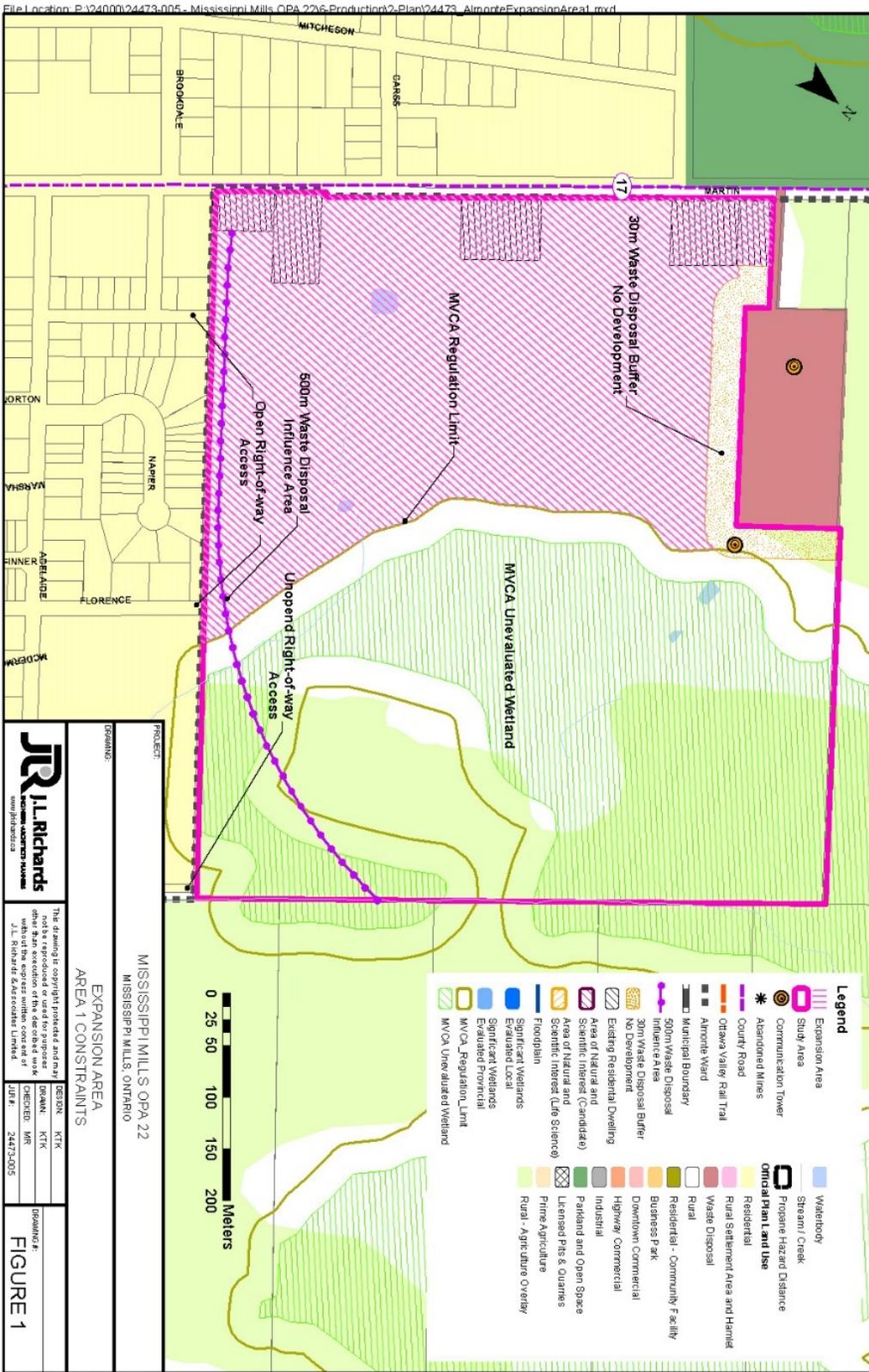


Aerial



SITE EVALUATION CRITERIA

Constraints Map



Plot Date: Wednesday, February 3, 2021 11:52:51 AM

SITE EVALUATION CRITERIA

Land Area Total							
<div style="text-align: center;"> <p>Percentage of Total Land Area (Study Area)</p> <table style="margin-left: auto; margin-right: auto; border: none;"> <tr> <td style="text-align: center; width: 20px;">■</td> <td>Developable Land</td> </tr> <tr> <td style="text-align: center; width: 20px;">■</td> <td>Non-developable Land (Existing residential lots, constrained etc.)</td> </tr> </table> </div>	■	Developable Land	■	Non-developable Land (Existing residential lots, constrained etc.)	<p>Legend</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> ▨ Expansion Area Study Area ● Communication Tower ✱ Abandoned Mines County Road Ottawa Valley Rail Trail 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 </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 </td> </tr> </table>	<ul style="list-style-type: none"> ▨ Expansion Area Study Area ● Communication Tower ✱ Abandoned Mines County Road Ottawa Valley Rail Trail 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 	<ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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
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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. The study area consists of 38.63 hectares (ha) in Total Land Area, including 14.9 ha of developable land. The study area includes approximately 23.7 hectares (ha) of rural land that is currently affected by both land use constraints, an agricultural overlay, and natural features. Approximately 1.75 ha is already developed with residential dwellings. 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. 							

SITE EVALUATION CRITERIA

Land Use Constraints

- 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 with local significance 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.

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). These are all considered potential Natural Heritage Constraints.

SITE EVALUATION CRITERIA

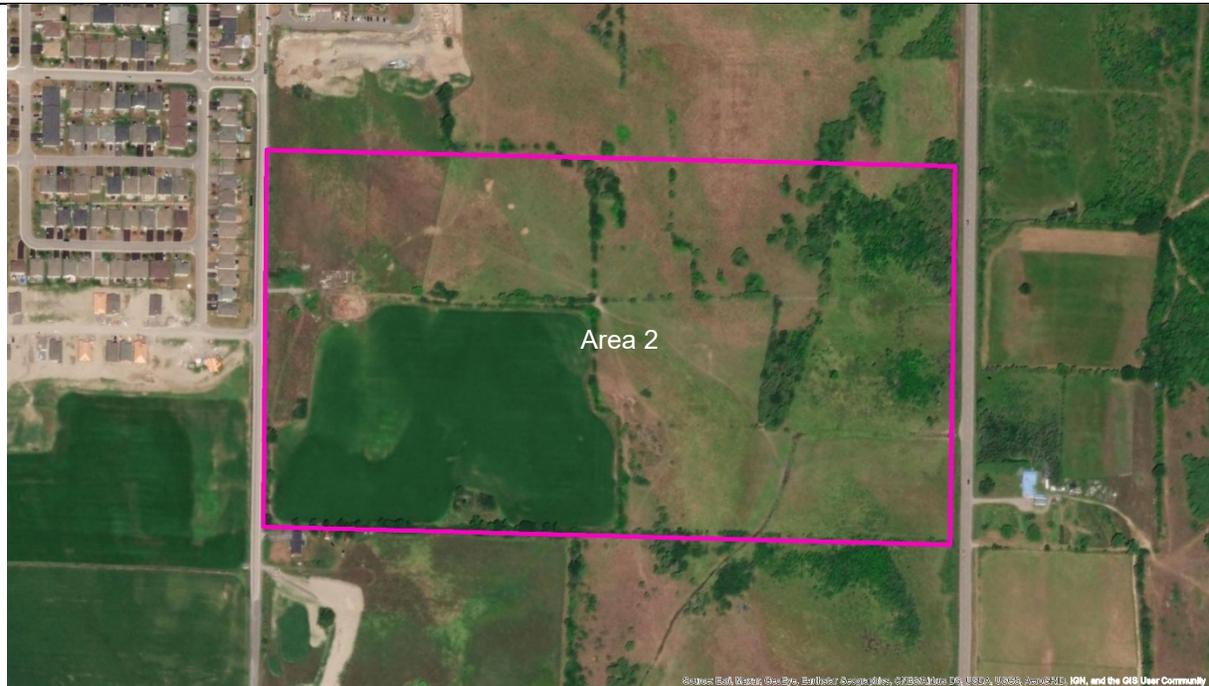
PROFILE SUMMARY

Almonte Potential Expansion Area 2

Location Map



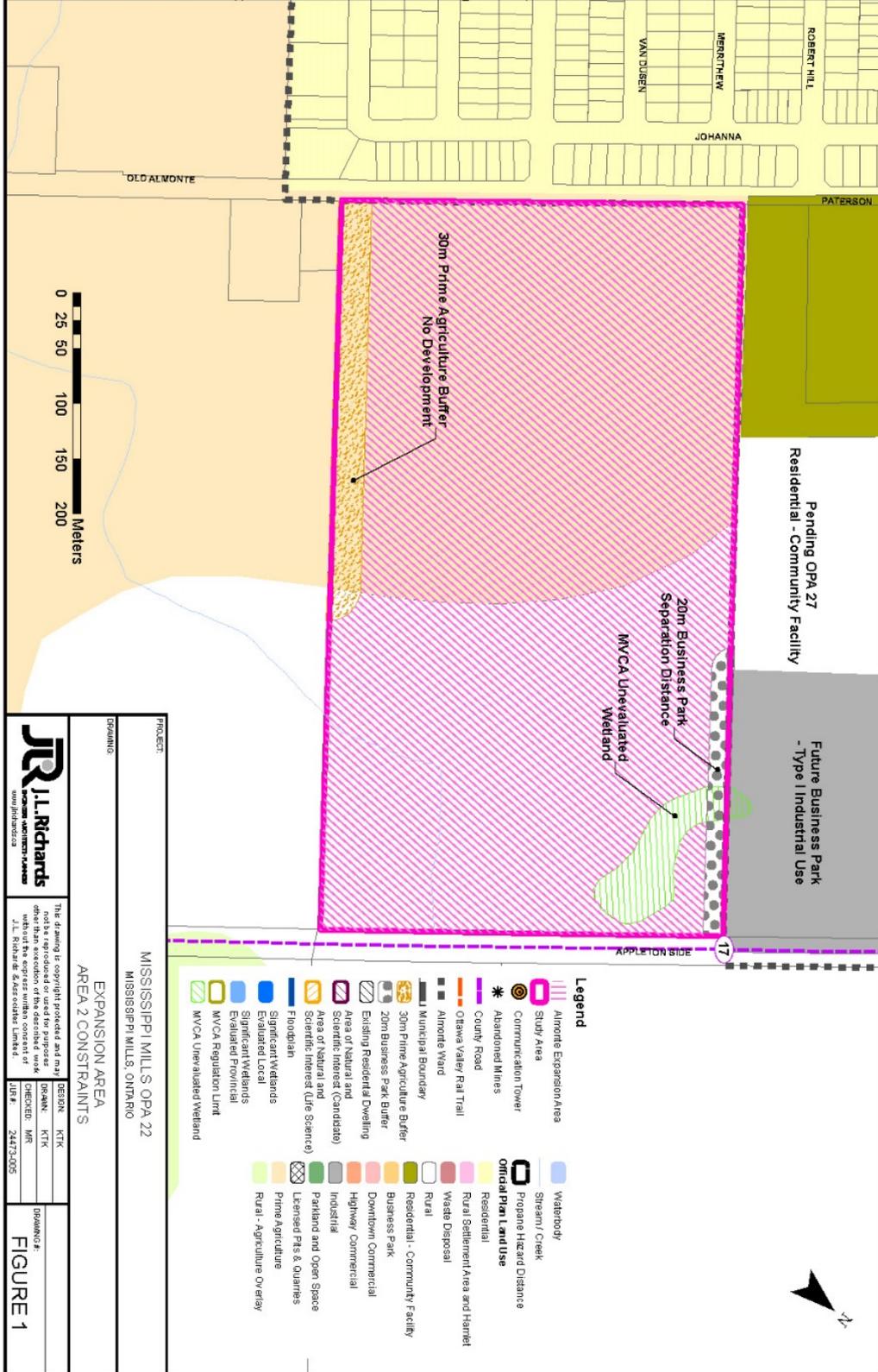
Topographical Map



SITE EVALUATION CRITERIA

Constraints Map

File Location: P:\24000\24473-005 - Mississipi Mills OPA 22\6-Production\2-Plan\24473_AlmonteExpansionArea2.mxd



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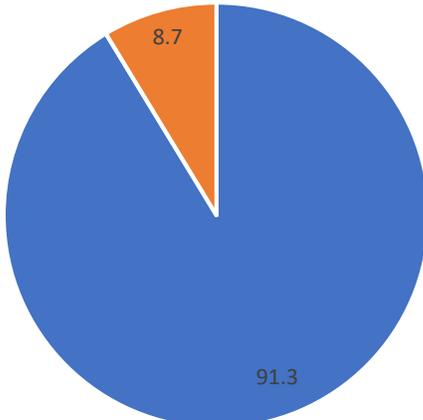
J.R. Richards
 CONSULTANTS
 www.jrichards.ca

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DESIGN: KTK	DRAWN: KTK	DATE: 24473-005
CHECKED: MR	DATE: 24473-005	

FIGURE 1

SITE EVALUATION CRITERIA

Land Area Total			
<div style="text-align: center;"> <p>Percentage of Total Land Area (Study Area)</p>  <p>■ Developable Land ■ Non-developable land (1)</p> </div>	<p>Legend</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Almonite Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonite Ward Municipal Boundary 30m Prime Agriculture Buffer 20m Business Park 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 </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 </td> </tr> </table> <p style="text-align: center; margin-top: 10px;">(1) Includes Land Use Constraints and Natural Heritage Features discussed below</p>	<ul style="list-style-type: none"> Almonite Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonite Ward Municipal Boundary 30m Prime Agriculture Buffer 20m Business Park 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 	<ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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
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Site Location			
<ul style="list-style-type: none"> Located along the southeastern edge of the settlement area of Almonite, southeast of the Orchard View Retirement Home Phase I and Houchaimi Seniors' Residence (pending OPA 27), the Almonite Business Park /Industrial Park and east of an existing residential subdivision. The study area consists of 24.01 hectares (ha) of land, including 21.9 ha of developable land and 2.09 ha of undevelopable land, which is constrained by land use constraints and natural heritage features discussed below. Land Stakeholders: Area is known as the "Houchaimi 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. Logical sidewalk extensions and planned cycling infrastructure. Adjacent to County Road 17 and other major regional roads (County Road 49). Connection to Old Almonite Road and Appleton Side Road possible but will require a Transportation Impact Assessment. 			

SITE EVALUATION CRITERIA

Land Use Constraints

- 11.4 ha of land currently designated Rural lands.
- 12.6 ha of land currently designated Prime Agricultural Land.
- 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

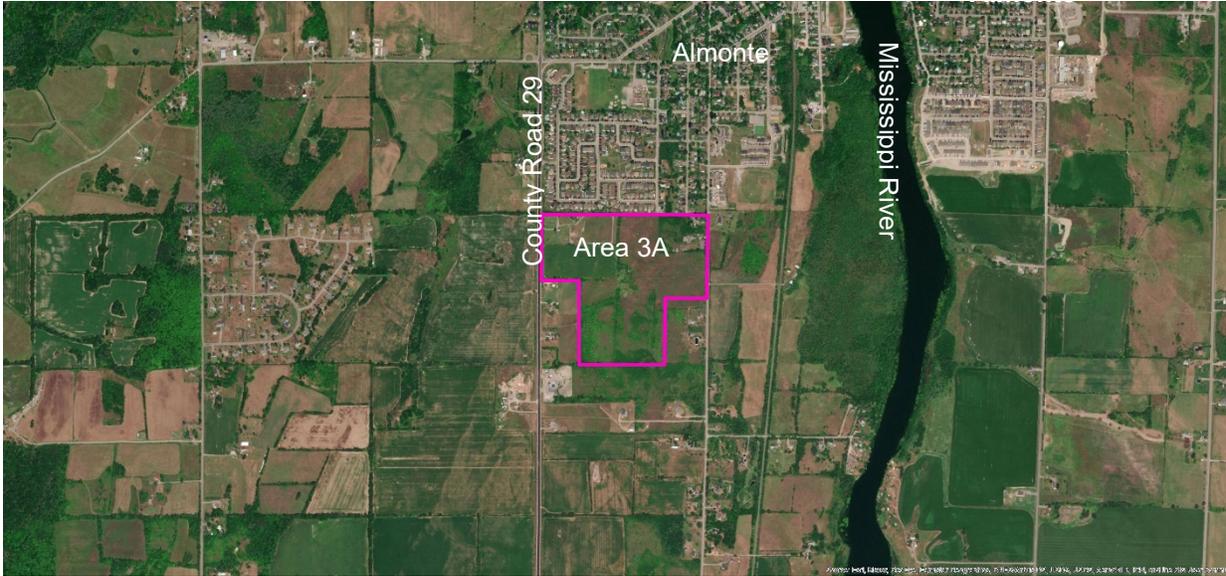
- 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland. The MVCA has jurisdiction over these lands and restricts development within wetlands and other natural hazards. A small portion of the site consists of this natural heritage constraint, which will restrict development and include 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.
- 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. These are all considered potential Natural Heritage Constraints due to the presence of the wetland and watercourse.

