

LEAR

Official Plan Amendment 29

Zoning By-law Amendment Z-04-22

Committee of the Whole
May 17, 2022

Community Official Plan Current Policy Framework

Two primary designations for the rural areas:

- Agriculture Designation – intended to be reflective of Prime Agricultural Areas as per the Provincial Policy Statement (PPS)
 - Current designation reflects Class 1-3 soils, excludes adjacent lands (Class 4-7 soils)
- Rural Designation – comprised of remaining lands outside of Agricultural designation and settlement areas

Community Official Plan Current Policy Framework

PPS and Current Official Plan Policies:

- Not consistent with 2020 PPS as it relates to the Agriculture Designation because it does not include Class 4 to 7 lands and additional areas where there is a local concentration of farms (ongoing agriculture)

Official Plan Amendment 21

Five-year Review

Five-year review:

- Agriculture Designation part of review
- Resolution 110-18 (2018) - deferred Agriculture Designation review at a later date using LEAR
- Resolution 222-19 (2019):

THAT Council direct staff to request that the County of Lanark delay the decision on agricultural mapping until the completion of the LEAR review with a mutually agreed upon timeline.

Land Evaluation and Area Review LEAR

- Scoring of agricultural lands using a number of factors including community feedback, input from working groups and experts
- Lands that are Class 4 to 7 are not automatically 'excluded' from scoring
- Can result is some areas scoring high and not being designated Agriculture and some scoring lower and being designated Agriculture

Consultation Process

- Agriculture Advisory Committee meetings
 - Advisory committee to provide Council with support on agricultural matters
- LEAR working group meetings
 - Mandate to review LEAR recommendations propose revisions based on local knowledge and expertise
- Public meetings – May 2021 and March 2022

Consultation Process

- Website dedicated to LEAR project
 - Regular updates with videos of meetings, reports and interactive GIS mapping
- Notification of public meetings in newspapers and hundreds of mailouts to landowners directly affected
- Hundreds of emails and phone calls with consultant on the study

Results of LEAR study and policy implications

Rural to Agriculture Designation

- Majority of permitted uses between two designations are the same
- No tax implications
- Ability to sever land is more restrictive

Results of LEAR study and policy implications

Rural to Agriculture Designation Common Concerns

- Many comments/concerns from landowners were concerns about the future development of lands
 1. Restriction on lot creation of non-farm residential lots (through severance)
 2. Ability for land to be included in future settlement areas
 3. Ability for land to be developed as a rural residential subdivision

Results of LEAR study and policy implications

Rural to Agriculture Designation Common Concerns

1. Restriction on lot creation of non-farm residential lots (through severance)
 - Agriculture designation is more restrictive
 - Non-farm residential lot creation limited to surplus farm dwellings (subject to specific criteria)
 - Farm severances require ~40 ha (98.8 ac)

Results of LEAR study and policy implications

Rural to Agriculture Designation Common Concerns

2. Ability for land to be included in future settlement areas
 - Comprehensive process for settlement boundary expansion which includes a range of land use considerations, including population projections, assessment of vacant land within existing settlement areas, transportation network, servicing feasibility and land use designations

Results of LEAR study and policy implications

Rural to Agriculture Designation Common Concerns

3. Ability for land to be developed as a rural residential subdivision
 - Current policy framework does not permit rural residential subdivisions

Results of LEAR study and policy implications

Agriculture to Rural Designation

- *May* be greater opportunity for non-farm residential lot creation (severance)
 - Current policy framework permits up to two (2) lots created from original township lot (as of July 1, 1973)
 - Number of considerations that affect severance ability including:
 - Lot severance history
 - MDS
 - Other land use constraints (wetlands, aggregate resources, hydrogeological issues etc.)

