



**DILLON**  
CONSULTING

COMPASS RENEWABLE ENERGY CONSULTING INC

# Zoning By-law Amendment Application

Planning Justification Report

6299 County Road 29, Almonte, Mississippi Mills, Ontario

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## 1.0 Introduction

### 1.1 Purpose

Dillon Consulting Limited (Dillon) has been retained by Compass Renewable Energy Consulting Inc., hereinafter referred to as the “Applicant”, to assist in obtaining the necessary planning approvals associated with a site-specific Zoning By-law Amendment application for a parcel municipally known as 6299 County Road 29 Almonte in the Municipality of Mississippi Mills, herein referred to as the “subject site”.

The subject site is identified as the following under the appropriate County and Municipal planning framework:

County of Lanark Official Plan – Schedule A: Land Use Designations

- Agricultural Area

Municipality of Mississippi Mills Official Plan:

- Agricultural & Rural

Municipality of Mississippi Mills Zoning By-law No. 11-83:

- Agricultural Zone (A) & Rural Zone (RU)

The Applicant is requesting that Council approve a site-specific Zoning By-law Amendment to the Municipality of Mississippi Mills Zoning By-law No. 11-83 as it relates to the lot known as 6299 County Road 29 Almonte. The site-specific Zoning By-law Amendment is seeking to add a new permitted use to the Rural (RU) zoned portion of the subject site.

### 1.2 Description of Site

The subject site and is located on the west side of County Road 29 Almonte., approximately six kilometers north of Highway 7 (refer to **Figure 1.0: Location Map**). These lands are legally described as Part of Lot 8 Concession 8 Ramsay in Town of Mississippi Mills

The total site area under application is approximately 39.9 hectares (98.6 acres), having approximately 565.0m of frontage on County Road 29 Almonte.

### 1.3 Proposed Application

A site-specific Zoning Bylaw Amendment is proposed on the property municipally address as County Road 29 Almonte to facilitate the below parcels (refer to **Figure 2.0: Concept Plan**):

The subject site is currently zoned Agricultural (A) and Rural (RU) in the Municipality of Mississippi Mills Zoning By-law No. 11-83. The Applicant is proposing a site-specific Zoning By-law Amendment to add

“Utility Stationary Battery Energy Storage” as a use within the Rural (RU) zone. The proposed definition of a Utility Stationary Battery Energy Storage” use is as follows:

*Battery energy storage systems that store electrical energy for a later use, either directly connected to the electrical grid or connected to facility ancillary to the existing permitted use.*

The proposed Utility Stationary Battery Energy Storage will help support the existing electrical grid and will help with electrical peak management and conservation efforts. It also will help support the transition to green energy.

All other zone provisions would remain in accordance with the Agricultural (A) & Rural (RU) Zones.

## 2.0 Existing Land Use

### 2.1 Subject Site

The physical attributes of the subject site are as follows:

- 39.9 hectares (98.6 acres);
- Frontage on County Road 29;
- Agricultural land use; and,
- Vacant except for one single-detached dwelling with accessory use to the south.

### 2.2 Surrounding Land Use

The surrounding land uses are varied as shown in [Figure 3.0 – Surrounding Land Uses](#) and are described as follows:

North

- Agricultural Uses – Agricultural General Zone (A), Penlow Farms

East

- Agricultural Uses – Agricultural General Zone (A)

South

- Rural Uses – Rural Zone (RU)

West

- Rural Uses – Rural Zone (RU)

## 3.0 Planning Evaluation

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Policy Statement 2020;
- The County of Lanark Official Plan policies;
- Municipality of Mississippi Mills Official Plan policies and criteria; and
- Municipality of Mississippi Zoning By-law No. 11-83 regulations.

Recognizing that overlaps exist between the various policies and criteria in the Official plan, the approach used attempts to consolidate the relevant policies and criteria and identify and evaluate the potential planning and land use related issues associated with the proposed land use.

### 3.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) promotes protecting agricultural resources for its economic, environmental and social benefits as well as for its long-term agricultural and rural uses. The proposed severance and uses must be “consistent with” the PPS and as a broad and general document, the applicants must, through analysis of the policies, determine how the proposed use is appropriate and advances the Province’s interests. There are a number of sections of the PPS that apply to the proposed development.

Our analysis suggests that the proposed application is consistent with the applicable policies of the PPS including:

- Section 1.1.1 Managing and Directing Land Use;
- Section 1.1.4 Rural Areas in Municipalities;
- Section 1.1.5.1-1.1.5.8 Rural Lands in Municipalities;
- Section 1.6.1 Infrastructure and Public Service Facilities;
- Section 1.6.7 Transportation Systems
- Section 1.7.1 Long-Term Economic Prosperity; and,
- Section 2.3.3 Agriculture

These policies are included in *Appendix A – Provincial Policy Statement Policies* and will be referenced throughout the remainder of this report.

### 3.2 County of Lanark Official Plan

The County of Lanark is the upper tier municipality for the Municipality of Mississippi Mills. The subject site is designated as Rural and Agricultural Area in the County of Lanark Official Plan (County OP), which

provides for a broad range of land uses (refer to [Figure 4.0: County of Lanark Official Plan](#)). The primary goals of the Rural Area designation in The Lanark County OP include:

- To ensure that residential and non-residential development is consistent with rural service levels.
- To maintain the distinct character of rural, waterfront and settlement areas.
- To ensure that development is compatible with natural heritage features and natural resource uses.

The primary goals of the Agricultural Area designation in The Lanark County OP include:

- To protect prime agricultural areas for agricultural purposes to ensure the continued long-term availability of this resource.
- To maintain the character and scale of development in agriculture resource areas to ensure appropriate regulatory control.
- To allow and encourage farm operators to engage in a wide range of agricultural activities.
- To allow uses which are related to the conservation or management of the natural environment.
- To allow uses which are related to public utility corridors and communication facilities.
- To ensure new farm and non-farm uses comply with the Minimum Distance Separation Formulae, as amended by the Province from time to time.

Our analysis suggests that the proposed applications are consistent with the following policies found in the County OP:

- Section 3 Rural Area Policies
- Section 4.2 Infrastructure Planning
- Section 4.6 Energy
- Section 4.7 Utility and Communication Facilities Corridor
- Section 6.1 – 6.1.2 Agricultural Resources

In reviewing the County of Lanark Official Plan Policies related to the Rural and Agricultural Area designation, the proposed site-specific Zoning By-law Amendment that contributes to the public utility corridor, conforms to the County Official Plan Policies and does not require an Official Plan Amendment.

These policies are included in [Appendix B: County of Lanark Official Plan Policies](#) and will be referenced throughout the remainder of this report.

### 3.3 Municipality of Mississippi Mills Official Plan

The local policy context in the Municipality of Mississippi Mills is outlined in the Municipality of Mississippi Mills Official Plan (OP) which contains a holistic set of goals, objectives, and policies to manage and direct growth in the Municipality. Similar to the PPS, and County Lanark Official Plan, Mississippi Mills supports development related to utility corridors and encourages it within Rural Areas.

The subject site is designated as both Agricultural and Rural under Schedule A: Land Use Designations of the OP. The goal of the Agricultural designation is:

- To protect agricultural resources for agricultural use

The goal of the Rural designation is:

- To provide an appropriate range of rural land uses which protect rural resources, traditional land uses, and environmental features.

The Rural designation permits a broad range of uses that are related to agriculture, residential and resource based or resource related industries.