SITE EVALUATION CRITERIA

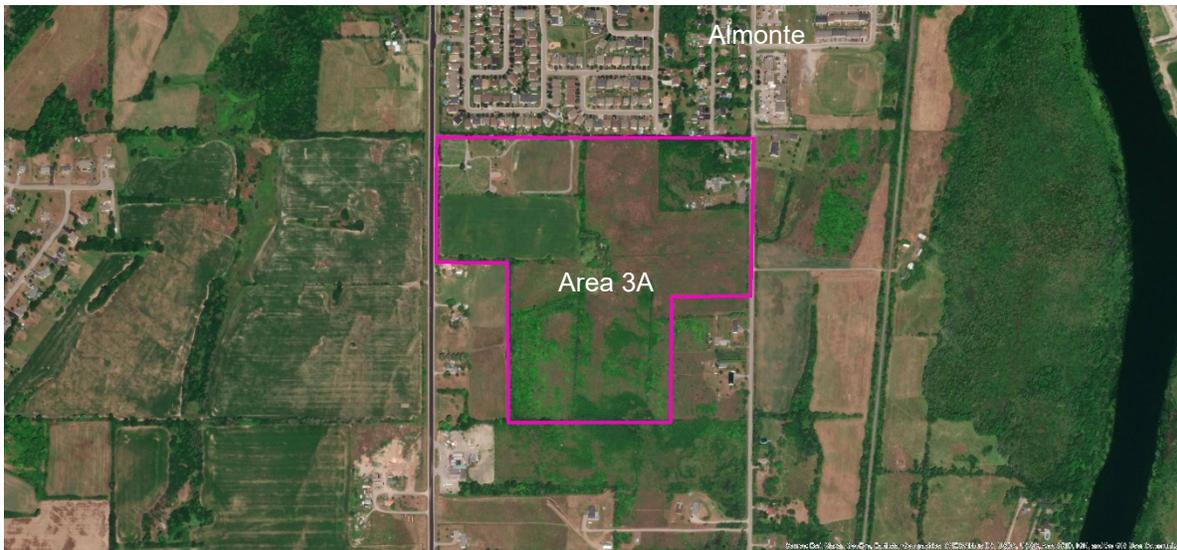
PROFILE SUMMARY

Almonte Potential Expansion Area 3A

Location Map



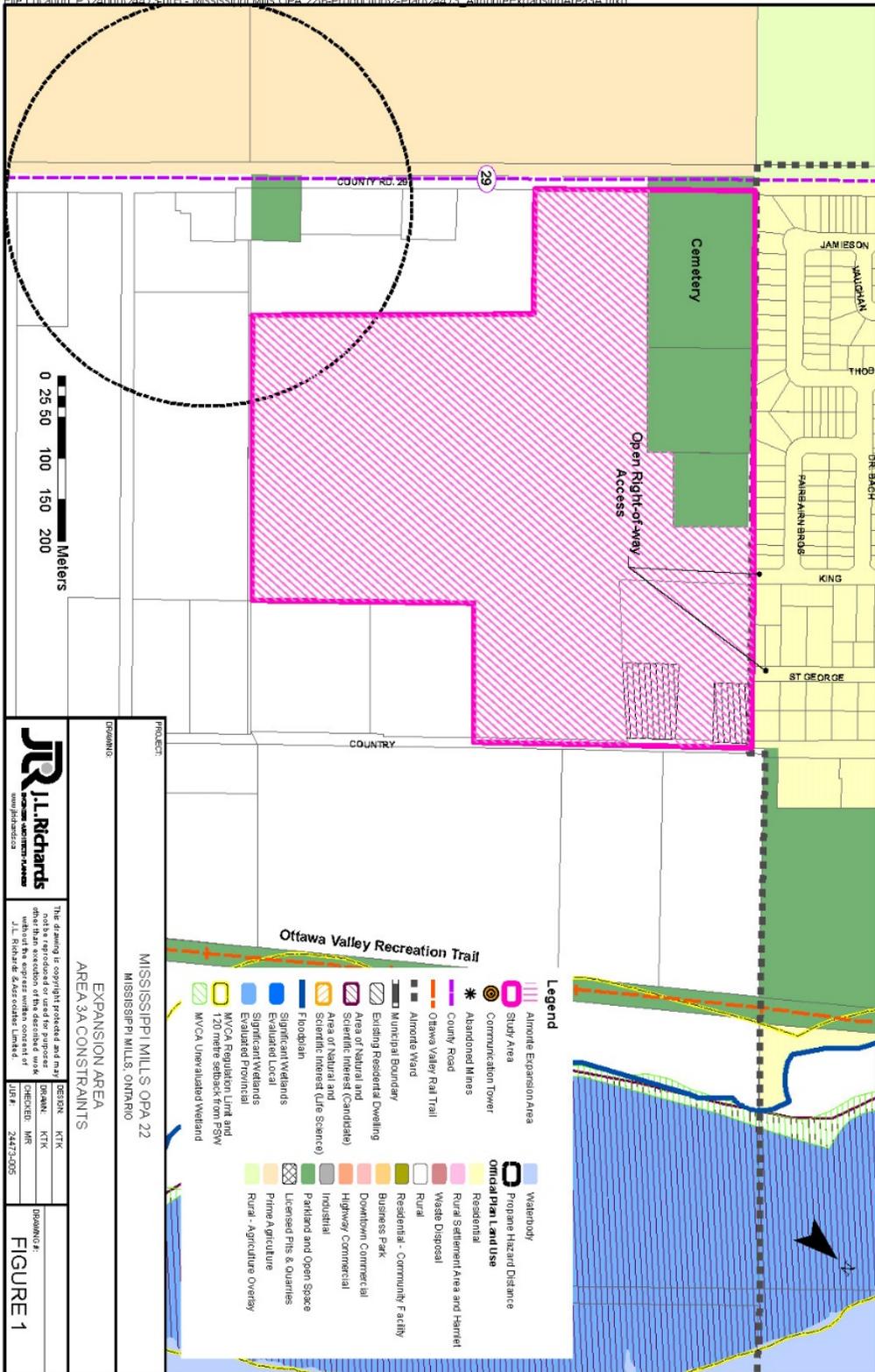
Topographical Map



SITE EVALUATION CRITERIA

Constraints Map

File Location: P:\24000\24473-005 - Mississippi Mills CPA 2216-Production\2-Plan\24473 - AlmonteExpansionArea3A.mxd



Plot Date: Thursday, February 18, 2021 1:45:06 PM

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

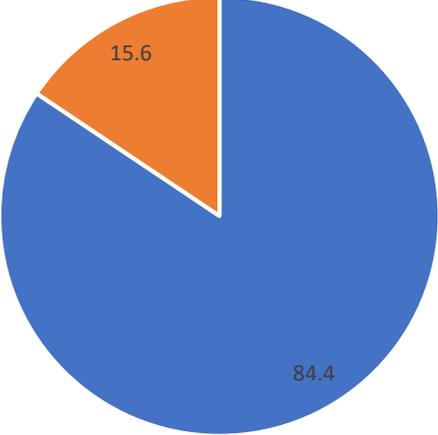
DESIGNER: JR J.L. Richards
DRAWN: KTK
CHECKED: MTK
DATE: 24473-005

EXPANSION AREA
AREA 3A CONSTRAINTS

FIGURE 1

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SITE EVALUATION CRITERIA

Land Area Total			
<p style="text-align: center;">Percentage of Total Land Area (Study Area)</p>  <p style="text-align: center;">■ Developable Land ■ Undevelopable Land (Parks, Residential Lots etc.)</p>	<p style="text-align: center;">Legend</p> <table border="0"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 and 120 metre setback from PSW MVCA Unevaluated Wetland </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Waterbody Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 </td> </tr> </table>	<ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 and 120 metre setback from PSW MVCA Unevaluated Wetland 	<ul style="list-style-type: none"> Waterbody Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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
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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. • The study area includes 31.02 hectares (ha) of land, including 26.15 ha of developable land and 5.75 ha of undevelopable land (i.e. existing residential lots, parks and open spaces etc.). Developed residential lots account for 4.86 ha of land. • Land Stakeholders: Individual property owners and the Corporation of the Municipality of Mississippi Mills. 			
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. • The majority of the lands could be served by gravity sewers given the elevation of the lands (a gravity sewer outlet expected for the lands west of Country Street). • 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. 			
Transportation and Road			
<ul style="list-style-type: none"> • Two (2) ROW opportunities and multiple nearby (potential) road connections (Country Street etc.) • Limited logical sidewalk extensions. • Limited road connections currently provided to County Road 29 and other major regional roads. • Good access to the cycling and pedestrian infrastructure. 			

SITE EVALUATION CRITERIA

Land Use Constraints
<ul style="list-style-type: none">• 25.28 ha of Rural Land.• 4.86 ha of Parkland and Open Space, including the cemetery.• 246 m Propane Hazard Distance Buffer which will have an impact of future development.• Area 3A does not consist of Prime Agricultural Land or an Agricultural Overlay but may include existing agricultural operations that are locally significant.• 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">• No part of the lands is subject to a natural heritage feature or constraint.• 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.

SITE EVALUATION CRITERIA

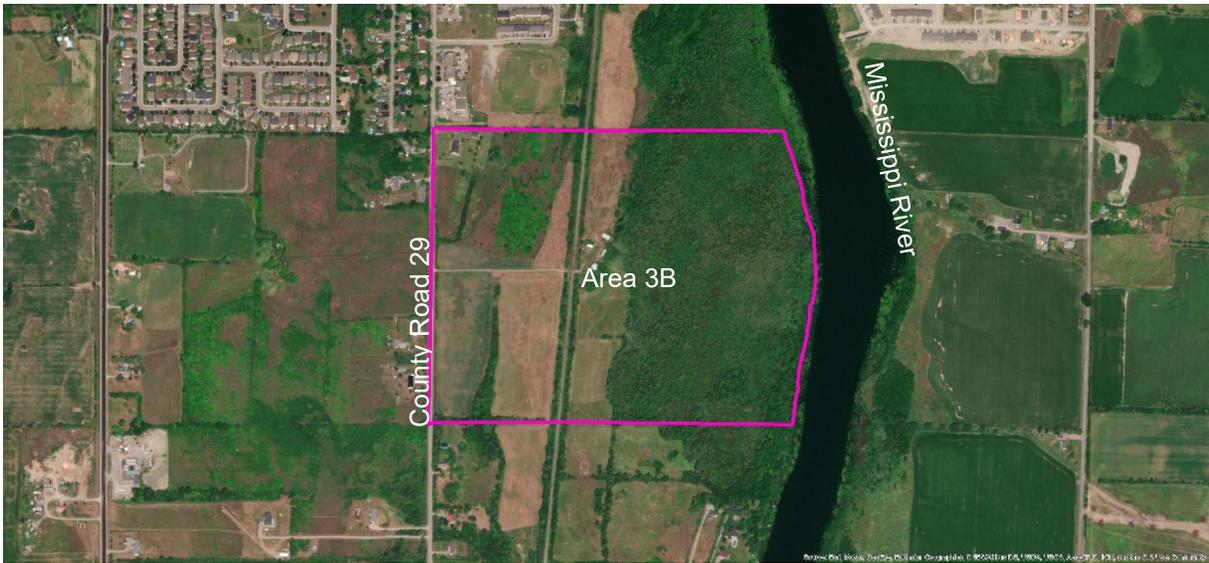
PROFILE SUMMARY

Almonte Potential Expansion Area 3B

Location Map

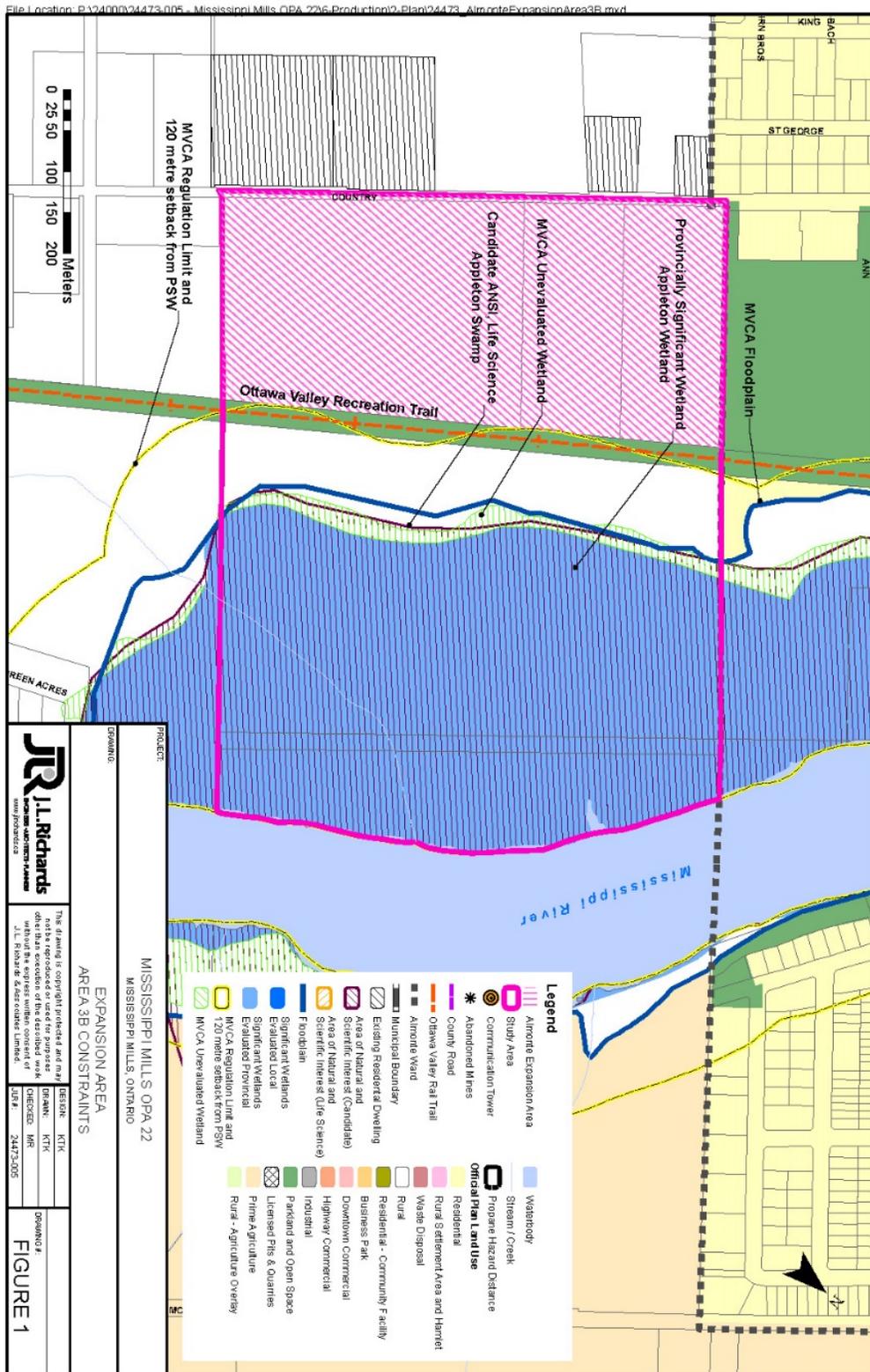


Topographical Map



SITE EVALUATION CRITERIA

Constraints Map



Plot Date: Tuesday, February 9, 2021 4:42:54 PM

SITE EVALUATION CRITERIA

Land Area Total					
<p style="text-align: center;">Percentage of Total Land Area (Study Area)</p> <table style="margin-left: auto; margin-right: auto; border: none;"> <tr> <td style="text-align: center;">■ Developable Land</td> <td style="text-align: center;">■ Undevelopable Land (Parks and Open Spaces, Natural Heritage Constraints etc.)</td> </tr> </table>	■ Developable Land	■ Undevelopable Land (Parks and Open Spaces, Natural Heritage Constraints etc.)	<p style="text-align: center;">Legend</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <p>Legend</p> <ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 and 120 metre setback from PSW MVCA Unevaluated Wetland </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 </td> </tr> </table>	<p>Legend</p> <ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 and 120 metre setback from PSW MVCA Unevaluated Wetland 	<ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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
■ Developable Land	■ Undevelopable Land (Parks and Open Spaces, Natural Heritage Constraints etc.)				
<p>Legend</p> <ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 and 120 metre setback from PSW MVCA Unevaluated Wetland 	<ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 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. The study area consists of 47.3 hectares (ha) of land, including 16.9 ha of developable land. The remaining lands consist of parks and open spaces and natural heritage constraints. 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. The majority of the lands could be served by gravity sewers given the elevation of the lands 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"> Limited ROW opportunities and road connections (Country Street only) Limited logical sidewalk extensions. No connection 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) 					