Results of LEAR study and policy implications

Removal of Rural-Agriculture Overlay

- Applied to lands considered to be locally significant outside of Agricultural designation
- Requires new non-farm buildings maintain a 30-metre setback from 'active agricultural operations'
- Policy is no longer required as a result of LEAR
- Mapping can still be made publicly accessible as an information layer on our CGIS

Results of LEAR study and zoning implications

Agricultural and Rural Zoning

- Proposed that zoning be updated at the same time as Official Plan policy changes
- Ensures that zoning is reflective of Official Plan policies
- Will not come into effect until Official Plan Amendment is in full force and effect

Next Steps

Process of Official Plan Amendment

- Decision of Mississippi Mills Council first step
- County of Lanark is approval authority of Official Plan Amendments to the Community Official Plan
- Mississippi Mills must also initiate County Official Plan Amendment to update County's Official Plan with new mapping

Next Steps

Steps for County Decision:

- County Official Plan Amendment Process
- Review of Official Plan Amendment – County
 - Circulation to OMAFRA
 - Public meeting at County
 - County planning staff make recommendation to County Committee/Council – could include modifications
 - County Council can approve or amend Official Plan Amendment

Next Steps

Ontario Land Tribunal (OLT):

- Appeals can be submitted to OLT after County Council decision
- OLT will review appeals
- OLT will schedule hearing(s)
- OLT will make decision on appeals

Next Steps

Impacts and Timeframe to Landowners

- Official Plan Amendment 29 will not be in effect until all appeals are dealt with
- Applications for development including land division (severances) considered under current policies until Official Plan Amendment 29 is in effect

Next Steps

Transition Period – January 5, 2024

- Transition Period of January 5, 2024, is proposed
 - Official Plan policies and Zoning By-law changes will not come into effect until January 5, 2024
 - Provide landowners greater certainty for implementation of policy changes
 - Decisions on development applications not required by this date, rather *complete applications* for development are required to be received by this date

Next Steps

Transition Period – January 5, 2024 – OLT appeals

- If appeals to OLT are submitted and resolved **before** January 5, 2024, landowners will still have until this date to proceed with development under current Official Plan policies
- If appeals to OLT are submitted and resolved **after** January 5, 2024, then this is additional time for landowners to apply for development applications

Recommendations

THAT Committee of the Whole recommends that Council adopts Official Plan Amendment No. 29 being an amendment to repeal and replace Schedule A – Rural Land Uses to the Community Official Plan and make certain policy revisions to the Community Official Plan to be in full force and effect on January 5, 2024.

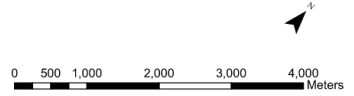
THAT Committee of the Whole recommends that Council adopts Zoning By-law Amendment Z-04-22 being a concurrent Zoning By-law amendment in order for the Rural and Agricultural limits to be consistent with the proposed Schedule A – Rural Land Use to the Community Official Plan to be in full force and effect on January 5, 2024.



Official Plan

Municipality of Mississippi Mills

Rural Land Use (Schedule A)



Legend

Provincial Highway

- Provincial Highway
- County Road
- Other Roads
- Scenic or Heritage Road

Boundary

- Lot Line
- Ward Boundary
- Municipal Boundary
- Schedule Boundary
- Parcel Fabric

Water Features

- Stream / Creek
- Waterbody

Land Use Designation

- Agriculture
- Aggregate - Pit
- Aggregate - Quarry
- Rural Settlement Area and Hamlet
- Rural
- Waste Disposal
- Parkland and Open Space
- Flood Plain
- Locally Significant Wetland
- Provincially Significant Wetland

Overlay

- Areas Subject to Official Plan Amendment 22 (Under Appeal)