The Municipality of Mississippi Mills Official Plan also supports public and or private utilities, such as power services in all land use designations provided that such public uses are necessary and appropriate in the location and can be made compatible with surrounding uses.

The subject site is designated both Agricultural and Rural in the Municipality's Official Plan (Refer to [Figure 5.0: Municipality of Mississippi Mills Official Plan Schedule A](#)). Our analysis suggests that the proposed development is consistent with the following policies found in the Official Plan:

- Section 3.2.1 Agricultural Policies - Goals and Objectives
- Section 3.3.1 Rural Policies - Goals and Objectives
- Section 3.3.2 Permitted Uses
- Section 3.3.4.1 Locally Significant Agricultural Operations
- Section 4.2.3 Rural Design
- Section 4.4.1-4.4.4 Economic Development
- Section 4.6-4.6.3 Transportation
- Section 4.8.2 Public Utilities and Utilities

These policies are included in [Appendix C: Municipality of Mississippi Mills Official Plan Policies](#) and will be referenced throughout the remainder of this report.

### 3.4 Municipality of Mississippi Mills Zoning By-law No. 11-83

The Municipality of Mississippi Mills Zoning By-law No. 11-83 (ZBL) implements the policies of the Official Plan by regulating built form and land uses. The property at 6299 County Road 29 Almonte is currently zoned as both Agricultural (A) and Rural (RU) in the ZBL. The Applicant is applying for site-specific Zoning By-law Amendment to add a new use to the Rural zone for the subject site, including a definition of "Utility Stationary Battery Energy Storage" to the Zoning By-law to permit a Utility Stationary Battery Energy Storage use. The proposed definition for a Utility Stationary Batter Energy Storage is:



*Battery energy storage systems that store electrical energy for a later use, either directly connected to the electrical grid or connected to facility ancillary to the existing permitted use.*

The proposed site-specific amendment will be consistent with all other provisions of the existing RU zone. These provisions are included in *Appendix D: Municipality of Mississippi Mills Zoning By-law Regulations* and will be referenced throughout the remainder of this report.

### 3.5 Planning Analysis and Considerations

Cities and Municipalities in Ontario are required under Section 3 of the Planning Act to ensure that planning matters and decisions are consistent with the Provincial Policy Statement (PPS). The PPS includes policies designed to build strong and healthy communities and are intended to direct efficient and resilient development and land use patterns. According to the PPS, healthy, integrated and viable rural areas are supported by building upon rural character and leveraging rural amenities and assets, using rural infrastructure and public service facilities efficiently and promoting diversification of the economic based and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources (PPS, 1.1.4.1 (a, e, f)).

The PPS includes policies specifically relating to rural lands in municipalities (PPS, 1.1.5). On rural lands located in municipalities permitted uses include those that are associated with the management and use of resources, which is locally appropriate (PPS, 1.1.1 (a-e), 1.1.5.2 (a)). Developments that can be sustained by rural service level and that promote diverse economic opportunities and are compatible with the rural landscape should be promoted (PPS, 1.1.5.3, 1.1.5.4 & 1.1.5.7).

The proposed site-specific Zoning By-law Amendment is consistent with policies that are outlined in the Provincial Policy Statement (PPS), County of Lanark Official Plan (County OP), and Municipality of Mississippi Mills Official Plan (OP) as demonstrated below.

#### 3.5.1 Location

With respect to rural areas in municipalities, the PPS recognizes that the vitality of these areas is critical to the long-term economic prosperity of communities. According to the PPS, uses related to the management or use of resources are permitted in rural areas in municipalities (PPS, 1.1.5.1 (a)). The proposed Utility Stationary Battery Energy Storage use will preserve the existing agricultural lands while providing a new economic opportunity that will support a diversified rural economy (PPS 1.1.5.7; County OP, 3.3.1; OP, 3.3.2 (xi), OP 48.2).

#### 3.5.2 Land Use

The subject site is located on lands that are dual designated as Agricultural and Rural in the OP. The proposed site-specific Zoning By-law Amendment to permit a Utility Stationary Battery Energy Storage use maintains the integrity of the subject site and the surrounding area. The subject site has a total area of approximately 39.9 hectares (98.6 acres).

Uses that relate to the management or the use of resources on rural lands are encouraged by the PPS. The proposed Utility Stationary Battery Energy Storage use is compatible with the rural landscape and will comply with minimum distance separation formulae and minimize constraints on agricultural uses (PPS, 1.1.5.2(a), 1.1.5.4 & 1.1.5.8 County OP, 3.3.1, OP 3.2.1, 3.3.1, 4.3.2).

The OP permits a range of residential and non-residential uses which include resource-based or resource-related industries (OP 3.3.2(xi)). The OP notes that new development non-farm buildings must maintain a 30 metre setback from the lands that are being utilized as part of an active agricultural operation in areas designated as Rural (OP 3.3.4.1).

The proposed site-specific Zoning By-law Amendment to permit a Utility Stationary Battery Energy Storage use is compatible with surrounding uses and will not provide negative impacts to the surrounding agricultural lands. The site-specific Zoning By-law Amendment to the Rural (RU) zone will provide a new economic opportunity by supporting the public utility corridor (County OP, 6.1.2).

The proposed site-specific Zoning By-law Amendment conforms with the existing planning framework articulated in the OP therefore an Official Plan Amendment is not required.

### 3.5.3 Energy Supply

The PPS speaks to providing opportunities for the development of energy supply, which include electricity transmission and distribution systems, district energy and alternative energy systems (PPS, 1.6.1). The subject site is strategically located within 2 km of the Almonte Transformer station, to which it will be interconnected. This distance is critical to the economic viability of this type of energy infrastructure due to costs associated with complying with electrical interconnection requirements of the local distribution company. The proposed site-specific Zoning By-law Amendment presents an opportunity to support the transmission and distribution of electricity through a Utility Stationary Battery Energy Storage facility in the rural area (County OP 4.6 & 4.7; OP 4.8.2). The proposed amendment will help support the existing electrical grid and will help with electrical peak management and conservation efforts.

### 3.5.4 Transportation

The PPS encourages transportation systems which are appropriate to address the projected needs and which make efficient use of existing and planned infrastructure (PPS, 1.6.7). The subject site has direct access and frontage along County Road 29 Almonte, which is both classified as an Arterial (County) Road in the Municipality. The subject site is located approximately 6.5 km from Highway 7 which is classified as a Provincial Highway. Having access to a Provincial Highway allows for ease of movement and direct access to an abundance and variety of amenities and facilities. The surrounding transportation network facilitates an efficient movement of goods to and from the Municipality (OP, 4.6.3). The proposed lot configuration and site-specific zoning will not have an impact on the existing transportation systems which surround the site. The proposed use consists of a private utility system that supports existing

infrastructure. The proposed use may only require occasional and limited maintenance as its operation stores and transmits electricity.

### 3.5.5 Infrastructure

The proposed new use will support the growth and development of the community by managing electricity that is fed into the electrical grid (County OP 4.2; OP 4.4.4). The intent for the proposed Utility Stationary Battery Energy Storage will be to collect energy during peak hours and feed it back into the grid as demand increases throughout the day to manage power usage and reduce the event of power outages (PPS, 1.6).

### 3.5.6 Rural Design

The Subject Lands and surrounding area currently consist of vacant and agricultural lands. The proposed Utility Stationary Battery Energy Storage facility will consist of battery containers that will be installed on the property. The Utility Stationary Battery Energy Storage use will consist of containers which are installed on the property and will have a minor impact on the in nature will be compatible existing physical character of the surrounding environment (OP 4.2.3).