SITE EVALUATION CRITERIA

Land Use Constraints

- 23.5 ha of Rural Land.
- 1.7 ha of Parkland and Open Space, including the trail.
- Area 3B does not consist of Prime Agricultural Land but may include existing agricultural operations that are locally significant.
- 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

- 29.6 ha of land is subject to the MVCA regulation limit which matches the 120 metre setback requirement from nearby PSW lands. The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards (e.g. floodplain). A very significant portion of the site consists of the natural heritage constraints, which will restrict development and include assessments and studies to be completed in advance.
- 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.
- Setbacks from nearby floodplain lands are likely.
- 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



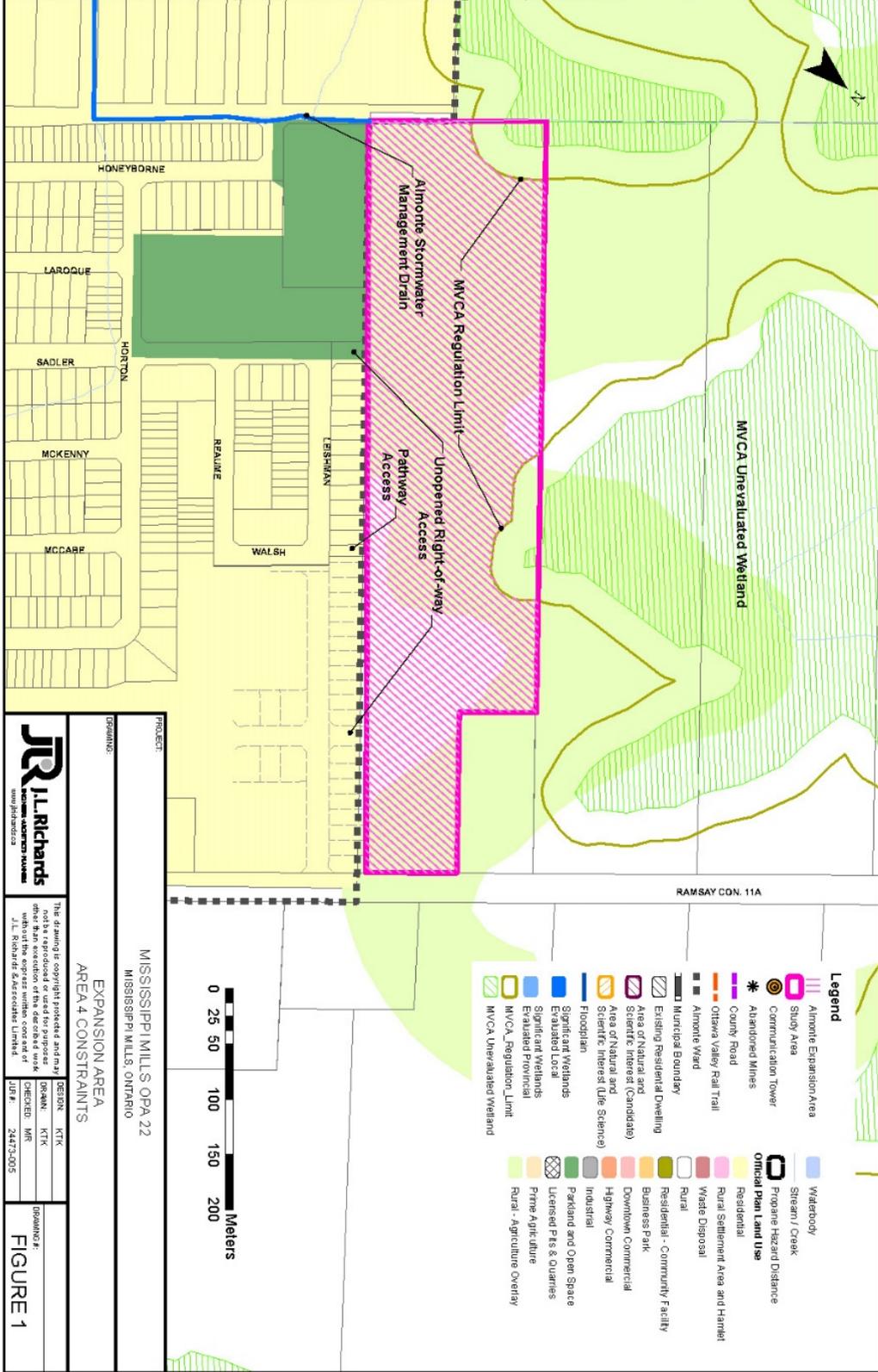
Topographical Map



SITE EVALUATION CRITERIA

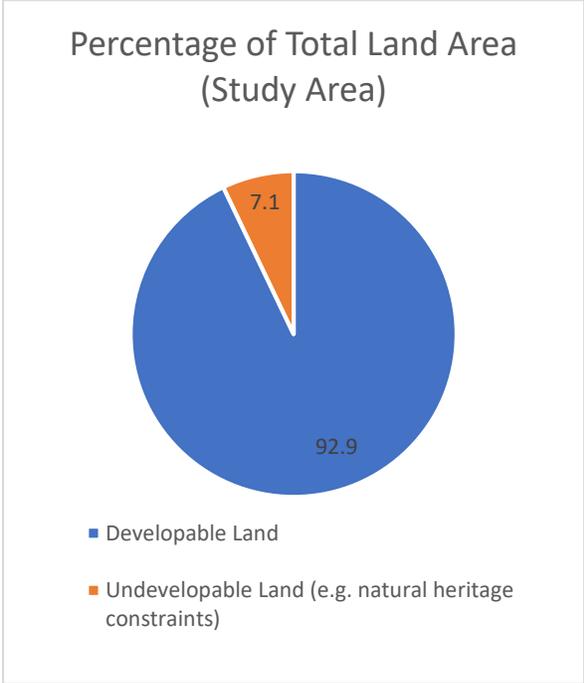
Constraints Map

File Location: P:\24000\24473\005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473 - AlmonteExpandingArea.dwg



Plot Date: Wednesday, February 3, 2021 12:57:20 PM

SITE EVALUATION CRITERIA

Land Area Total			
<p style="text-align: center;">Percentage of Total Land Area (Study Area)</p>  <p style="text-align: center;"> ■ Developable Land ■ Undevelopable Land (e.g. natural heritage constraints) </p>	<p style="text-align: center;">Legend</p> <table border="0"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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 </td> </tr> </table>	<ul style="list-style-type: none"> Almonte Expansion Area Study Area Communication Tower Abandoned Mines County Road Ottawa Valley Rail Trail Almonte Ward Municipal Boundary 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 	<ul style="list-style-type: none"> Waterbody Stream / Creek Propane Hazard Distance <p>Official Plan Land Use</p> <ul style="list-style-type: none"> 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
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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. • The study area consists of 9.7 hectares (ha) of land, including approximately 8.9 ha of developable land and the remaining 0.8 ha subject to natural heritage constraints (e.g. MVCA regulation limit and Unevaluated Wetland). • 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. • Although the area may not have been considered in the Master Plan, the potential sanitary flows generated by the subject lands are relatively minor (7.7 l/s). The sanitary sewers within Mill Run can accommodate these lands. Novatech Engineers suggest that the actual flow generated by Mill Run versus the theoretical flow will be significantly less and therefore the impact on offsite sewers will be very similar to existing conditions. With respect to stormwater, the lands can be readily accommodated by way of a separate storm sewer to an expanded Mill Run SWM pond, including alteration of the outlet. 			
Transportation and Road			
<ul style="list-style-type: none"> • Some ROW opportunities and nearby road connections • Nearby recreational pathway. • Logical sidewalk, cycling and pathway connections. • Limited connection to major regional roads (County Road 17). 			
Land Use Constraints			
<ul style="list-style-type: none"> • 9.6 ha of Rural lands. 			

SITE EVALUATION CRITERIA

- A Rural – Agricultural Overlay is present over 7.7 ha of the Rural Lands (locally significant agricultural)
- 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

- 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 3A	Area 3B	Area 4
<p>Study area is not fragmented and can be easily consolidated.</p> <p>Provincial Policy Statement (PPS) 1.2 (Coordination)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies)</p>	<p>1 point – the lands consist of many small parcels owned by various landowners.</p> <p>2 points - the lands consist primarily of a large parcel with a few smaller parcels owned by various owners.</p> <p>3 points – the lands consist primarily of a large parcel owned by a landowner.</p>	3	3	2	2	3
<p>Existing public utilities² will have the capacity to accommodate development on the lands and service future uses, including all residents and employees.</p> <p>Provincial Policy Statement (PPS) 1.0 (Building Strong Healthy Communities) 1.2 (Coordination) 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space) 1.6 (Infrastructure and Public Service Facilities) 1.7 (Long-Term Economic Prosperity) 3.1.5 (Natural Hazards) Section 1.6.3 & 1.6.5</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies)</p>	<p>1 point – existing public utilities will not have the capacity.</p> <p>2 points – existing public utilities will have some capacity.</p> <p>3 points – existing public utilities will have capacity.</p>	3	3	3	3	3

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

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

SITE EVALUATION CRITERIA

4.0 (Infrastructure Policies) 4.7 (Utility and Communication Facilities Corridors)						
Sub-Total		6	6	5	5	6

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

<p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>4 points – no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present.</p> <p>5 points – servicing is feasible, easily connected.</p>						
<p>Stormwater can be easily managed on site and connected to nearby facilities.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 2.2.1 a -c & h 1.6.1 & 1.6.3 1.6.6.1 a-d</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>1 point – stormwater management is not feasible, significant overhaul.</p> <p>2 points – many anticipated grade restrictions and topographic constraints; and many anticipated issues with the capacity and condition of the receiving outlets.</p> <p>3 points – some grade restrictions anticipated; some topographic constraints; and some anticipated issues with the capacity and condition of the receiving outlets.</p> <p>4 points – grade restrictions are minimal; few topographic constraints; few anticipated issues with the capacity and condition of the receiving outlets.</p> <p>5 points – stormwater management is feasible, easily connected.</p>	3	3	3	3	3	
		Sub-Total	10	10	8	7	10

SITE EVALUATION CRITERIA

Theme 3: Transportation and Road		Expansion Area Rating				
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3A	Area 3B	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	3	3	2	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	2	2

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, trails and sidewalks abundant.</p>	2	2	2	3	3
<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)</p>	<p>1 point – connections to cycling routes on abutting lands and streets is limited.</p> <p>2 points – connections to primary urban routes and secondary routes on abutting lands and streets are available.</p> <p>3 points – connections to multiple types of cycling routes, including spine routes, are available.</p>	2	3	2	2	1

SITE EVALUATION CRITERIA

4.3 (Transportation)						
	Sub-Total	10	11	10	9	9

SITE EVALUATION CRITERIA

Theme 4: Land Use Constraints		Expansion Area Rating				
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3A	Area 3B	Area 4
<p>The lands have few land use constraints³ and future development will conform to applicable policies.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 1.2 (Coordination) 2.0 (Wise Use and Management of Resources) 2.4 (Minerals and Petroleum) 2.5 (Mineral Aggregate Resources) 2.6 (Cultural Heritage and Archaeology) 3.0 (Protecting Public Health and Safety) 3.2 (Human-Made Hazards)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 6.0 (Resources) 7.0 (Public Health and Safety)</p>	<p>1 point – the land is almost all constrained (over 66%).</p> <p>2 points – a significant portion of the land is constrained (33-65%)</p> <p>3 points – a small portion of the land is constrained (less than 33%).</p>	3	3	3	2	3
<p>Development on the land will not result in the loss of agricultural land.</p> <p>Provincial Policy Statement (PPS) 2020 2.0 (Wise Use and Management of Resources)</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	5	3

³ For the purposes of this evaluation, land use constraints include land use designations, features and constraints (e.g. floodplain, waste disposal sites, communication towers, hydro lines), other than natural heritage and agricultural uses, which are 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. 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

2.3 (Agriculture)	5 points – development will not result in the loss of any agricultural land, locally or provincially significant.					
Sub-Total		6	4*	8	7	6

*An agricultural review was conducted as part of OPA 21 which had recommended removal of the Agricultural designation on Area 2 lands. As this memo is being provided in support of this Comprehensive Review Area 2 could also of scored 5 on this criteria resulting in a scoring of 8 for Theme 4.

SITE EVALUATION CRITERIA

Theme 5: Natural Heritage Constraints		Expansion Area Rating				
Criterion	Points	Area 1	Area 2	Area 3A	Area 3B	Area 4
<p>The lands have limited natural heritage constraints⁴ and future development will conform to applicable policies.</p> <p>Provincial Policy Statement (PPS) 2.0 (Wise Use and Management of Resources) 2.1 (Natural Heritage) 2.2 (Water)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 5.0 (Natural Heritage)</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 (0-25%).</p>	3	4	4	2	4
	Sub-Total	3	4	4	2	4
Total		35	35*	35	30	35

*An agricultural review was conducted as part of OPA 21 which had recommended removal of the Agricultural designation on Area 2 lands. As this memo is being provided in support of this Comprehensive Review, Area 2 could also be considered to have an overall scoring of 39.

Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 3A (“Henry Lands”) 25.1 ha, Area 2 (“Houchaimi Lands”) 21.9 and Area 1 - revised (“Sonnenburg Lands”) 14.9 ha should be considered for urban expansion. Furthermore, it is recommended that Area 4 (“Mill Run Extension”) 8.9 ha also be considered for urban expansion since OPA 26 (430 Ottawa St.) is under appeal and shouldn’t be considered as ‘designated and available’.

⁴ Natural heritage constraints include features, such as terrestrial and aquatic environments, as well as lands that have environmental significance (e.g. wetlands, evaluated/unevaluated wetlands, MVC regulation limits, 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.

PART E - THE APPENDICIES

Item 1. Circulation Comments

Item 2. Public Comments

Item 3. Submissions

ITEM 1. CIRCULATION COMMENTS



20-MM-OPA

February 9, 2021

Maggie Yet
Town of Mississippi Mills
3131 Old Perth Road
R.R. #2 P.O. Box 400
Almonte, ON K0A 1A0

Dear Ms. Yet:

**Re: Application for Community Official Plan (COP) Amendment –
Almonte Settlement Area Boundary
Town of Mississippi Mills**

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Heritage and Natural Hazard issues. Species at Risk and Significant Woodlands are outside the scope of MVCA's review.

PROPOSAL

According to the information provided, the purpose of the subject application is to *expand the Almonte Settlement Area boundary to accommodate growth...The lands will be placed in a new "Developing Community" designation which will set the framework for future land uses and zoning by-law regulations.* MVCA comments have been requested on 4 expansion areas.

REVIEW

Expansion Area 1:

- The eastern half is almost entirely a Non-Evaluated **Wetland**. This wetland, as well as it's Regulation Limit (i.e. 30 m from wetland), is regulated by MVCA. In general, new development within the wetland and its Regulation Limit are not permitted. Therefore, prior to any consideration of an expansion into a mapped wetland, an assessment would be required to evaluate the function of the wetland, it's communities, and its boundary.

- An unnamed **watercourse** flows through the wetland. A branch of this watercourse also exists in the southwest corner.
- We recommend that the Urban Expansion Area be terminated at the Regulation Limit of the MVCA Regulated Wetland, until a full wetland assessment is conducted to determine if any additional expansion could proceed in compliance with MVCA Regulation Policies.
- With respect to the watercourse, a Headwaters Assessment will be required as part of an MVCA Permit application to alter it.

Expansion Area 2:

- A small non-evaluated **wetland** exists in the NE corner. While this wetland is not regulated by MVCA, we encourage the preservation of all wetlands.
- An unnamed **tributary** of the Mississippi River flows through the SE corner.
- We recommend the preservation of the wetland, ideally with a development setback of 30 m.
- With a permit from MVCA, we recommend that the tributary be redirected outside of the urban expansion area.

Expansion Area 3:

The following comments affect the section of Area 3 that is east of the Ottawa Valley Recreation Trail. All property to the west of this trail is not impacted.