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

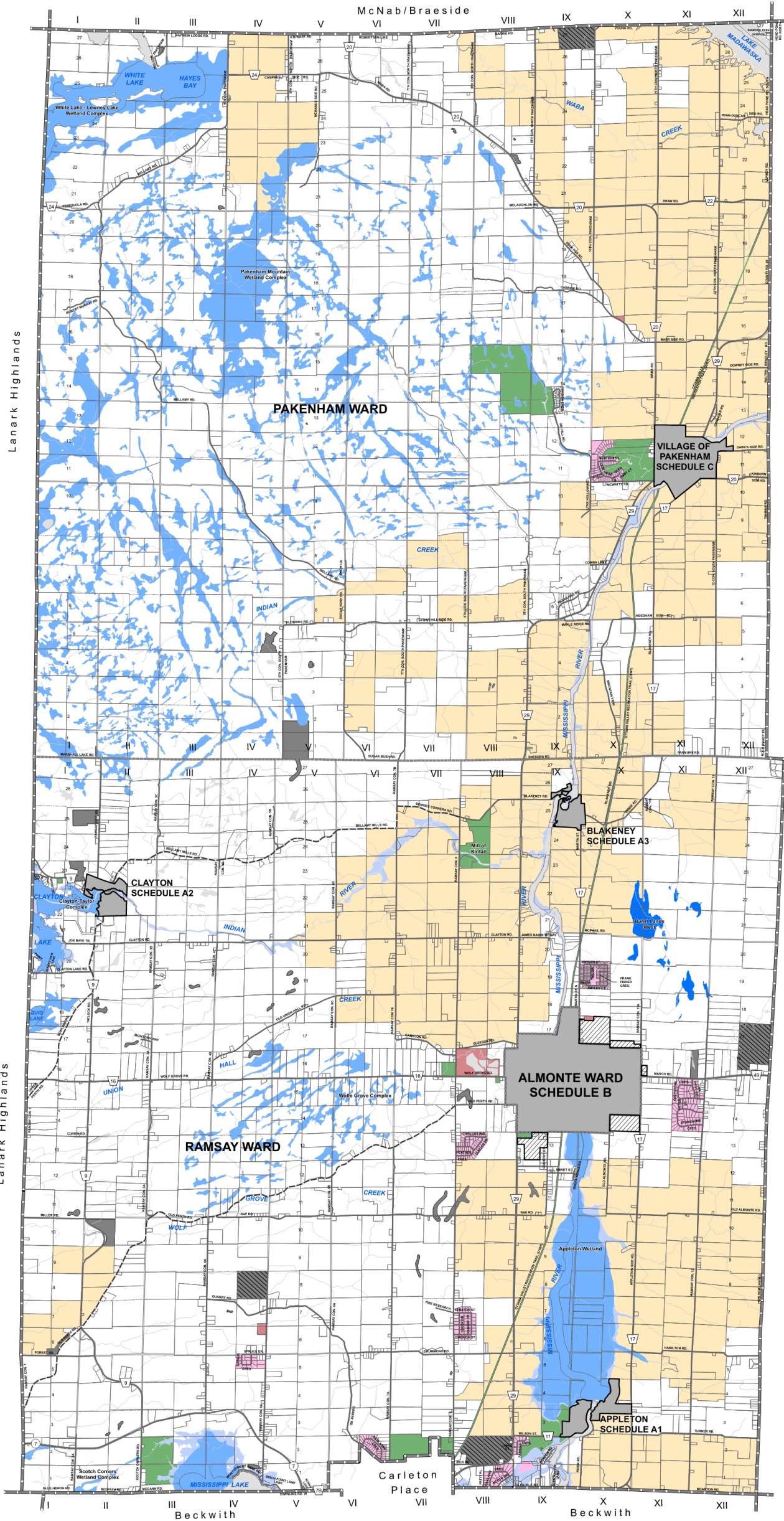
Revision Dates:

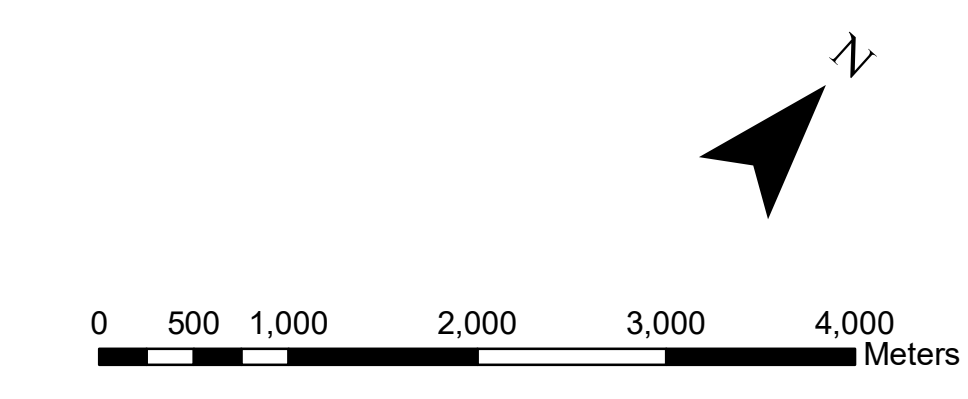
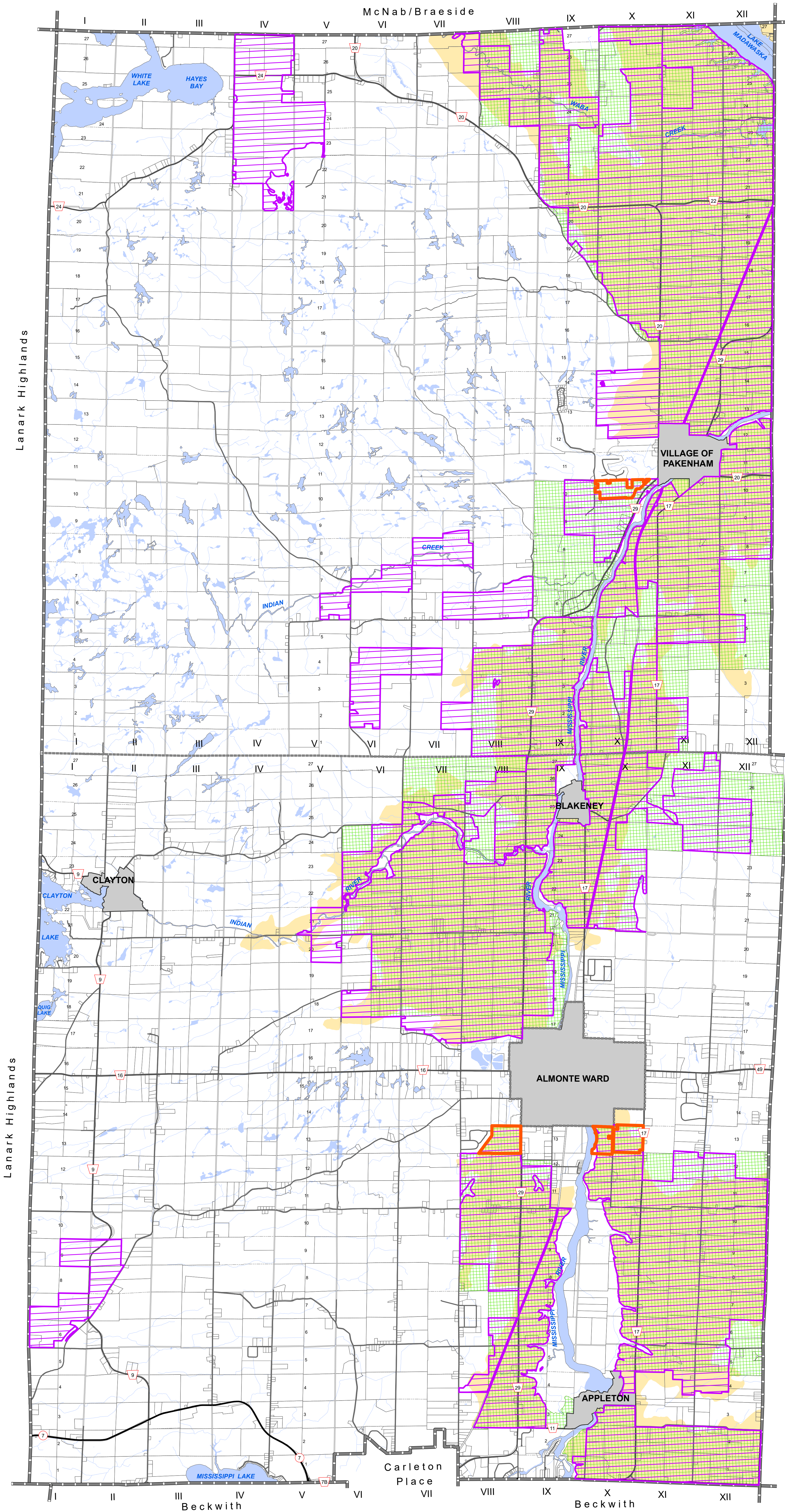
23 - November - 2021
19 - November - 2021
30 - August - 2021
8 - March 2022
21 - March 2022
3 - May 2022
9 - May 2022

Data Source: Source Data has been provided by the Ministry of Natural Resources, Ministry of Northern Development and Mines, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills.



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- Legend**
- (7)— Provincial Highway
 - (22)— County Road
 - Other Roads
 - 2022 Agriculture (Proposed)
Total area = 13,564ha
 - 2021 Agriculture (Proposed)
Total area = 14,343ha
 - Agriculture (Ex OP)
Total area = 11,705ha
 - Proposed Rural designation based on professional agrologist report.