### 3.5.7 Economic Prosperity

The proposed new land use on the rural lands will continue to promote long-term economic prosperity as the prime agricultural lands are maintained (PPS, 1.7.1(a), (b)). The proposed use is small in scale and is suitable to be situated in a rural area, it will not negative impact on the larger scale agricultural use no the remainder of the property (PPS, 2.3.3). The agricultural land resource may continue farming production which contributes significantly to Mississippi Mills economy (OP, 4.4.1.(6)). The new land use will play a significant role in supporting the electrical transmission of the existing grid, support the transition to green energy and ensuring the reliability of electricity to support the local and regional economy. By drawing electricity from the existing grid, the proposed Utility Stationary Battery Energy Storage facility will be able to release electricity back into the grid during peak hours, this will assist with electrical peak management.

### 3.5.8 Air Quality, Greenhouse Gas Emissions and Climate Change

The new proposed use will be located in a rural area and will be designed and constructed to minimize impacts on the surrounding agricultural areas. The proposed Utility Stationary Battery Energy Storage use will also provide a new alternative opportunity for energy supply and conservation in the municipality of Mississippi Mills ((OP 4.1.2). The proposed use will feed electricity back into the existing grid during peak times, this will reduce the strain on the grid and reduce the input required from other major power plants which will improve air quality, reduce gas emissions.

## 4.0

## Conclusions

After reviewing relevant policies and guidelines, it is our professional opinion that the proposed site-specific Zoning By-law Amendment is consistent with the intent of the PPS, and is in conformity with the County of Lanark Official Plan and the Municipality of Mississippi Mills Official Plan.

This Planning Justification Report supports the site-specific Zoning By-law Amendment application to permit a Utility Stationary Battery Energy Storage on lands zoned Rural (RU) on the Subject Lands as part of the submission.

Based on an extensive review of the technical planning and policy related issues, the proposed use is appropriate for the site and consistent with good planning principles. We recommend that the site-specific Zoning By-law Amendment application, as submitted, be approved for the following reasons:

- The proposed use is consistent with the Provincial Policy Statement, outlined in **Section 3.1** of this report;
- The proposed use conforms to the policies of the County of Lanark Official Plan outlined in **Section 3.2** of this report;
- The proposed use conforms to the policies in the Municipality of Mississippi Official Plan outlined in **Section 3.3** of this report; and
- The proposed site-specific Zoning By-law Amendment will support the continuation of rural and rural-supportive uses within the Municipality of Mississippi Mills.

### DILLON CONSULTING LIMITED



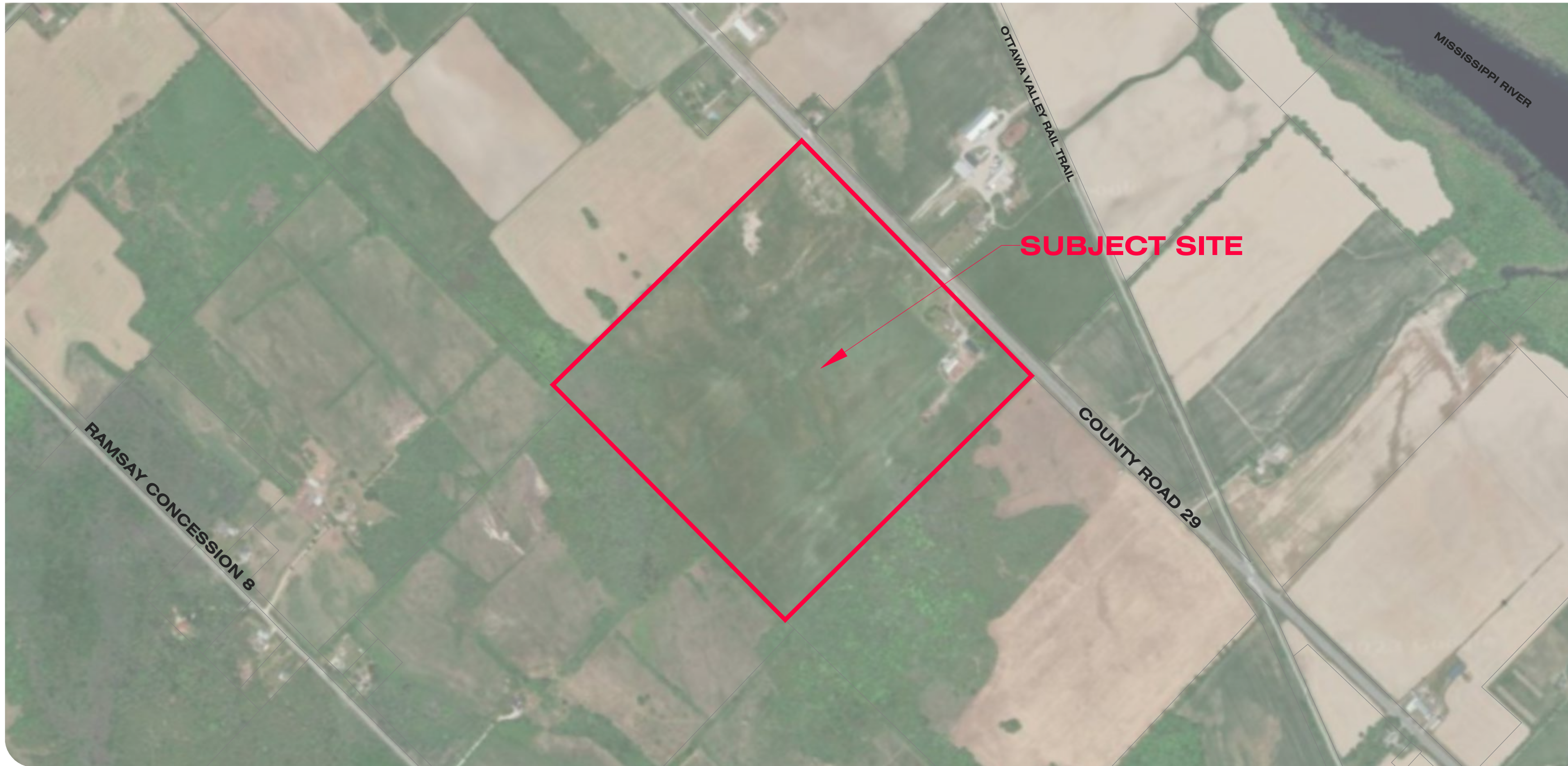
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Joseph Guzzi, MCIP RPP  
Planner

# Figures








**COMPASS RENEWABLE ENERGY CONSULTING INC.**  
 MISSISSIPPI MILLS BATTERY STORAGE  
**PLANNING JUSTIFICATION REPORT**

**FIGURE 1 - LOCATION MAP**

 SUBJECT SITE  
 ±40.09 ha (± 99.06 ac)