- **PSW:** This section (i.e. east of the trail) is entirely within the **Regulation Limit (i.e. within 120 m) (Yellow line)** of a Provincially Significant Wetland (PSW). No new development or site alteration is permitted within 30 m of a PSW. For development or site alteration between 30 and 120 m, a permit is required from MVCA.
 - **Flood Plain:** The 1:100-year flood line forms the eastern boundary of Area 3. A permit is required from MVCA for any new development and fill placement within the **Regulation Limit (i.e. within 15 m)** of this hazard.
 - **MVCA Regulated Wetland:** A part of this section is located within the **Regulation Limit (i.e. within 30 m)** of a non-evaluated wetland that exists along the PSW. This wetland is regulated by MVCA. New development or site alteration within 30m of this feature is not generally permitted. Therefore, prior to any consideration of an expansion into the regulation limit, an assessment would be required to evaluate the function, communities, and boundary of the wetland.
 - We recommend that the Urban Expansion Area be terminated at the Ottawa Valley Recreation Trail.
-

Expansion Area 4:

- The **Regulation Limit** of an MVCA regulated wetland, extends into a small portion of this expansion area, along the northern property line. In general, new development within the Regulation Limit is not permitted, unless it is demonstrated that the wetland functions will not be impacted.
- We recommend that the Urban Expansion Area exclude the Regulation Limit of the wetland.

Should any questions arise please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Yours truly,



Diane Reid
Environmental Planner

From: Justin Allen <[jallen@orpowercorp.com](mailto:allen@orpowercorp.com)>
Sent: Monday, November 23, 2020 9:41 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>; Ahmed Khairi <akhairi@orpowercorp.com>
Subject: RE: Capacity Question: Almonte Ward Boundary Expansion

Hello Gabrielle,

Our Engineering and Customer Service Manager (Ahmed Khairi) has reviewed the current capacity for Almonte. At this time, the ORPC system has approximately **3.35 MVA** of capacity available. Based on the map provided we have no concerns regarding capacity. We believe the proposed future growth areas provide a great opportunity for ORPC to potentially expand into these areas.

Should you have any further questions, please feel free to contact me. I have also CC'd Ahmed on this email in the event that you have any questions related to the technical assessment. Thank you.

Regards,

Justin Allen
President and CEO
Ottawa River Power Corporation
Tel: 613.732.0998 ext 230
Fax: 613.732.9838

From: Jody Metcalfe <jmetcalfe@orpowercorp.com>
Sent: Tuesday, November 10, 2020 1:59 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>; Justin Allen <jallen@orpowercorp.com>; Charles Watson <cwatson@orpowercorp.com>
Subject: RE: Capacity Question: Almonte Ward Boundary Expansion

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hello Gabrielle

I have cc'd our president on this email so your request can be handled by the proper department.

Kind Regards,

Jody Metcalfe

From: Crawford, Sarah <sarah.crawford@ucdsb.on.ca>
Sent: Tuesday, November 17, 2020 10:53 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>

Cc: Bosch, Peter <peter.bosch@ucdsb.on.ca>; Flaro, Suzanne <suzanne.flaro@ucdsb.on.ca>
Subject: RE: Enrolment/Capacity Question: Almonte Ward Boundary Expansion

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Gabrielle,

I trust the following will give you a better understanding of the schools and their capacity in the Almonte area. I very much would also be interested in receiving any further information about any specific developments taking place in these areas, as would our Planner, Suzanne Flaro.

I wanted to share with you some ongoing sources of information that you would have access to:

1. **School Information Profiles** - for each school in the UCDSB we have a summary of key information, such as enrolment history, capacity in the school, school address, program offerings, and boundary maps relevant to the schools. Here is the link to each of the schools in the Almonte Family of Schools. I have also attached the school boundary maps provided by STEO and update each year on this site (January 2021 next update).

For the schools in the map you provided, this would be R Tait McKenzie (boundary includes Areas 1,2,4 - East of the river), and Naismith Memorial (boundary includes Areas 3,5 - west of the river).

- a. Pakenham PS (K-6):
 - i. Northernmost school in this family of schools, not in the scope of the map provided
 - ii. School is at 81% capacity, stable enrolment around 130-140
 - iii. <https://districtintelligence.com/event/public.profile/schid/4195/school/Pakenham%20Elementary/>
2. R Tait McKenzie PS (K-6):
 - i. Midway between Area #2 to the south and Area #4 to the north
 - ii. School is at 63% capacity, low to declining growth, enrolment just under 300.
 - iii. <https://districtintelligence.com/event/public.profile/schid/6616/school/R.%20Tait%20McKenzie%20Elementary/>
3. Naismith Memorial PS (K-6):
 - i. In neighbourhood of Area #3.
 - ii. School is at 53% capacity with just under 300 students, offers regular program and french immersion.
 - iii. <https://districtintelligence.com/event/public.profile/schid/7238/school/Naismith%20Memorial%20Elementary/>
4. Almonte DHS
 - i. Diagonal from Area #1
 - ii. School is at 74% capacity - enrolment update will be Jan 2020 but will be similar
 - iii. <https://districtintelligence.com/event/public.profile/schid/4130/school/Almonte%20and%20District%20High%20School/>

1. **Annual Community Partnership and Planning Meeting:** Each year the UCDSB, and in recent years, jointly with the CDSBEO have hosted a meeting for our community partners to provide a summary of schools where there may be space to lease subject to meeting policy criteria. It is also a meeting where updated enrolment projections for the boards is shared and questions can be asked in related areas. Last year it was help on a Teams call, but the material is posted on our site: http://www.ucdsb.on.ca/community/community_planning_partnerships

BELOW: I have (roughly) added the 5 AREAS provided by you onto our school catchment map just to confirm current boundaries. Generally the river can be a guide with areas west of the river impacting the boundary area of Naismith Memorial, and areas to the east of the river would impact the catchment area for R. Tait McKezie (for French and English) – the French boundary expands to the north to include Pakenham). All 5 areas would impact the catchment area for the highschool.

From: Justin Allen <jallen@orpowercorp.com>
Sent: Thursday, January 28, 2021 4:31 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Ahmed Khairi <akhairi@orpowercorp.com>; Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Capacity Question: Almonte Ward Boundary Expansion

Hello Gabrielle,

The incumbent distributor for Area's 1-4 is currently Hydro One.

In the past, when Mississippi Mills expands it's boundaries, ORPC has been successful in applying for, and obtaining Service Area Amendments through the Ontario Energy Board to amend our operating license to service the expanded areas. This is often done with support from the municipality, developers and other interested parties.

Orchard View is one such example of a portion of our amended service area. ORPC intends on applying for further amendments with the OEB for these new expansion areas (subject to support from developers and the municipality).

Feel free to continue to reach out if you have any further questions.

Regards,

Justin Allen
President and CEO
Ottawa River Power Corporation
Tel: 613.732.0998 ext 230
Fax: 613.732.9838

From: Suzanne Renaud <Suzanne.Renaud@enbridge.com>
Sent: Monday, December 7, 2020 9:07 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Capacity Question: Almonte Ward Boundary Expansion

Hello Gabrielle,

We were planning on reinforcing our gas mains in the area next year but I believe our project has now been moved to 2023 pending further investigations and confirmation of gas requirements in the Almonte area. We have no expansion plans at this time.

Suzanne J. Renaud

Customer Connections Field Rep (covering Ottawa West)/Représentante des connexions à la clientèle (couvrant l'ouest d'Ottawa)

Enbridge Gas Inc. | 400 chemin Coventry Road, Ottawa ON K1K 2C7, Canada

Office/Bureau ☎ 613.748.6736 | Fax/Télécopieur 📠 613.748.6894 | Toll-free/Sans frais 1.800.267.3616 ext 6736

Email/Courriel ✉ suzanne.renaud@enbridge.com

**Vacation Alert – I will be away from the office Friday December 25th 2020 through to Friday January 1st 2021; communication will resume on Monday January 4th 2021 ~ Happy Holidays to all!*

enbridgegas.com

Safety. Integrity. Respect.



*This email is privileged & confidential. If it is not addressed to or intended for you, and you receive it, kindly delete it and all copies and advise the sender right away - thank you. Please consider the environment before printing this email
Ce courriel peut faire état d'information privilégiée ou confidentielle. Dans l'éventualité le lecteur de ce message n'est pas le récipiendaire visé, et vous l'avez reçu par erreur, veuillez le détruire et aviser l'expéditeur immédiatement – merci.
S.v.p. considérer l'environnement avant d'imprimer ce courriel.*

ITEM 2. – PUBLIC COMMENTS

The Planning Department received correspondence from the public regarding OPA No. 22 and has provided a summary and response for Council's consideration.

Commenting Party	Comment Received	Planning Department's Response for Council's Consideration
Benjamin Clare, Planner McIntosh Perry	Email received 9/30/2020 providing background correspondence between McIntosh Perry and Niki Dwyer, former Director of Planning provided to support Area 2 as future expansion lands and concept plans.	Acknowledged. Area 2 is being recommended for expansion.
Seth Richards, westview projects	Email received 11/30/2020 asking if lands at 5400 Appleton Side Road are being considered for urban expansion.	JLR responded that those lands were not being considered. Scope of work was to focus on the "Future Expansion Lands" which have been identified in the 2006 Community Official Plan and related studies.
Joe Henry	Email received (and phone conversation) 12/15/2020 to discuss Area 3.	Following review of submission received to date, Area 3A is being recommended for expansion.
Bryant Cogle	Email received 12/28/2020 Copy of a concept plan "Dover Dec 25 plan A motel" provided and 1981 OMB Hearing decision provided – wants his lands considered.	JLR has reviewed the concept plan and the OMB decision. The concept plan has limited information and the OMB decision was to redesignate the lands residential and the OMB did not support this change of use.
Terra Henry	Email received 12/29/2020. Submission to advocate for their land (Area 3A). 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.	Following review of submission received to date, Area 3A is being recommended for expansion.
Scott Gaw	Email received 1/6/2021 to discuss development of a Highway Commercial block on Ramsay Concession 11 (corner near roundabout).	Following a meeting with Mr. Gaw and consultant Kevin Duguay, and receipt of a planning justification report, a Highway Commercial block (including adjacent church block) is being recommended for urban expansion.
Steve Maynard	Email received 1/24/2021 – Area 2 Houchaimi Lands should be excluded as portion is Prime Agriculture. Area 3 should be considered.	Following a review of all submissions including a review of prime agricultural areas (Scenario 2 of Agricultural Lands Review 2018) it had recommended that these

		lands be re-designated Rural Area. Notwithstanding, the Comprehensive Review has been completed in accordance with Provincial Policy Statement 2020 and has evaluated other growth scenarios.
Phyllis & George Beauregard	Email received 1/25/2021 Concerns about water shortage as a result of growth. Would like to see more retail opportunities.	Engineering has received the matter of water shortage and provided a response during the virtual information session. MMills has many existing properties designated / zoned for Highway Commercial and retail uses. The Municipality is looking at adding more uses to its Business Park. An area specific amendment is being proposed near the round about for a new Highway Commercial use (restaurang / gas station).
Andrew Brown	Email received 01/25/20201 – concerned their lands were being excluded from the study (Strathburn Street / “Brown Lands”)	These lands are already within the Urban Settlement Area – no change being proposed.
Tracy Julian	Email received 01/26/2021 in regard to affordable housing, housing tenure, and density.	OPA 22 includes a revised housing target mix and slightly increased densities.
Erin O’Connor	Email received 01/27/2021 to indicate support of Area 4 within the urban boundary.	Acknowledged. Area 4 is being recommended for expansion.
Melodie Mortensen	Email received 3/4/2021 Concerned about development abutting White Tail Ridge and multi-unit development within White Tail Ridge.	None of the expansion areas abut White Tail Ridge and no policy change is being proposed for White Tail Ridge.

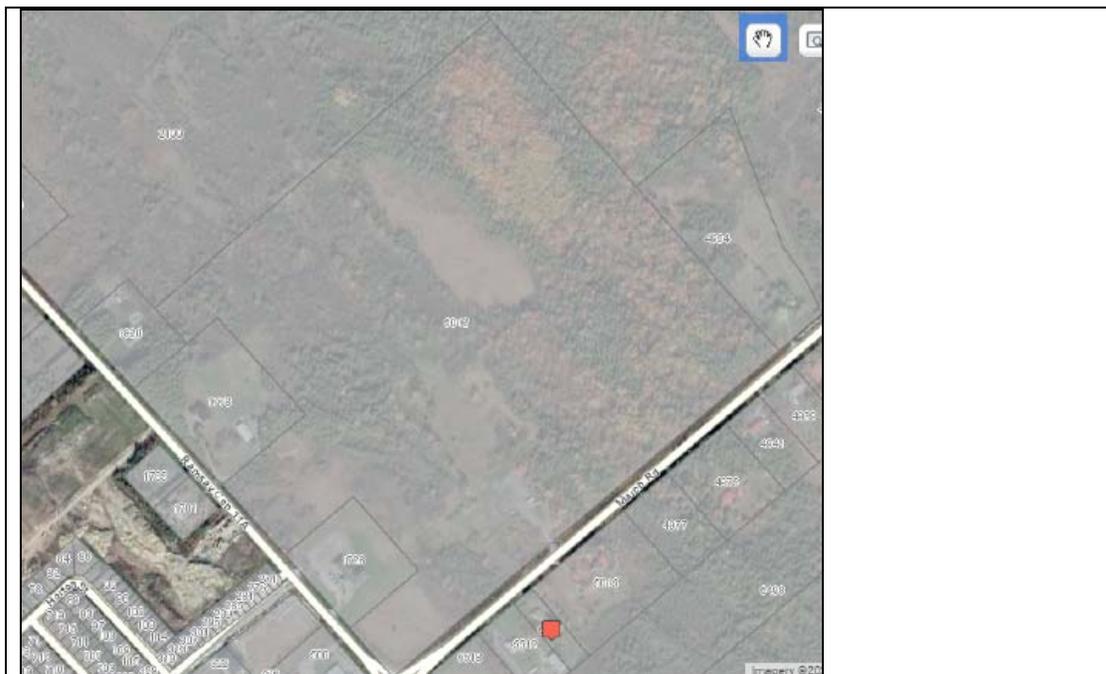
ITEM 3. – SUBMISSIONS



Kevin M. Duguay
Community
Planning and
Consulting Inc.



**Planning Brief (January 22, 2021) -
Request to include certain lands as part of the
Official Plan Amendment No. 22
Municipality of Mississippi Mills, Official Plan
Almonte Urban Settlement Area Expansion**



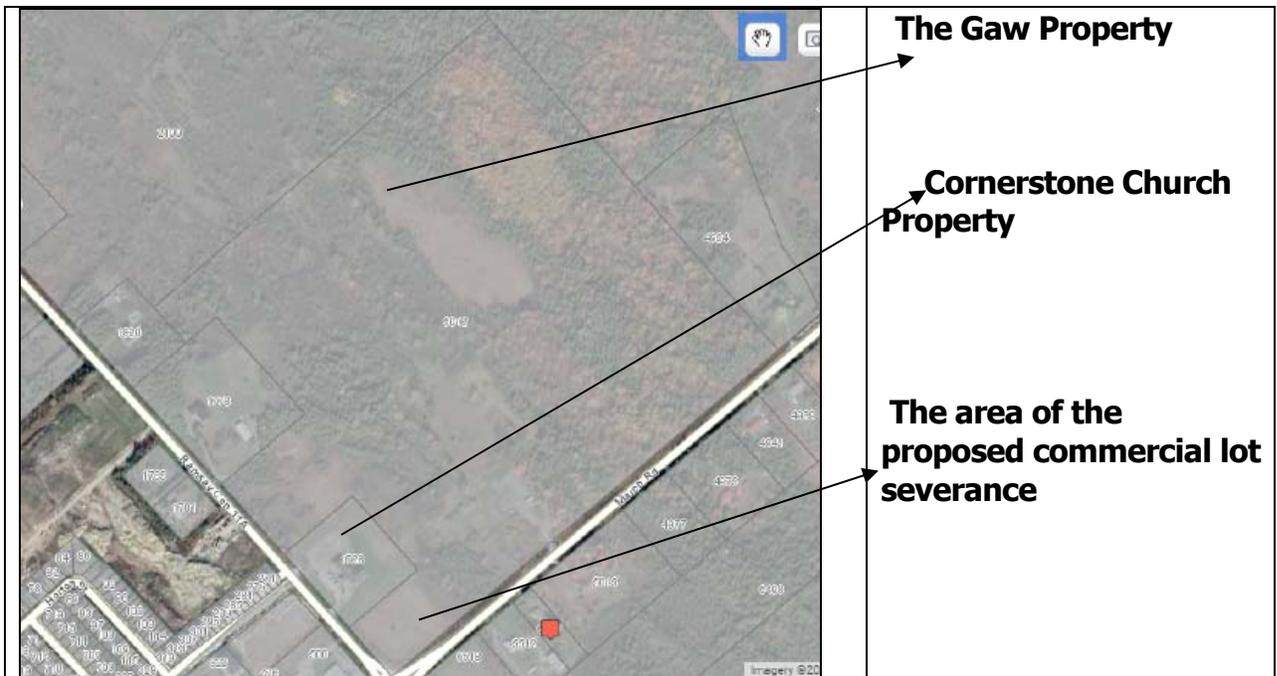
**Prepared by Kevin M. Duguay, MCIP, RPP
Kevin M. Duguay Community Planning and Consulting Inc.**

Introduction

This Planning Brief has been filed with the Municipality of Mississippi Mills in response to their Official Plan Amendment No. 22, being an Amendment of the Official Plan addressing a "proposed" Almonte Urban Settlement Area Expansion.

By way of background, my company has been retained by Mr. Scott Gaw and Charter Properties (Peterborough) regarding a proposed highway commercial development, comprised of retail convenience facilities/uses and a gas bar at a vacant property located at the northeast corner of the intersection of March Road and Ramsay Concession 11A.

The Property



(Source: County of Lanark Website, January 2021)

The Municipality is currently in receipt of and is processing an Official Plan Amendment Application serving to permit the proposed severance of land from the Gaw Property to create a conveyable parcel of land intended for a proposed highway commercial development/use. There have been three (3) meetings with Municipal Staff to date regarding the concerned Application.

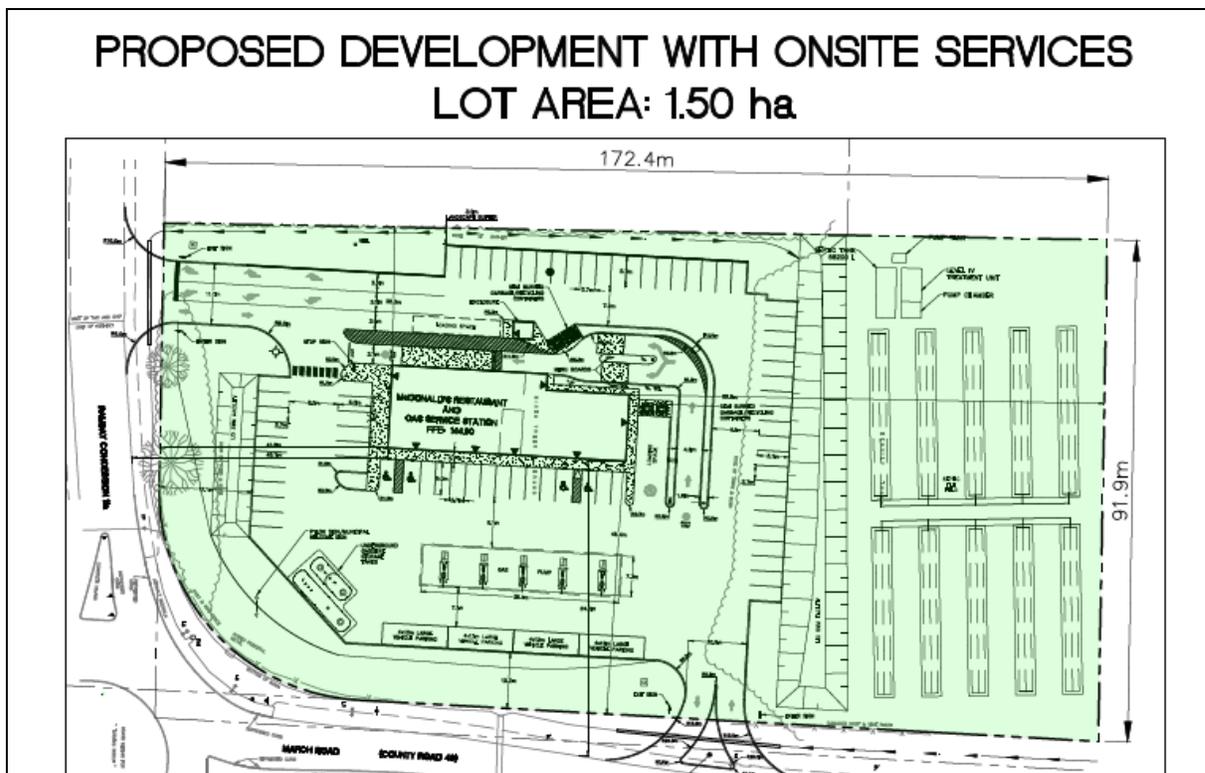
The Proposed Development

As noted, the proposed highway commercial development would contain the following uses:

- Gas bar with overhead canopy;
- Retail convenience store; and
- Restaurant with drive-thru feature (McDonald's Restaurant).

Vehicular access is proposed from both public roads with the March Road driveway facility limited to right-in/right-out turning movements.

The Concept Plan (Private Services Scenario)



(Source: DM Wills, Project Engineer, April 2020)

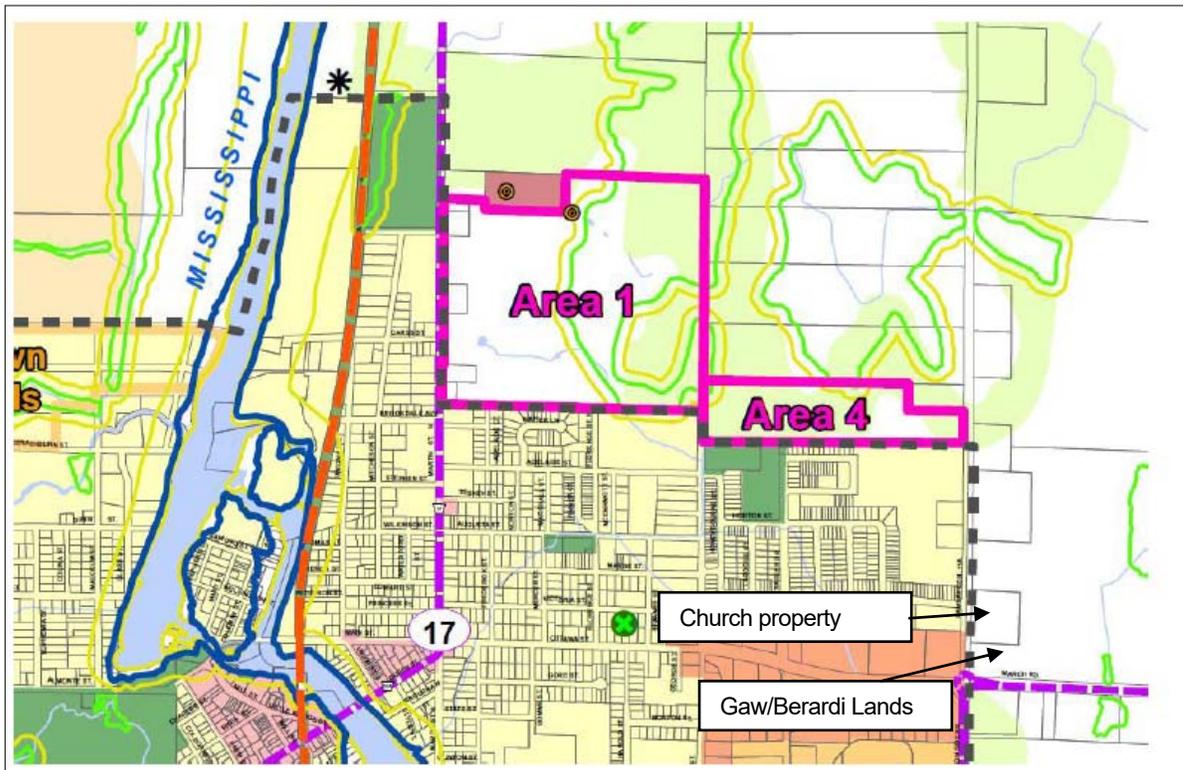
The above-captioned proposed concept plan illustrates a development predicated on private water and waste-water facilities. Approximately one-third of the development land base (0.43 hectares) is needed for on-site waste-water facilities.

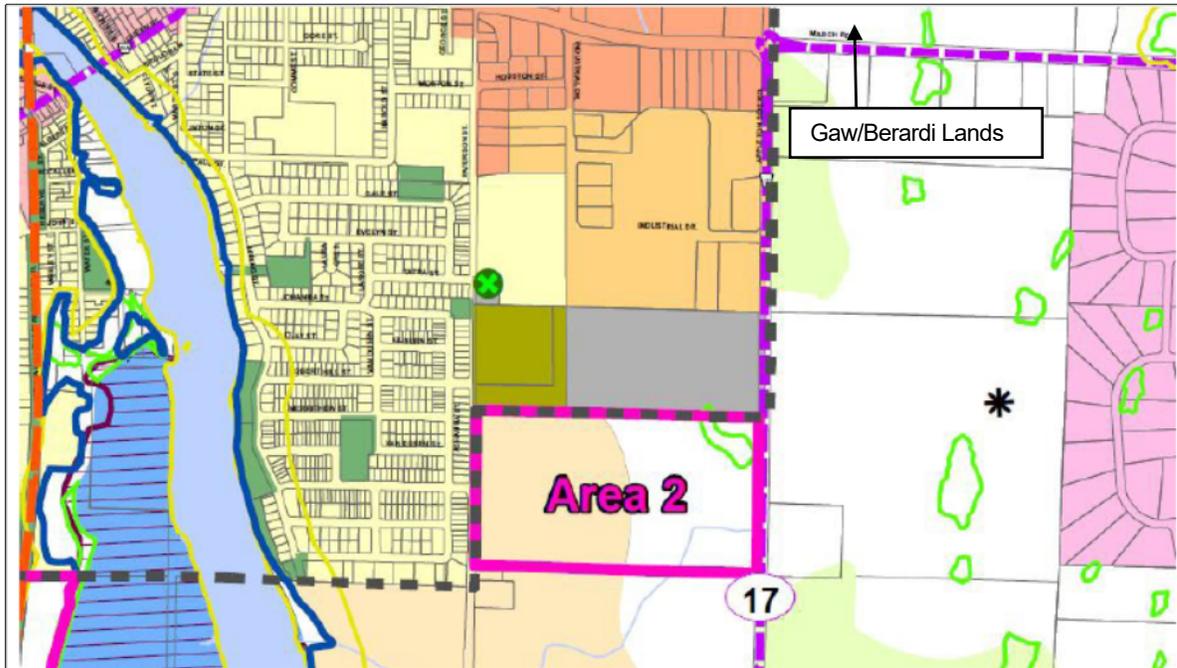
The Municipality's Planning Department has initiated the processing of the Official Plan Amendment Application (to permit the proposed land severance). The Rideau Valley

Conservation Authority has provided an initial response to the circulation of the Application. Some concerns were expressed by Authority Staff regarding the on-site development (private) services and their relationship with the well-head protection area and other natural features in the area. The development team has been immersed in modifications to the proposed concept plan, including the potential of additional land to function as a natural buffer.

While addressing this stakeholder's response to the Official Plan Amendment Application, the property owner and developer were informed of the advancement of the Municipal initiated OPA No. 22, for consideration at a Public Information meeting and ensuing formal Public Meeting (Planning Act, Statutory meeting).

The development lands (Gaw/Berardi) subject of the Official Plan Amendment Application are located central to the growth areas (proposed) and existing employment areas of the Almonte Settlement Area. This is evidenced by the following two exhibits, sourced from the January 19, 2021 OPA No. 22 Public Information Meeting. For purposes of this submission, I have included the existing church property (Conerstone Community Church) at 1728 Concession 11A.





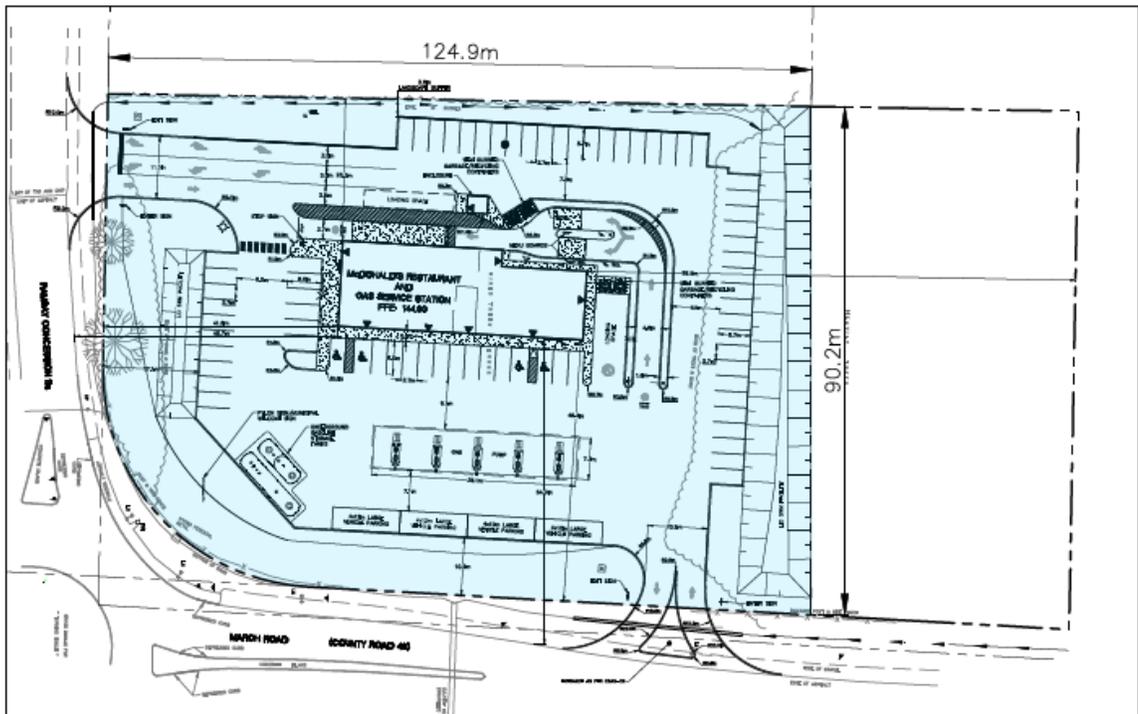
The Revised Concept Plan (Municipal Services Scenario)

The following concept plan illustrates the proposed highway commercial development if supported by municipal water and sewer infrastructure.

The required land base is substantially less than that of the private services development scenario. The latter development scenario would require a land base of approximately 1.07 hectares (2.64) acres.

Moreover, the municipal services development scenario would eliminate, the majority, if not all the Conservation Authority's concerns. Said concerns are largely driven by the relationship of the proposed development's private on-site services with the wellhead protection area and area natural features. Thus, a more environmentally responsive development can be realized if employing municipal services.

**PROPOSED DEVELOPMENT WITH MUNICIPAL SERVICES
LOT AREA: 1.07 ha**



(Source DM Wills, project Engineer, January 2021)

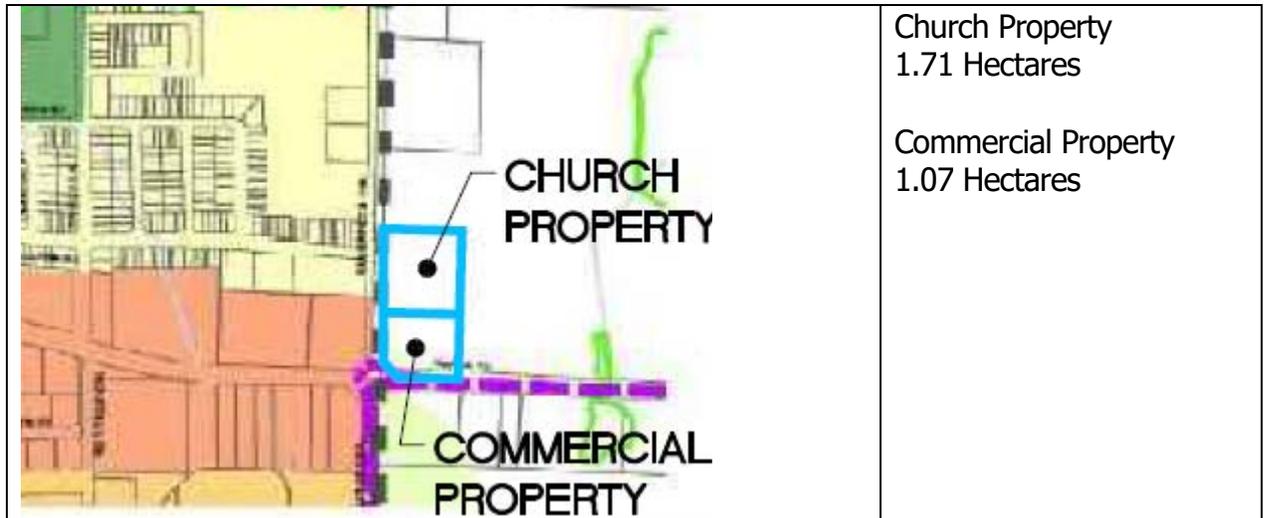
The Request

The request being advanced by Mr. Gaw (on behalf of Charter Properties commercial development property) and the Cornerstone Community Church, is to include the two respective properties as part of the proposed Almonte Urban Settlement Boundary Expansion.