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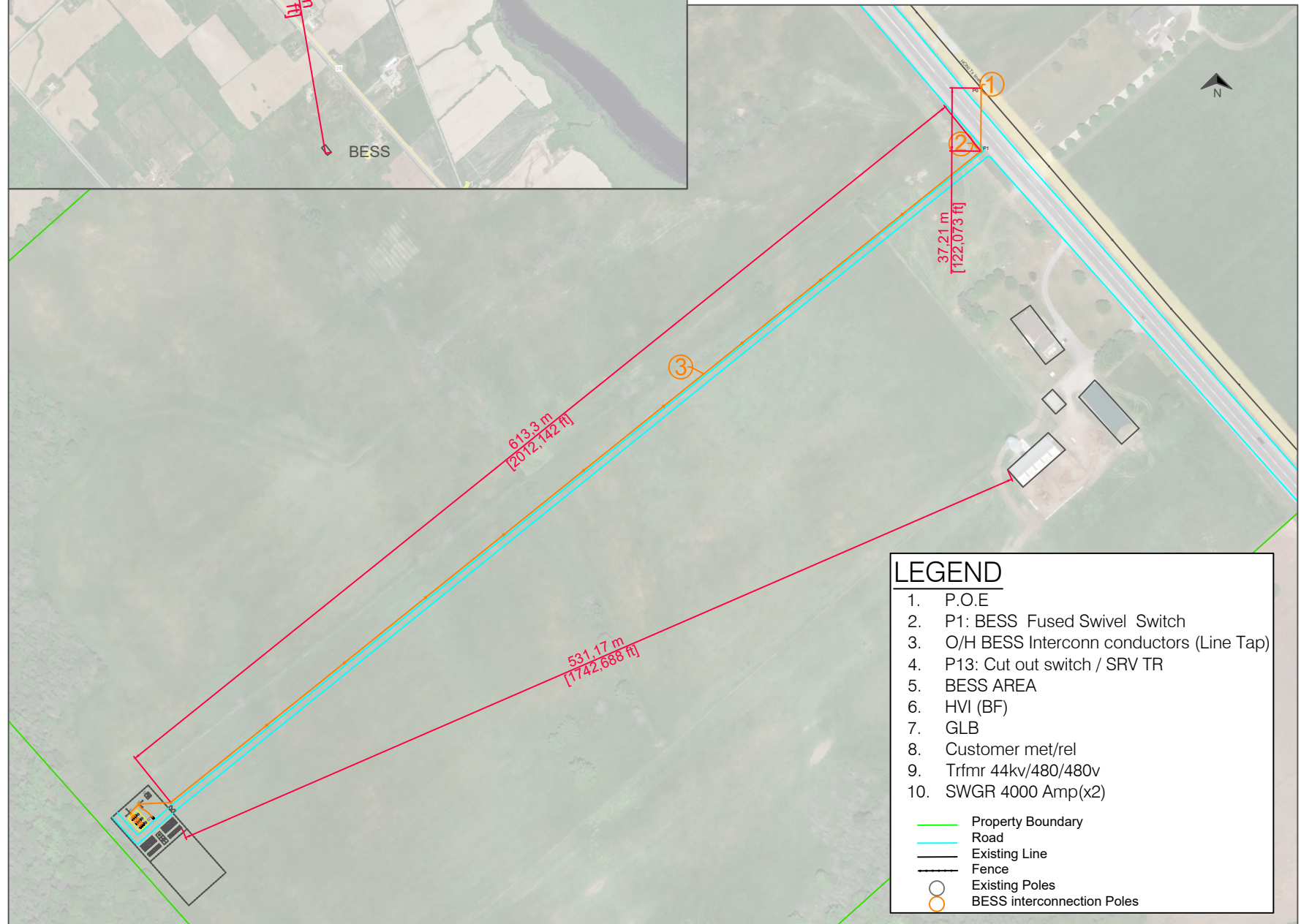
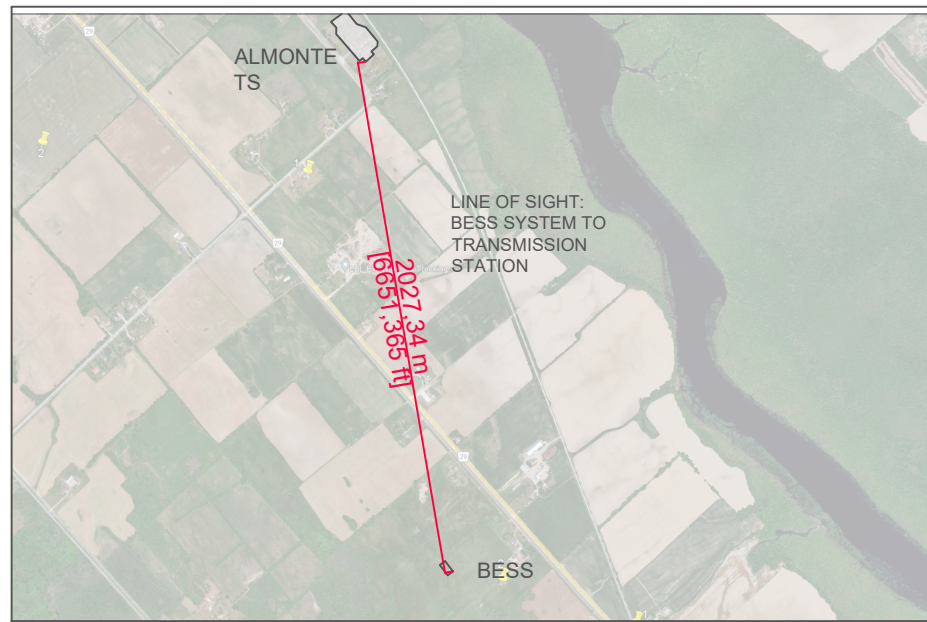
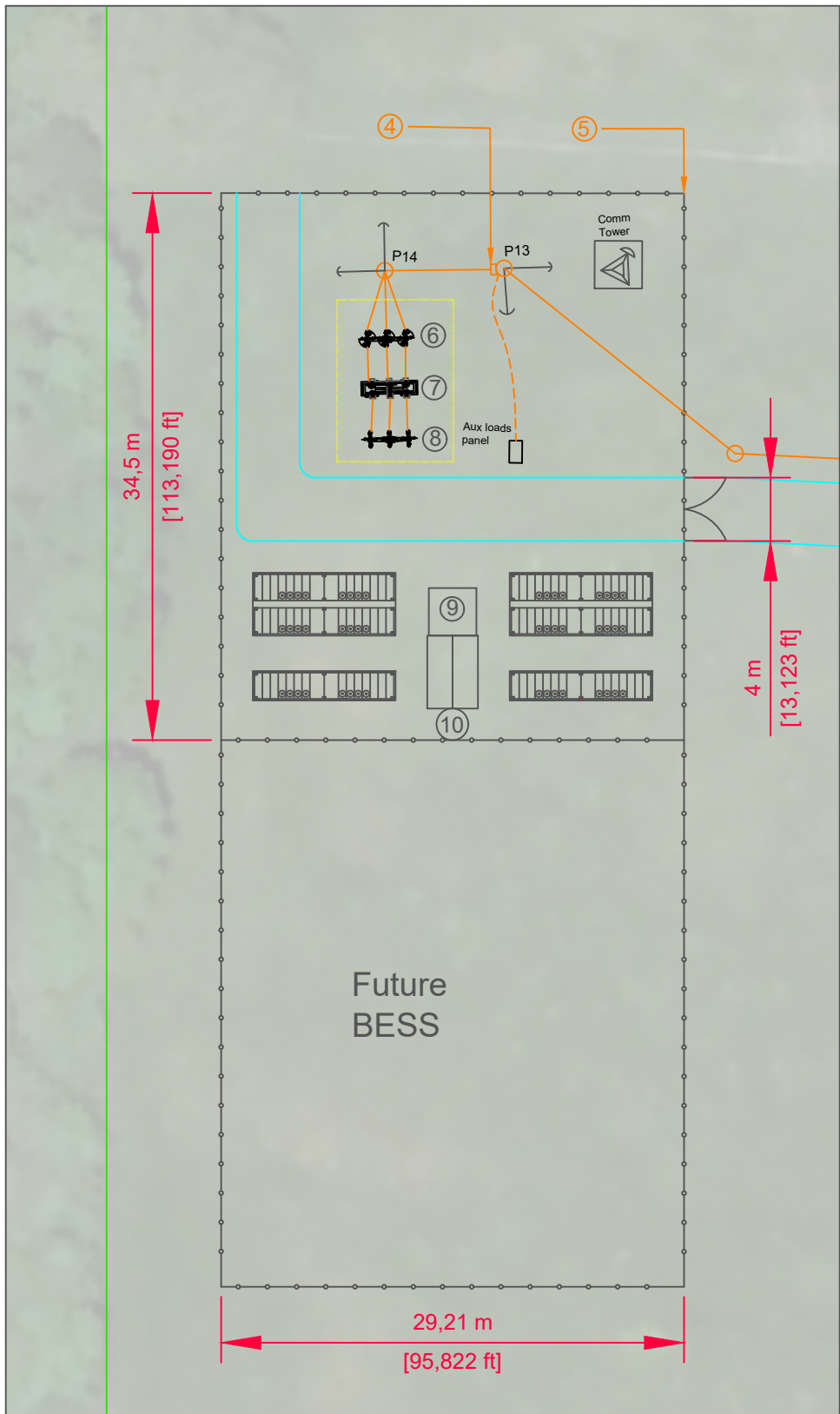


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CHECKED BY:			
APPROVED: (YYYY-MM-DD) 2023-11-16	Powercore Engineering Almonte 4.99MW/19.26 MWh BESS Preliminary Site Layout		
ENG. APP. RB	FOR IMPLIED TOLERANCES SEE:		
ENG. APP.	DIMS.	SCALE	DRAWING NO. SHEET 01 OF 01
JOB NUMBER: 4767	DRAFTSMAN JE	THIRD ANGLE PROJECTIONS	20
PLOT DATE: 2023-11-16	FILENAME: S4767_ Compass Energy_ Almonte 4.99MW BESS_Site Layout.dwg		



**LEGEND**

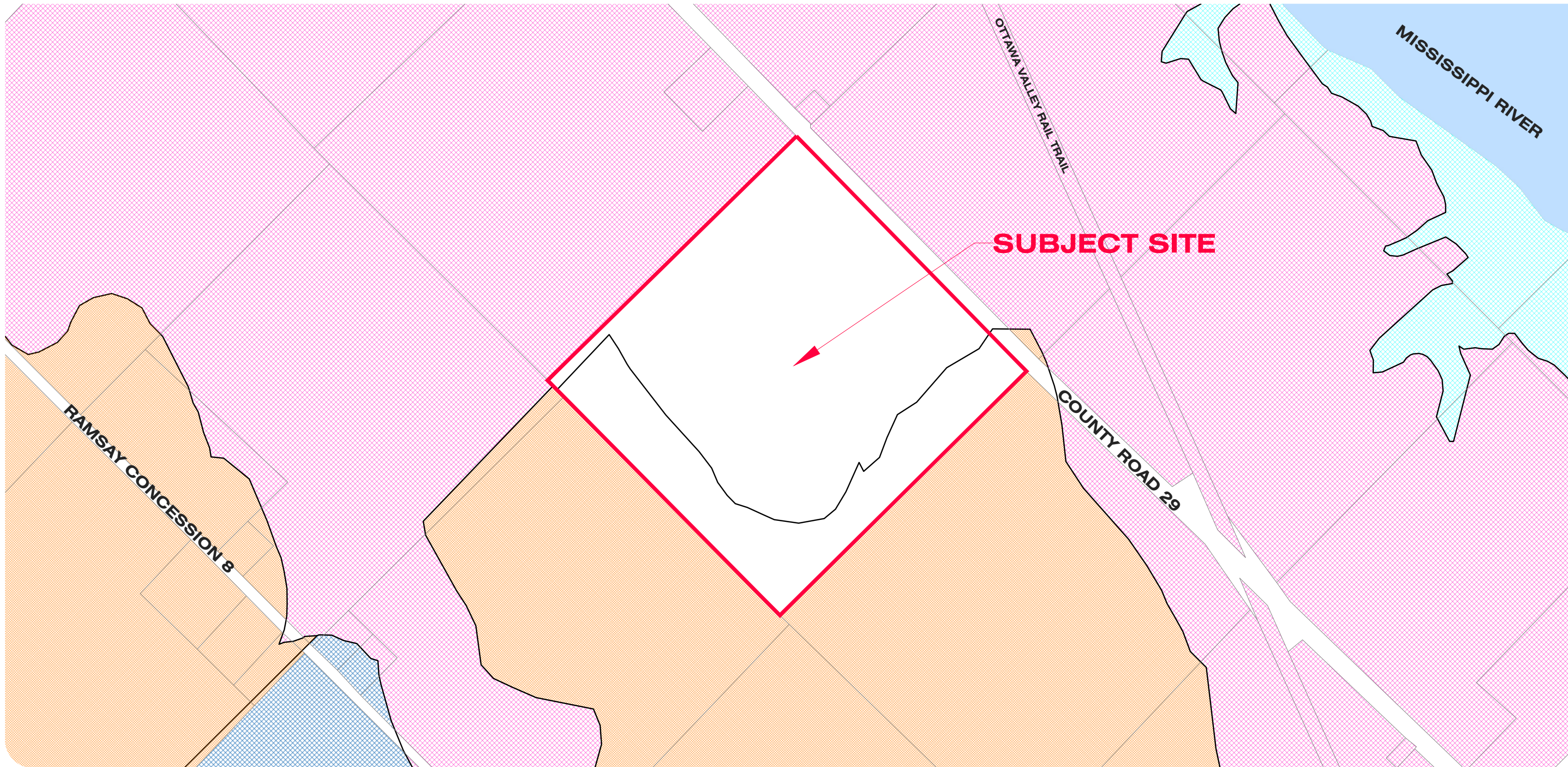
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- 2. P1: BESS Fused Swivel Switch
- 3. O/H BESS Interconn conductors (Line Tap)
- 4. P13: Cut out switch / SRV TR
- 5. BESS AREA
- 6. HVI (BF)
- 7. GLB
- 8. Customer met/rel
- 9. Trfmr 44kv/480/480v
- 10. SWGR 4000 Amp(x2)

- Property Boundary
- Road
- Existing Line
- Fence
- Existing Poles
- BESS interconnection Poles

E-1 BESS SYSTEM DETAIL  
SHEET 1 AS INDICATED

E-1 P1 TO BESS SYSTEM/ GENERAL VIEW  
SHEET 1 AS INDICATED





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**FIGURE 3 - SURROUNDING LAND USES**