The total land base/area is only 2.78 hectares (6.89 acres) and encompasses:

Property	Area (metric)
Proposed Commercial Development (Municipal Service Scenario)	1.07 hectares
Church	1.71 hectares
TOTAL	2.78 hectares

The following diagram illustrates the two (2) concerned properties.



The Facts

1. Property Location

The two (2) properties subject of this Planning Brief are located at the northeast corner of a “gateway entrance” to Almonte.

The properties are located along the east side of Ramsay Concession 11A. Municipal water service/infrastructure is in place within the proximity of the two properties road frontages.

The properties are central to planned/existing employment areas (south) and proposed new residential growth areas (north), in addition to the developing Mill Run residential community. This residential community will be undergoing growth phases 4, 5 & 6 respectively, which will introduce population within proximity of the concerned property (approximately 70 single-detached, 88 townhomes and 40 semi-detached proposed amongst the three noted phases).

2. Gateway Entrance Function

The proposed highway commercial property is located at an existing gateway entrance to the Almonte community. March Road is a major public road connection to the

Ottawa highway corridor, the Ottawa Regional Municipality and its area/member communities.

The OPA No. 22 background report identifies that 75% of the local workforce works outside of the Almonte community. A major travel route for this population is March Road.

3. Planned Function

OPA No. 22 is primarily focused upon future residential growth. No new employment areas are proposed as part of this Municipal initiated OPA. No new commercial areas are included in said proposal, other than perhaps of local scale/nature. However, said facilities/land uses would only occur, if ever, subject to:

- Market demand; and
- Local population growth.

The Church property is neither a residential land use nor an employment area land use.

The proposed highway commercial development is neither a residential land use nor an employment area use.

In fact, both are ideally located to serve the evolving/developing east part of the Almonte Community. It is noted that the three (3) of the proposed residential growth areas of OPA No. 22 are located to the north and south respectively of the proposed highway commercial development, all anchored along or in proximity to Ramsay Concession 11A (County Road 17). As such there is no conflict in land use with this request as it would relate to the series of proposed growth area locations and planned functions of same.

4. Available Commercial Land

Charter Properties in conjunction with local realtor Arnie Jantz have reviewed commercial properties located along Ottawa Street, east of the Almonte downtown. Such properties are either not available for purchase, are subject to restricted covenants, have unsuitable soil or contaminated soil conditions or finally, are not suitable for the proposed commercial use. The review confirmed that three (3) properties, as originally identified by the Municipalities Planning Consultant, were possible. However, two (2) of the properties had an inadequate land area and the third was not available for purchase.

The intention is to create a gateway location/facility serving the local community, traveling workforce and the traveling public.

Additionally, the commercial tenants party to this proposed development are specifically interested in this location, because of, but not limited to the foregoing realities.

5. Proposed Commercial Development, work to date

The proposed highway commercial development has been supported by a series of background reports/studies, plans/drawings including:

- i) Concept Site Plan;
- ii) Preliminary Building Elevations;
- iii) Preliminary Floodplains;
- iv) Functional Services Report;
- v) Topographical Survey;
- vi) Traffic Impact Study;
- vii) Preliminary Site Grading and Drainage Plan;
- viii) Hydrogeological Study and Site Servicing Assessment; and
- ix) Planning Justification Report.

These documents were all submitted on April 14th, 2020, as part of the pending Official Plan Amendment Application.

The request to include two (2) properties having a combined lot area of 2.78 hectares (6.87 acres) as part of the proposed OPA No. 22 is supported by:

- i) The Church is an existing land use serving the community; and
- ii) The proposed commercial development is the subject of a current land use/development Application (OPA Application).

The latter reinforces that the request is not speculative in nature, but rather is grounded in existing and proposed planning development context.

6. Municipal Services

The proposed commercial development can be supported by municipal water and waste-water services/infrastructure. Municipal water is currently available within the Ramsay Concession 11A road allowance.

The project Engineers have considered the prospect of municipal waste-water and stormwater services/facilities, and are confident such services can be made available/extended to the commercial development lands. The details of this undertaking would be addressed through the land use / development approval process, including Site Plan Control.

It is noted that the Church property currently relies on private water and waste-water services/facilities.

7. 2020 Provincial Policy Statement (2020 PPS)

The writer has arrived at a previous professional planning opinion that the proposed land severance to accommodate a highway commercial land use was consistent with the policy directives of the 2020 PPS. There was not sufficient time to complete a thorough analysis of the 2020 PPS. However, The April 2020 Planning Justification Report did conclude that the proposed land severance intended to accommodate a highway commercial development was Consistent with the policy directives of the 2020 PPS.

I extend the same professional planning opinion to the proposed development, and the adjacent Church property and its inclusion as part of OPA No. 22.

8. The Principle of Good Planning

The request to include the two properties as part of OPA No. 22 is logical, reasonable and representative of good planning. The land area involved is limited and the two land uses/properties do not conflict with the intention of OPA No. 22. It is my professional planning opinion that the request is supportive and complementary of this Municipal initiated amendment of its Official Plan.

The request is representative of good planning.

Respectfully submitted,



Kevin M. Duguay, MCIP, RPP
President
Kevin M. Duguay Community Planning and Consulting Inc.

MEMORANDUM

DATE: MARCH 3, 2021

TO: KEN KELLY, TOWN OF MISSISSIPPI MILLS, CHIEF ADMINISTRATIVE OFFICER
MARC RIVET, ASSOCIATE, J.L. RICHARDS & ASSOCIATES

FROM: GREG WINTERS, NOVATECH
JAMES IRELAND, NOVATECH

RE: MUNICIPALITY OF MISSISSIPPI MILLS OFFICIAL PLAN
AMENDMENT NO. 22 – COMPREHENSIVE REVIEW (URBAN
SETTLEMENT AREA BOUNDARY) AREA 4 ('MILLS LANDS')
NOVATECH FILE: 220JGR

CC: DAVID KARDISH, REGIONAL GROUP
ERIN O'CONNOR, REGIONAL GROUP
MAGGIE YET, TOWN OF MISSISSIPPI MILLS

On behalf of Regional Group who have interest in area for lands located in the lands known as the 'Mills Lands' located to the north of the Town 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 subject lands are known as 'Area 4'. They are 9.7 ha in area and are located just north of the existing urban boundary of Almonte with access from Sadler Drive in the existing 'Mill Run' subdivision (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 4 are proposed to be included in the expanded urban settlement area and we support this. We do however intend to make a separate submission on the score that the J.L. Richards report gave to Area 4 (34) as we believe it should be revised.

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

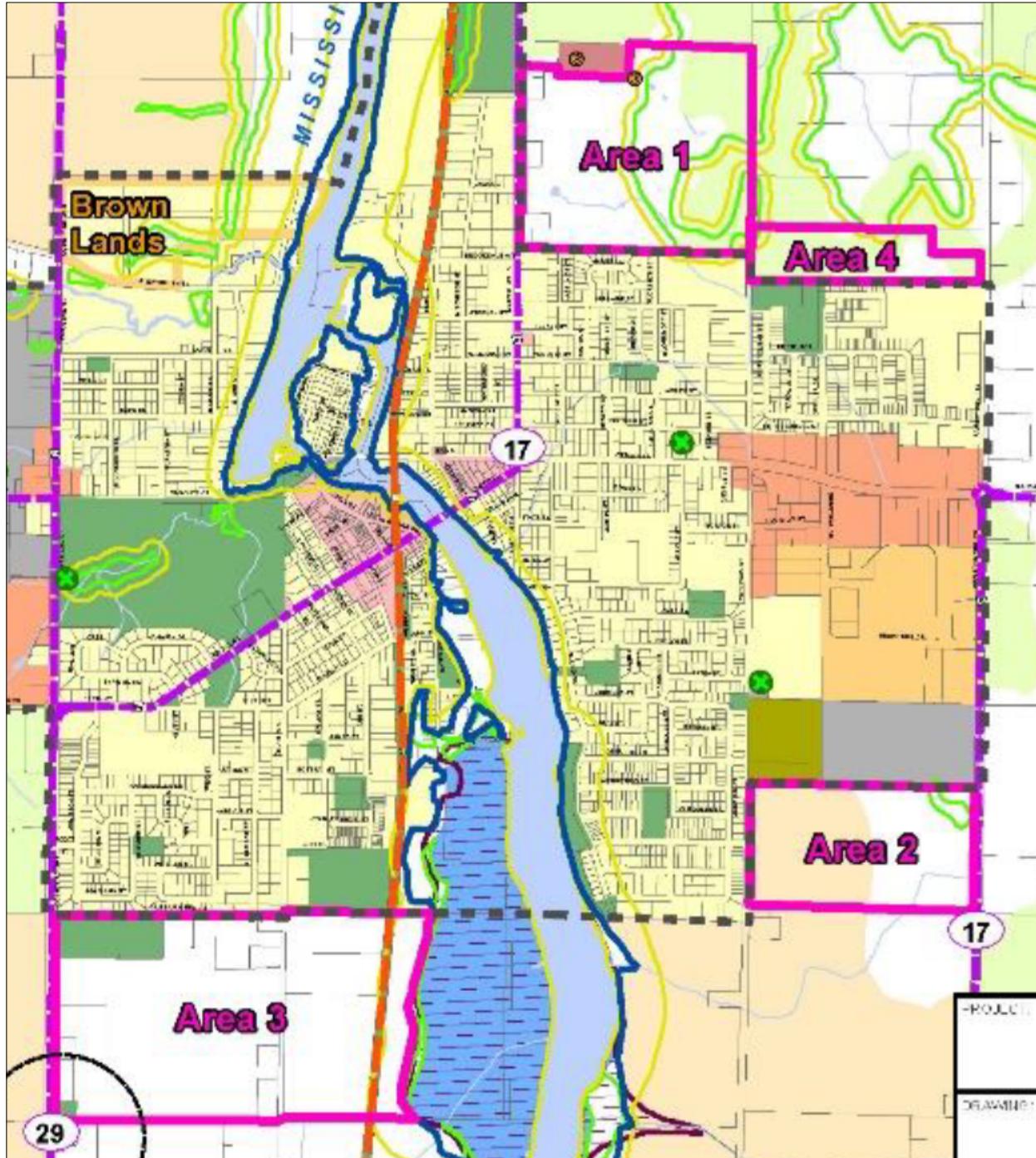
A growth rate of 98 units/year is too low a projected rate. The J.L Richards report references a growth of 146 units/year (the building permit rate for the last 5 years). We have run two alternate scenarios – one at 146 units/year and a second at 120 units/year (a conservative mid-point between the 98 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.

Summary

In closing, a growth rate of 120 units/year and the 85 to 92ha of land this requires, 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.

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



MEMORANDUM

DATE: MARCH 3, 2021

TO: KEN KELLY, MARC RIVET

FROM: JOHN RIDDELL

RE: TOWN OF MISSISSIPPI MILLS OPA NO. 22 COMPREHENSIVE REVIEW
URBAN SETTLEMENT AREA BOUNDARY – APPENDIX 2 SITE SELECTION
EVALUATION CRITERIA – AREA 4 SCORING

CC: DAVID KARDISH, ERIN O’CONNOR, MELANIE RIDDELL, MAGGIE YET

On behalf of Regional Group, who have an interest in the Area 4 lands, the following provides a detailed rationale for adjusting the proposed scoring for Area 4, as outlined in Appendix 2 of the above-noted document.

It should be noted that the development of the Mill Run subdivision, which is immediately adjacent to the Area 4 lands, has from the outset contemplated and accounted for future development of the Area 4 lands both from a servicing and transportation perspective. For reference we have attached two Figures demonstrating this. Figure 1 indicates planned and existing servicing and transportation connections, and Figure 2 is a plan that was developed as part of the Mill Run Subdivision Approval process, which demonstrates the roadway, pathway and cycling network and the planned connections.

The following provides specific comments on Appendix 2:

1. Under the heading: PROFILE SUMMARY – Almonte Transportation

Pedestrian Connections

Area 4: Few improvements proposed in the immediately surrounding area.

As per the attached plan, sidewalks in Mill Run will be immediately adjacent to the lands, including a sidewalk on the collector road connection and within the pathway block at the midpoint of the property.

Cycling Connections

Area 4: Proposed Cycling – spine route along County Road 49 (March Road), not in immediate surrounding area.

Again, as per the attached plan, the collector road and the adjacent local road include a cycling route, both of which can connect to the subject lands.

2. Under the heading: PROFILE SUMMARY – Almonte Potential Expansion Area 4
 - i) Servicing

Although the area may not have been considered in the Master Plan, the potential sanitary flows generated by the subject lands are relatively minor

(7.7 l/s). The sanitary sewers within Mill Run can accommodate these lands. We also suggest that the actual flow generated by Mill Run versus the theoretical flow will be significantly less and therefore the impact on offsite sewers will be very similar to existing conditions.

With respect to stormwater, the lands can be readily accommodated by way of a separate storm sewer to an expanded Mill Run SWM pond, including alteration of the outlet. This is not a challenging exercise.

ii) Land Use Constraints

Although an agricultural overlay exists on the lands, it is also recognized that the parcel is not prime agricultural land, therefore we do not see how this can be considered a constraint. Redesignating the lands would not be contrary to any PPS provisions.

3. Under SITE EVALUATION CRITERIA – Theme 2: Servicing

- i) Water Services - Based on the readily available water connections (three potential) through Mill Run, we believe Area 4 should score 4 or 5 instead of 2. Certainly no major upgrades are required to accommodate this size of a parcel.
- ii) Wastewater Services - Based on the readily available connections (two potential) through Mill Run, we believe Area 4 should score at least a 3 instead of 2. No major upgrades are required to accommodate this parcel, beyond that which is already planned for in the Master Plan.
- iii) Stormwater - Based on the existing SWM facility and suitable topography all similar to Mill Run, drainage through an expanded SWM pond is extremely feasible, and therefore the lands should score 4 or 5 instead of 3.
- iv) Connections to Sidewalks - Based on our assessment of available sidewalk and walkway connections to Mill Run, we believe this parcel should score 3 instead of 2.
- v) Land Use Constraints - Based on the fact that the parcel is not prime agricultural land, the agricultural overlay should not be considered a constraint, and therefore the only constraint is the MVC unevaluated wetland, which represents less than 10% of the land. Based on this, the subject parcel should score 5 instead of 2.