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SOURCE: MUNICIPALITY OF MISSISSIPPI MILLS  
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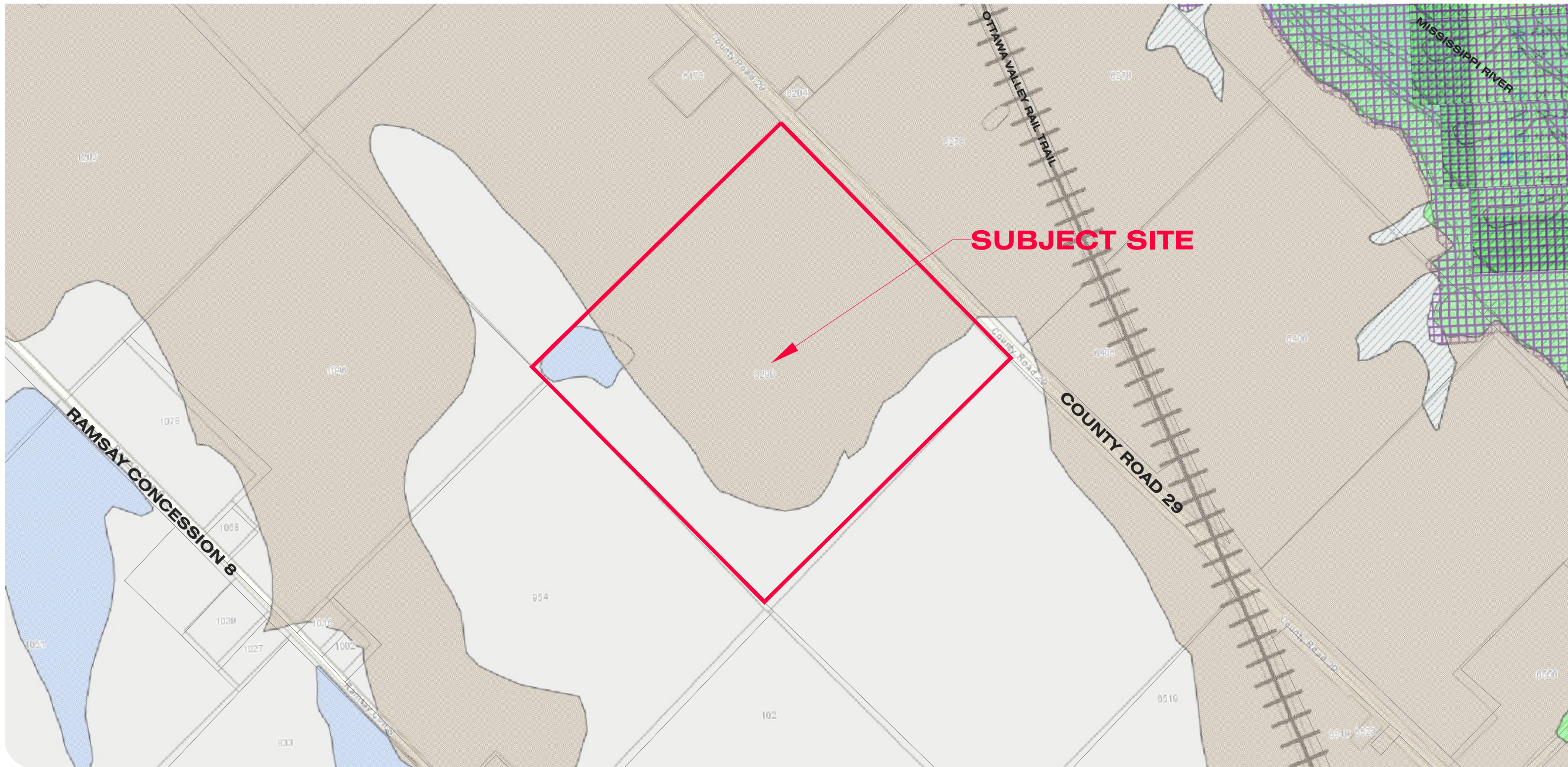
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**FIGURE 4 - COUNTY OFFICIAL PLAN**



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SOURCE: MUNICIPALITY OF MISSISSIPPI MILLS  
 COMMUNITY MAP INTERACTIVE MAPPING (2023)

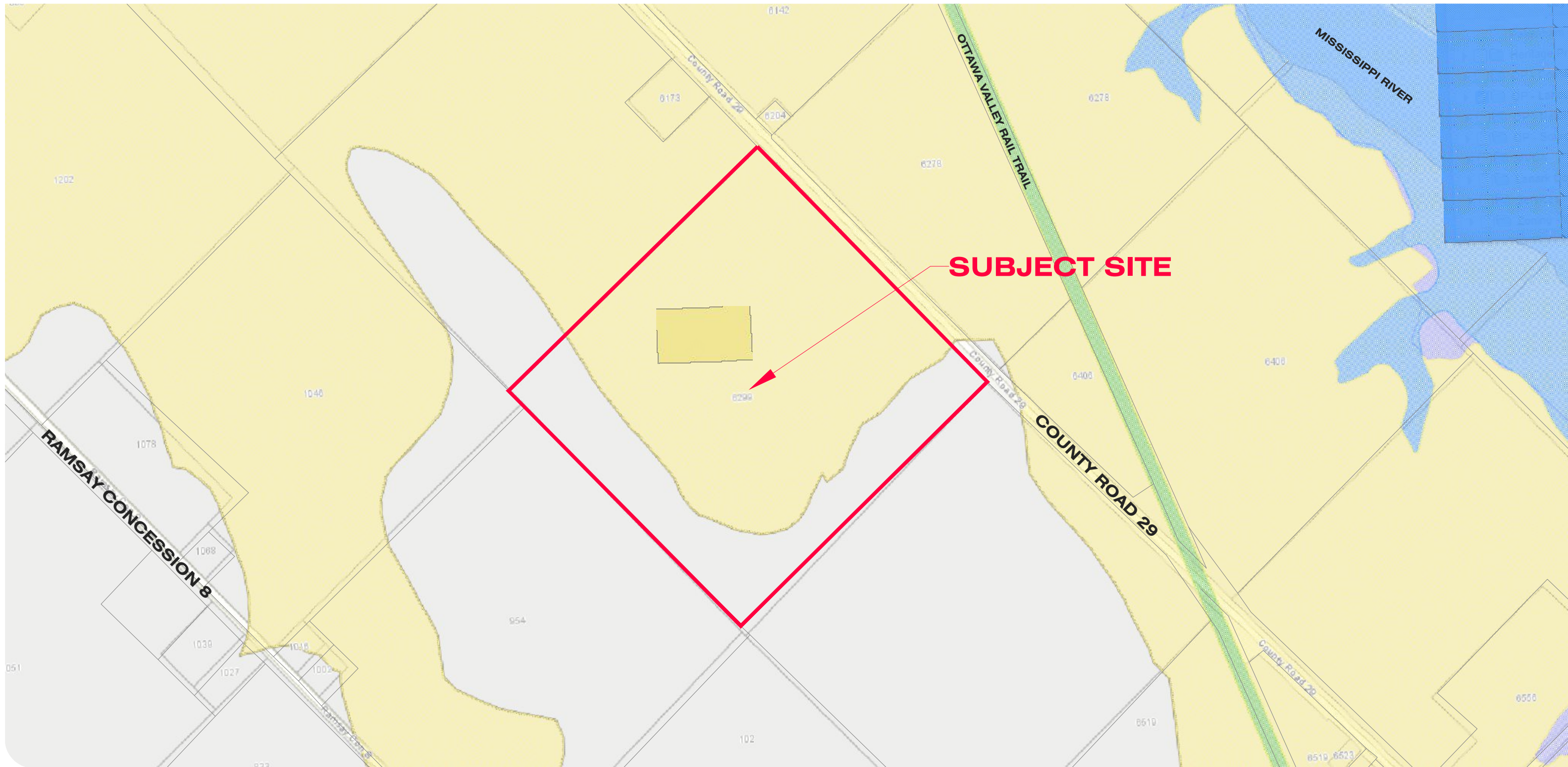
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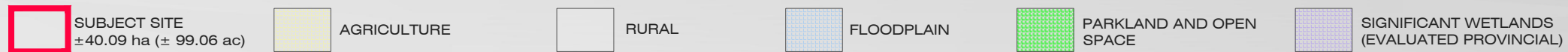
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**FIGURE 5 - MUNICIPAL OFFICIAL PLAN**