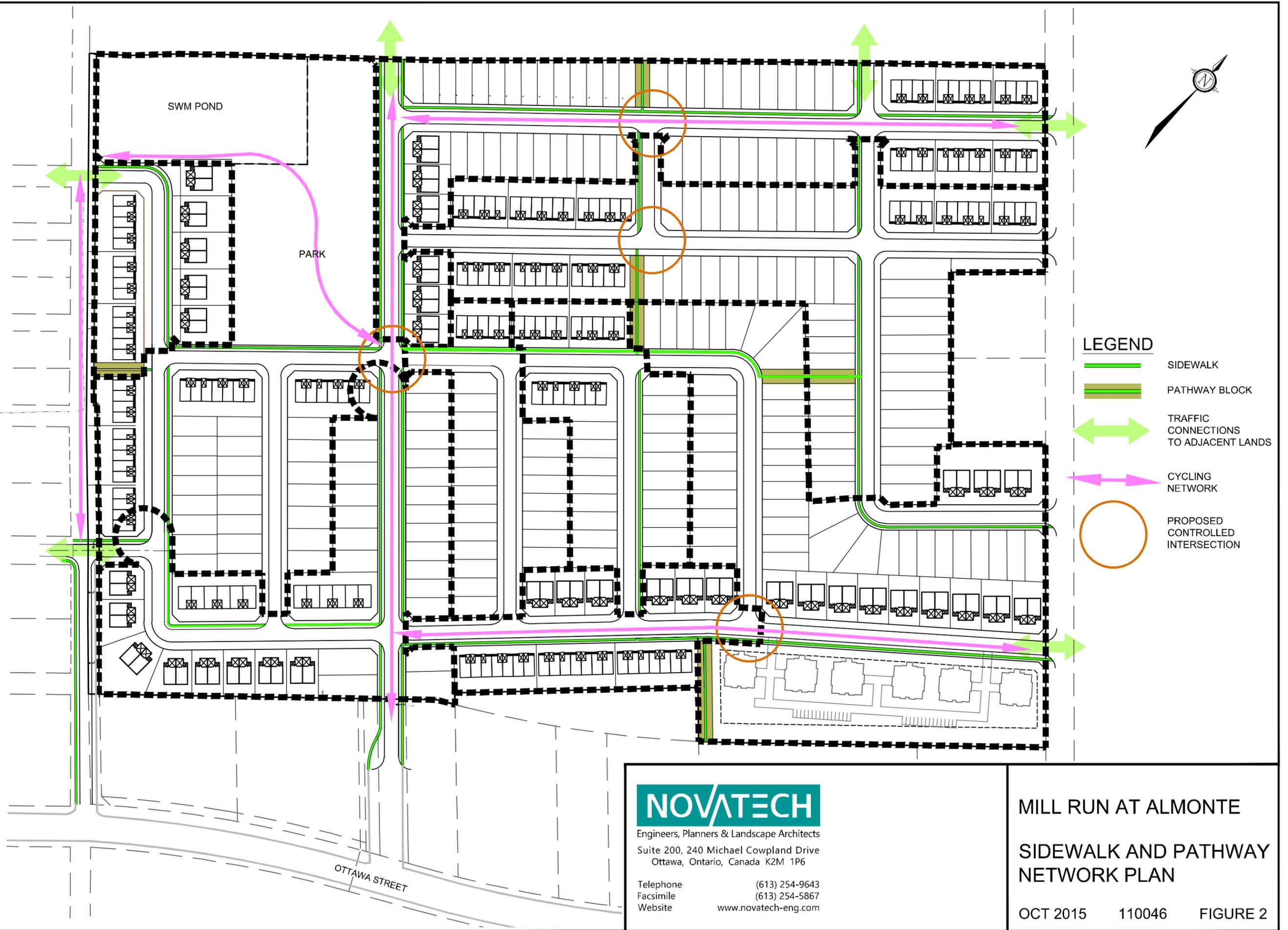
Novatech agrees with all of the other scoring categories.

Conclusion

Based on the above, we believe that the adjusted scoring for the Area 4 parcel should be 42 to 44. We also believe that this higher scoring intuitively makes sense, considering the parcel is immediately adjacent to a recent development and has been planned for and considered through that development process.

We would appreciate your review and response to this submission. Please call if you wish to discuss further.

M:\201011\10046\CAD\Planning\Figures\110046-NetworkPlan.dwg, 11x17 landscape, Mar 02, 2021, 8:15am, cvisser



LEGEND

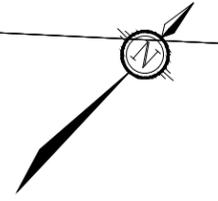
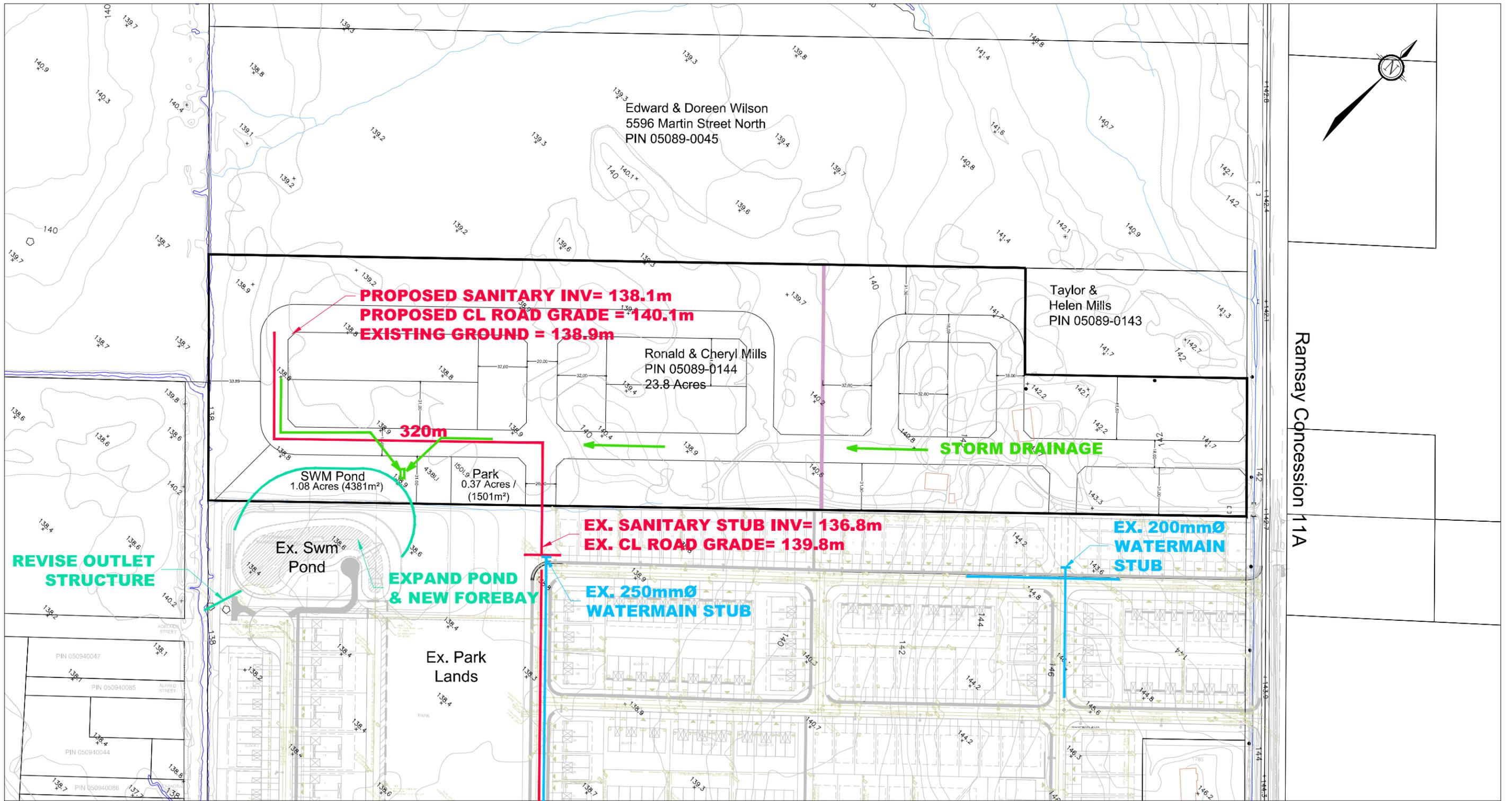
-  SIDEWALK
-  PATHWAY BLOCK
-  TRAFFIC CONNECTIONS TO ADJACENT LANDS
-  CYCLING NETWORK
-  PROPOSED CONTROLLED INTERSECTION

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
 Facsimile (613) 254-5867
 Website www.novatech-eng.com

MILL RUN AT ALMONTE
SIDEWALK AND PATHWAY NETWORK PLAN
 OCT 2015 110046 FIGURE 2

M:\2010\110046\CAD\Planning\Concept Plans\Adjacent Mills-Adjacent Mills-Figure.dwg, 11x17 landscape, Mar 03, 2021 - 1:40pm, wslloss



POTENTIAL APPROXIMATE UNITS: 150



Engineers, Planners & Landscape Architects
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 Ottawa, Ontario, Canada K2M 1P6

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 Facsimile (613) 254-5867
 Website www.novatech-eng.com

Town of Almonte
 MILLS PROPERTY

CONTEXT PLAN
 SERVICING

SCALE 1 : 2500

DATE MAR 2021 JOB 110046 FIGURE Figure 1

SHT11V17 DWG 270mm X 132mm

February 16, 2021

By Email

Mr. Ken Kelly, CAO
Municipality of Mississippi Mills
3131 Old Perth Rd Box 400
Almonte, ON K0A 1A0

Dear Mr. Kelly,

**Reference: Mississippi Mills Official Plan Amendment No. 22
Our File No. 118201**

Please accept this written submission for consideration as part of the Municipality's Official Plan Amendment No. 22. We note that the primary purpose of OPA No. 22 is to consider expansions to the Almonte Settlement Area boundary in order to accommodate growth to 2038 as detailed in the related comprehensive review, and that an Open House and Public Meeting regarding OPA No 22 were held on January 19, 2021 and January 26, 2021, respectively.

While the purpose of OPA No. 22 is to add additional lands to the Almonte Settlement Area boundary, the purpose of this submission is to provide additional general comments for consideration as part of OPA No. 22. In particular, these comments relate to the existing policies of the Official Plan dealing with housing mix and urban density targets, and more generally, the application of these policies in guiding urban residential growth in Almonte.

Section 3.6.5 (Residential, Range of Housing Types) sets out policies to support a wide range of housing types and establishes targets for housing mix and residential density. Current targets call for 70% low density and 30% medium density. In terms of density, low density development which includes singles, semis, duplex and triplexes shall generally have a gross density of 15 units per hectare, whereas medium density, which includes 4-plexes, townhouses, and low rise apartments (3-storeys or less) shall generally have a maximum net density of 35 units per net hectare.

As you are aware, we find these housing targets and density policies somewhat problematic in achieving appropriate infill and intensification on greenfield sites in the urban area. The interpretation policies of the OP (1.5.1) clearly indicate that individual policies in the Plan are not to be read or interpreted in isolation, but should be interpreted along with the vision, goals and objectives in the OP. In addition, Residential Objective 3.6.1.3 states that land use policies should "not establish barriers to a more balanced supply of housing". This objective is consistent with the interpretation clause in Section 1.5.1 that speaks to some flexibility when interpreting OP policies along with the overall intent of the designation and OP policies in general. A rigid interpretation of the above-noted density and housing mix targets would be considered as a barrier towards achieving the overall residential housing goals.

In our opinion, given that all relevant policies in an OP must be considered, the established housing mix targets of 70% LDR and 30% MDR should be interpreted to apply on a Town-wide basis. It is our view that the housing mix on any given project should have regard to how it furthers the overall housing mix objective on a Town-wide basis, and not only on a project-specific basis. We understand that the current mix of housing has trended towards 60% low density and 40% medium density, and

such mix should be encouraged as a means towards achieving goals associated with residential intensification, efficient use of municipal services, and provision of housing forms that address affordability. In our opinion, the trend towards a more balanced supply of low and medium density housing forms is more indicative of current conditions and we suggest that consideration should be given to adjusting the target to reflect the housing market. Of course, this split should be flexible and be assessed on a case-by-case basis with the overall intent of furthering the goal of a balanced housing supply.

We appreciate that density targets are considered an important local control to govern urban density and built form, and that such targets should be geared towards achieving established community interests. Such density targets should always be taken as "general" and should allow for some flexibility on a project-by-project basis, particularly where parcel size and neighbourhood context considerations suggest that higher density would be appropriate to further overall residential objectives.

Finally, it is our view that the residential density objectives in Policy 3.6.5 for low and medium density should be expressed using the same terminology. Accordingly, we respectfully submit that the low and medium density objectives should be expressed using the same calculation, using either gross or net for both density targets.

Please let me know if you have any questions.

Yours truly,

NOVATECH



Steve Pentz, MCIP, RPP
Senior Project Manager

cc: Marc Rivet, Planning Consultant, JL Richards

January 26, 2021

Cavanagh Developments

9094 Cavanagh Rd.
Ashton, Ontario
K0A 1B0

Attention: Mr. Matt Nesrallah

Re: Municipal Engineering Review for Almonte Area 3 – Wastewater Clarification Request

We appreciate the opportunity to participate in the public information session on OPA No. 22 held on January 19, 2021.

Prior to the public information session, DSEL & Fotenn submitted comments on OPA No.22 on behalf of Cavanagh Developments' interests in the Area 3 lands. These comments touch on a range of topics, including requesting that the growth assumptions that were used to calculate required expansion lands be reconsidered, and requesting that the constraints associated with the Area 3 lands be re-evaluated. In general, the submission argues that Area 3 represents the ideal expansion of the settlement area for Almonte.

At the information session, JL Richards (JLR) - the Municipality's consultant - explained that Area 3 was not recommended for inclusion as an expansion area in the January 4, 2021 *Almonte Settlement Area Boundary Review*. JLR offered that Area 3 would most likely be the next expansion area in line for future expansion, which suggests that JLR generally views these lands as serviceable and as representing logical expansion.

At the public information session, DSEL asked for clarification about the wastewater scoring approach for Area 3, especially given that the Area 3 lands have an overall score that is equal to or within just a few points of the other parcels that have been recommended to be added to the Almonte Settlement Area. JLR explained that the scoring was based on the assumptions that:

1. Two pumpstations would be required for service to the Area 3 lands; and,
2. Downstream infrastructure improvements would be required, because downstream sewers would be too shallow and too small in diameter to support development of Area 3 lands. Specifically, JLR noted that the sewers would likely pop out of the ground by the time extensions reached the Area 3 lands.

Consistent with our submission dated January 15, 2021, it is respectfully requested that the Area 3 lands be reconsidered and re-evaluated. Specific to wastewater:

- **The lands west of Country Street should not be assumed to require pumping.** The 2018 Master Plan (see **Figure 1**) shows that the Area 3 lands west of Country Street are planned to be serviced by standard gravity sanitary sewers, not pumpstations. Gravity sanitary service is consistent with our assessment of the Area 3 lands west of Country Street, when taking into account the depth of available downstream infrastructure.

- **Existing Country Street sewers should be examined for residual capacity to support development of part of the Area 3 lands.** Infrastructure capacity calculations for existing infrastructure on Country Street should take into account that new homes in Area 3 would be constructed with low flow toilets and other low flow fixtures in homes, consistent with recent industry practices.
- **County Road 29 should be considered as a potential infrastructure corridor for connecting the site to the downstream sanitary sewer network/wastewater treatment plant.** A trunk watermain is already proposed on County Road 29 in support of the Area 3 development. The opportunity to pair infrastructure by extending wastewater infrastructure in this corridor should also be considered.

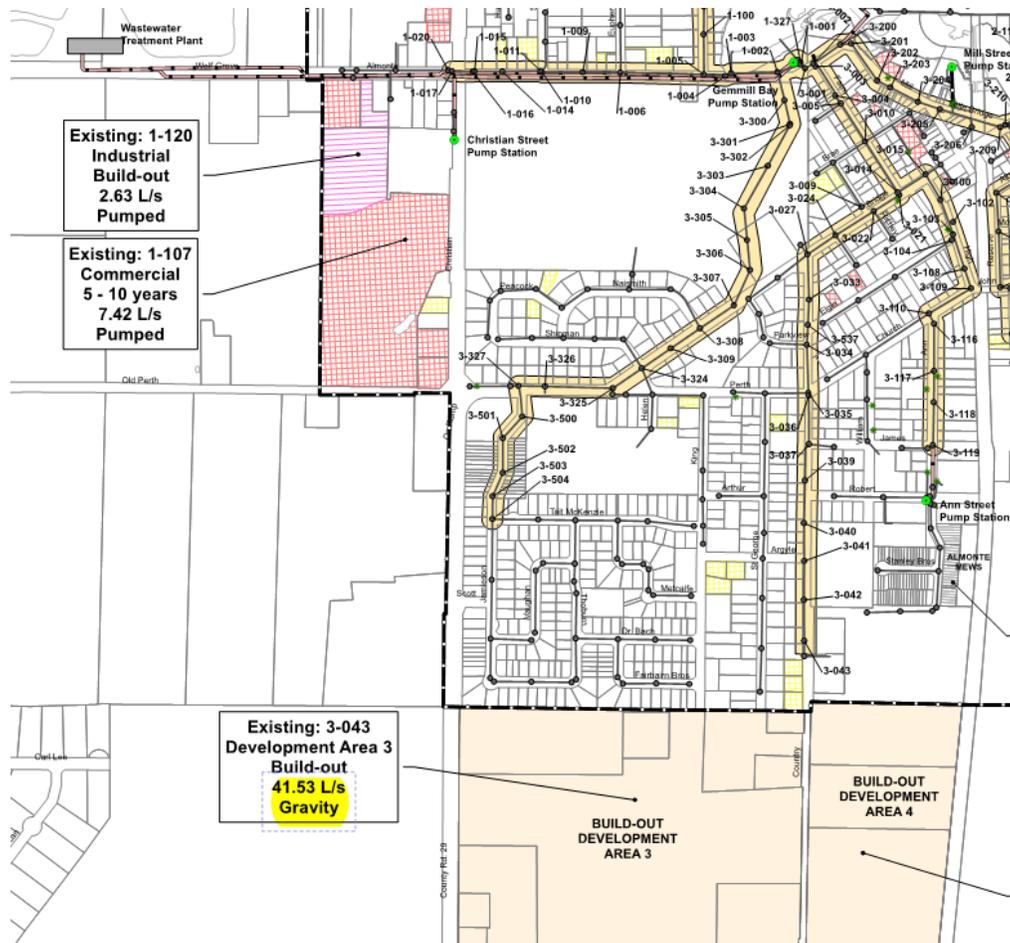


Figure 1: Excerpt from Figure 25, Master Plan Update Report (JLR, Feb 2018)

Yours truly,
David Schaeffer Engineering Ltd.

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

Stephen Pichette, P.Eng.
Ottawa Manager

From: Bryant Cogle <[REDACTED]>
Sent: Monday, December 28, 2020 1:30 PM
To: Marc Rivet <mrvivet@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 Cogle

From: Bryant Cogle <[REDACTED]>
Sent: Tuesday, January 19, 2021 3:59 PM
To: Marc Rivet <mrvivet@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 Cogle <[REDACTED]>
Sent: Tuesday, January 19, 2021 2:47 PM
To: Marc Rivet <mrvivet@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 Cogle <[REDACTED]>
Sent: Wednesday, December 9, 2020 5:26 PM
To: Marc Rivet <mrvivet@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 Cogle <[REDACTED]>

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

To: Marc Rivet <mrvet@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

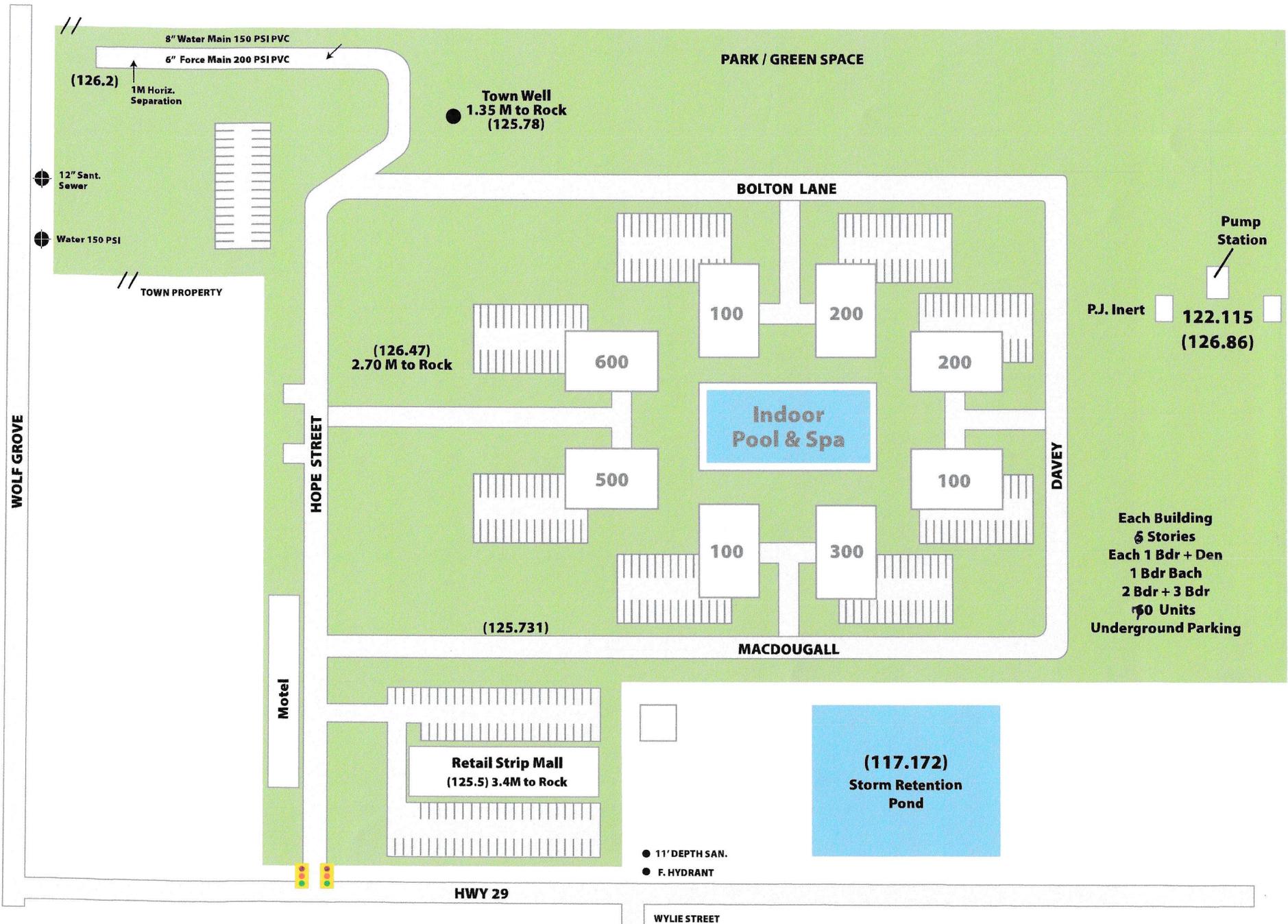
To: Marc Rivet <mrvet@jlrichards.ca>

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

ALMONTE Dovercliffe Pool / Spa / Wellness / Fitness Centre

PLAN A



Jan. 9, 2021

To: Mississippi Mills Municipal Council

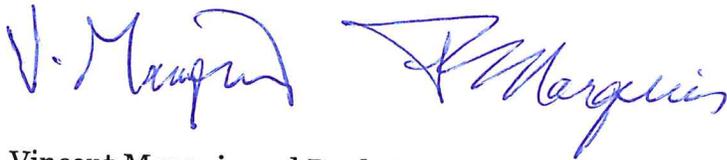
Re: Amendment of the Almonte Settlement Area and Official Plan

Dear Councillors,

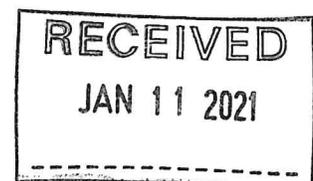
We, the undersigned, wish to express our strong support for the approval of the Brylin Subdivision as part of to the West of Route 29 and along the axis of Hope Street, as proposed and requested by Brylin Construction.

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



ALMONTE FUTURE EXPANSION AREA MISSISSIPPI MILLS, ONTARIO

August 14, 2018

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

Ms. Niki Dwyer
Director of Planning
Mississippi Mills
3131 Old Perth Road
Almonte, ON K0A 1A0

RE: Mississippi Mills Community Official Plan (COP) Update and Lanark County Sustainable Communities Official Plan (SCOP) Update

Dear Ms. Stewart and Ms. Dwyer,

As you are aware, Houchaimi Holdings Inc. is in possession of the lands immediately outside of the south-west corner of the Almonte Ward boundary, highlighted in red in Figure 1 below. The lands are subject to the “Future Almonte Expansion Overlay” and are considered one of three (3) properties located outside the boundary that are subject to this overlay.

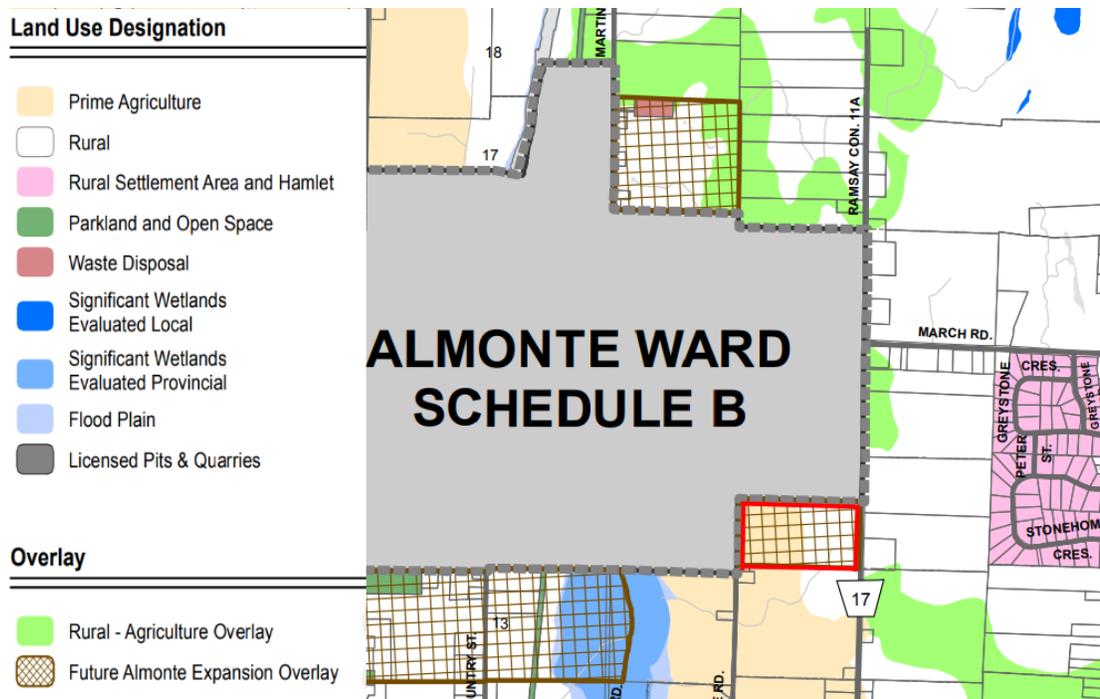


Figure 1: Excerpt from proposed Mississippi Mills Community Official Plan Schedule 'A' (Subject Property highlighted in Red)

OTTAWA
223 McLeod St
Ottawa, ON K2P 0Z8
T 613.730.5709

It is recognized that there are growth pressures for Mississippi Mills. Although the COP Update did not consider new population projections and did not modify settlement area boundaries, the amendment introduced a new policy 3.9.1 regarding Development Plans for the Future Expansion areas. The Development Plans will only be permitted through an amendment to the COP and Zoning By-law and must consider a number of development factors, including land use, transportation, servicing, landscaping, etc.

In accordance with this policy, a high-level concept plan has been prepared as shown in Figure 2 below. The lands outside of the boundary include area for an extension of the Orchard View development, residential uses, parkland, local streets, a stormwater management pond, and a major collector road linking Old Almonte Road and Appleton Side Road. The design is based on an analysis of the Transportation Master Plan (TMP) and Infrastructure Master Plan (IMP), both of which consider these lands for future development.

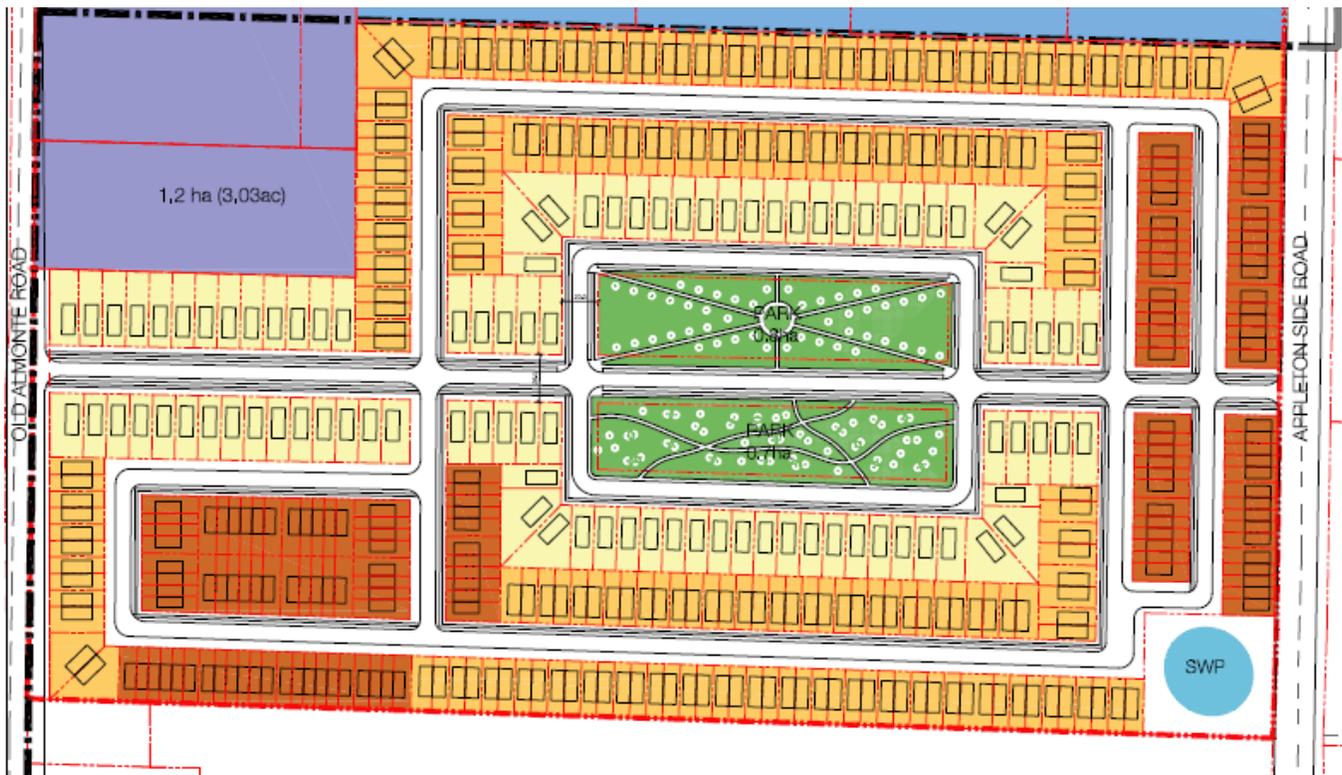


Figure 2: Proposed Development Plan

The Mississippi Mills COP is based on a 2003 population review which projects the population of Mississippi Mills to grow to 17,598 people by 2037. Based on this projection, it is estimated that an additional 1,889 residential units will be required, half of which will be directed to Almonte on full municipal services.

Recent Lanark County population projections provided to inform the Lanark County comprehensive review of the SCOP indicate that the population of Mississippi Mills is anticipated to grow even more significantly than what was anticipated in 2003. The new population projections anticipate that the population of Mississippi Mills will grow to 21,122 people by 2038, an increase of 3,524 people. Given development constraints for land within the boundary and the additional projected growth, it is likely that additional land is required to support the requirement for a 20-year supply of residential land. An expansion of the boundary to include the above noted Development Plan could yield the following unit counts:

-
- / 132 townhouse units;
 - / 216 semi-detached units; and,
 - / 96 single-detached units.

As has already been described to Mississippi Mills in a letter dated May 22, 2018, it is our view that the lands are well-positioned for inclusion in the Almonte Ward boundary on the basis of the following:

- / Almonte Ward is a Settlement Area where growth is to be directed. The COP directs 50% of future growth to Almonte on full municipal services.
- / The lands are one of three (3) areas designated as 'Future Expansion Area'. As such, they have already been considered as logical extensions of the urban area.
- / The lands are directly adjacent to the boundary on its south and east sides. Development of the property for residential purposes would be compatible with the employment, community facility and residential land uses to the north and west.
- / The lands are not presently occupied by any existing land uses that could constrain development.
- / Although a portion of the lands are currently designated as 'Prime Agriculture', the 2018 J.L. Richards Agriculture Review proposes their re-designation to 'Rural' subject to the OMAFRA approach. Council Resolution No. 110-18 states that Council will complete a review of prime agricultural areas through an alternative agricultural land evaluation area review approved by the Province during the next COP Review. Given the findings of the J.L. Richards study, it is assumed that the 'Prime Agriculture' designation is no longer relevant to the Subject Lands.
- / There are no natural features identified on the Subject Lands.
- / The lands have access to Old Almonte Road, which is generally considered a 'Primary Urban Route' in the TMP. Paterson Street/Old Almonte Road already serves the Riverfront Estates community directly west of the lands and is sufficient to carry anticipated traffic volumes for development of the Subject Lands. The lands also have access to Appleton Side Road, which is considered a 'Spine Route' in the TMP. The TMP considers the development of the Subject Lands in the Master Plan.
- / Development of the Subject Lands would provide an important east-west connection between Paterson Street and Appleton Side Road.
- / The Infrastructure Master Plan (IMP) also considers the development of the Subject Property, which can be easily connected to existing municipal services to the north and west. It is our understanding that water pressure issues exist for some areas both within the boundary and outside of the boundary in the future growth areas. The Subject Lands do not appear to have peak hour water pressure issues according to the IMP.

Given the policy direction for the 2018 COP update and the population projections considered by Lanark County, it is suggested that the lands be considered for inclusion in the boundary.

Regards,



Stephanie Morris-Rashidpour, MCIP, RPP
Senior Planner
Fotenn Consultants Inc.

CC: Billy Houchaimi, Houchaimi Holdings Inc.

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:

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

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.
Billy@Houchaimi.com

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

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