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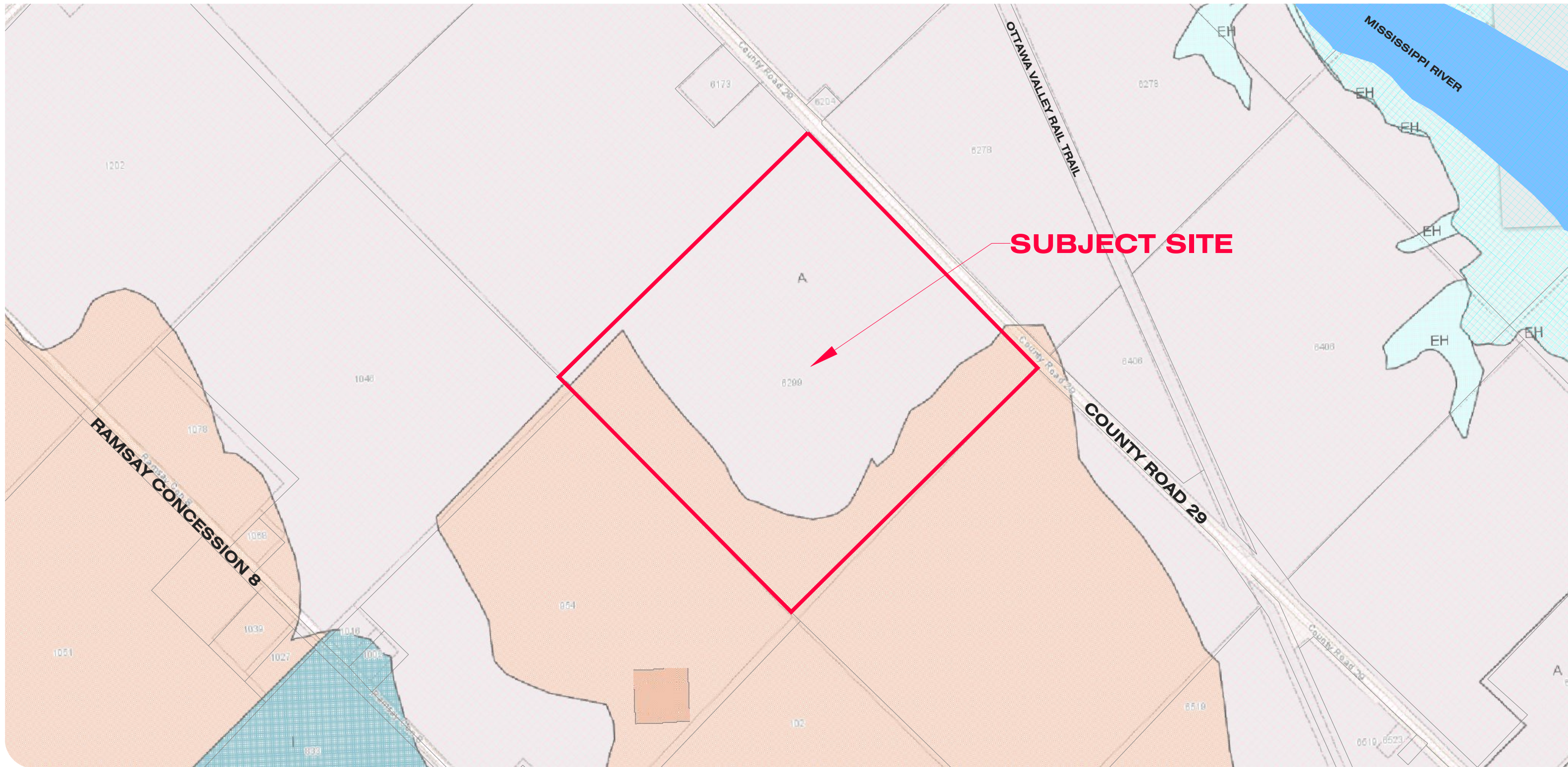
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SOURCE: MUNICIPALITY OF MISSISSIPPI MILLS  
 COMMUNITY MAP INTERACTIVE MAPPING (2023)





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**FIGURE 6 - MUNICIPAL ZONING**



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SOURCE: MUNICIPALITY OF MISSISSIPPI MILLS  
 COMMUNITY MAP INTERACTIVE MAPPING (2023)



# Appendix A

## *Provincial Policy Statement Policies*

## Part V: Policies

### 1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

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

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

- a) there would be no net increase in land within the *settlement areas*;
- b) the adjustment would support the municipality's ability to meet *intensification* and *redevelopment* targets established by the municipality;
- c) *prime agricultural areas* are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
- d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

## 1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;

- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
  - g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - h) conserving biodiversity and considering the ecological benefits provided by nature; and
  - i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.
- 1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in *rural settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.
- 1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

## **1.1.5 Rural Lands in Municipalities**

- 1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
- 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:
- a) the management or use of resources;
  - b) resource-based recreational uses (including recreational dwellings);
  - c) residential development, including lot creation, that is locally appropriate;
  - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
  - e) home occupations and home industries;
  - f) cemeteries; and
  - g) other rural land uses.
- 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

## 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

## 1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure* and *public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

1.6.2 Planning authorities should promote *green infrastructure* to complement *infrastructure*.



- 1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:
- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
  - b) opportunities for adaptive re-use should be considered, wherever feasible.
- 1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
- 1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

## 1.6.6 Sewage, Water and Stormwater

- 1.6.6.1 Planning for *sewage and water services* shall:
- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
    - 1. *municipal sewage services* and *municipal water services*; and
    - 2. *private communal sewage services* and *private communal water services*, where *municipal sewage services* and *municipal water services* are not available or feasible;
  - b) ensure that these systems are provided in a manner that:
    - 1. can be sustained by the water resources upon which such services rely;
    - 2. prepares for the *impacts of a changing climate*;
    - 3. is feasible and financially viable over their lifecycle; and
    - 4. protects human health and safety, and the natural environment;
  - c) promote water conservation and water use efficiency;
  - d) integrate servicing and land use considerations at all stages of the planning process; and
  - e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where *municipal sewage services* and *municipal water services* are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
- 1.6.6.2 *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services* and *municipal water services*, *intensification* and *redevelopment* shall be promoted wherever feasible to optimize the use of the services.

sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate* through the effective management of stormwater, including the use of *green infrastructure*;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

## **1.6.7 Transportation Systems**

1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and *active transportation*.

## **1.6.8 Transportation and Infrastructure Corridors**

1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

1.6.8.2 *Major goods movement facilities and corridors* shall be protected for the long term.

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

## 1.6.11 Energy Supply

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and *renewable energy systems* and *alternative energy systems*, to accommodate current and projected needs.

## 1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of *housing options* for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- f) promoting the redevelopment of *brownfield sites*;
- g) providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the *agri-food network*;
- j) promoting energy conservation and providing opportunities for increased energy supply;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

## 1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the *impacts of a changing climate* through land use and development patterns which:

- 2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features, sensitive ground water features, and their hydrologic functions.*

## 2.3 Agriculture

- 2.3.1 *Prime agricultural areas shall be protected for long-term use for agriculture.*

*Prime agricultural areas* are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

- 2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.

### 2.3.3 Permitted Uses

- 2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses, agriculture-related uses and on-farm diversified uses.*

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

- 2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

- 2.3.3.3 New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

## **Appendix B**

### ***County of Lanark Official Plan Policies***

### **3.0 RURAL AREA POLICIES**

#### **3.1 General**

The County of Lanark is characterized by its large expanses of rural, agricultural and recreational lands. The following policies are intended to provide for the long term orderly development of the rural area in a manner which is consistent with ensuring the protection of natural and environmental resources and which will respect the objective of protecting the character of our rural and urban areas.

The rural area is not the principal sector for development. Population growth and employment is intended to be directed to Settlement Areas identified in local Official Plans. The intent of this Plan however is not to prohibit development in the rural areas, but rather to provide a framework for appropriate growth which will support the objective of preserving the identity and character of rural and settlement areas.

#### **3.2 Identification of Rural Areas**

Local municipalities shall identify and designate Rural policy areas which shall be composed of lands which are located outside of the primary development and resource areas, that is to say lands which are outside of local Settlement Areas and lands which are not required for resource uses such as mineral aggregates and agricultural uses or natural heritage functions such as provincially significant wetlands or wildlife habitat areas.

Lands which are subject to public health and safety constraints may be included in these designations but development, or certain uses, may be constrained or prohibited in the interest of the protection of life and property.

Rural lands are shown on Schedule A to this Plan. The rural designation may include various local Official Plan designations intended to provide additional policy direction for specific types of rural land uses. For example local Official Plans could designate lands shown as Rural on Schedule A of this plan as Highway Commercial, Industrial Park, Tourism Commercial etc. Changes to rural designations in local Official Plans will not require an amendment to this Plan.

#### **3.3 Land Use Policies**

##### **3.3.1 Objectives**

The County of Lanark's objectives respecting development in Rural Areas are as follows:

1. To ensure that residential and non-residential development is consistent with rural service levels;
2. To maintain the distinct character of rural, waterfront and settlement areas;
3. To ensure that development is compatible with natural heritage features and natural resource uses.

##### **3.3.2 General Policies**

1. Local Official Plans will contain policies that ensure that development, redevelopment and the increasing use of rural properties does not result in additional negative environmental impacts.

policies also take into consideration the on-going development of multi-purpose recreational trails by the County and local municipalities.

The objective of these policies is to ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment.

*The Planning Act* requires that infrastructure expansions conform to the upper tier Official Plan. (See Section 24.1, *Planning Act*). The *Development Charges Act, 1997* and associated regulation requires that the Council of a municipality must indicate, in an approved Official Plan, capital forecasts or similar expression of the intention of the Council, that it intends to ensure that an increase in the need for service will be met (See *Development Charges Act*, paragraph 3 of Section 5(1)).

The intent of this Plan's infrastructure policies is consistent with provincial legislation.

## **4.2 Infrastructure Planning**

The provision of transportation, water, waste water, solid waste, energy and communication infrastructures are crucial to ensuring that the County can continue to accommodate growth in a manner which is environmentally, socially and economically sustainable. Accordingly the County of Lanark may authorize the undertaking of regional level studies in order to plan future capital improvements. Such studies may include an update of the Transportation Master Plan as well as other key infrastructure components such as recreational trails or participation in regional level strategies such as groundwater management.

### **4.2.1 Local Infrastructure Planning**

This Plan recognizes that the responsibility for the planning, construction and maintenance of some infrastructures is the responsibility of local municipalities. The Plan further recognizes and supports on-going efforts to resolve local infrastructure problems. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered to be appropriate and in conformity with the policies of the County Official Plan.

## **4.3 Transportation**

The management of the roadway infrastructure in Lanark County is shared between the Province, the County and local municipalities. The transportation system is composed of Provincial highways, County roads, local public roads opened and maintained on a year round basis, seasonal roads which are not maintained during the winter maintenance season and local private roads.

The County of Lanark's objective for the development and maintenance of the transportation infrastructure is to ensure that the road network within the County will function in a cost effective, efficient and safe manner for the movement of people and goods throughout the county.

The transportation system is shown on Schedule A. The local road system is shown on Schedule A for reference purposes. Any change to the local road system shall not require an amendment to this Official Plan.

1. to ensure waste management uses are environmentally sustainable;
2. to provide appropriate waste management infrastructures which support on-going development.

#### **4.5.2 Policies**

The following general policies shall apply:

1. Development shall be reviewed to ensure that appropriate solid waste disposal services can be provided in a manner which is consistent with environmental considerations.
2. Waste water and solid waste disposal sites shall be identified in local Official Plans. The establishment of new sites or the enlargement of existing sites shall be in accordance with Ministry of the Environment guidelines and regulations.
3. Waste water and solid waste disposal sites shall be appropriately zoned in local zoning by-laws.

#### **4.5.3 Land Use Adjacent to Waste Water or Solid Waste Management Sites**

Development adjacent to waste water or solid waste management sites shall generally be discouraged unless supported by an appropriate study or studies which confirm that there will be no negative impacts on the proposed development related to the adjacent waste water or waste disposal site. In addition the study (ies) shall confirm that the proposed development will not impact future expansions of the waste disposal site in question. The identification of adjacent areas shall be based on the type of waste management system.

Separation distances shall normally be measured from the periphery of the odour producing source structure to the property line of the sensitive land use for a waste water or solid waste management site or from the boundary of the fill area (footprint) specified in the Certificate of Approval (or property line for closed sites where no Certificate of Approval is available) to the property line of the sensitive land use for a solid waste management site.

In reviewing development proposals adjacent to such disposal sites the approval authority shall consult Guideline D-2 and Guideline D-4 issued by the Ministry of the Environment.

#### **4.6 Energy**

It is a policy of this Plan to encourage the use of alternate energy sources, such as wind, solar and energy from waste heat or gases. Alternative energy generation is permitted in any settlement pattern type in accordance with provincial and federal legislation. Land use patterns and development should promote energy efficiency.

#### **4.7 Utility and Communication Facilities Corridors**

Utility and communications facilities and corridors include a wide variety of utilities owned and operated by both public and private entities. The well-being of Lanark County's economy is closely linked to the presence of hydroelectric corridors, utilities networks and energy pipelines.



### **6.1.1 Identifying Agricultural Resource Policy Areas**

Local Official Plans shall identify agricultural resource lands. The identification of prime agricultural lands should be based primarily on three factors:

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

Prime agricultural areas have been identified on Schedule A of this Plan. Any change to the Agricultural designation in local Official Plans will require an amendment to this Plan. Agricultural resources will be protected through designation in the local Official Plan as well as the Lanark County Plan and the implementation of policies for their protection.

### **6.1.2 Permitted Uses**

The following uses are permitted in the areas identified as agricultural resource areas in local Official Plans:

1. Agricultural uses and normal farm practices
2. Uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use;
3. Uses secondary to the principal use of the property such as home-based work, bed and breakfast establishments, domestic industries and uses that produce agricultural products;
4. Forestry uses;
5. Uses related to the conservation or management of the natural environment;
6. Small scale farm related industrial and commercial uses that are directly related to an agricultural operation;
7. Wayside pits and quarries which, if established on land that is of high capability for agriculture, shall be subject to a rehabilitation plan showing how the site will be rehabilitated for productive agricultural use;
8. Public utility corridors and communications facilities;
9. Private communications facilities subject to local zoning and development controls;
10. Farm related residential uses.

All uses permitted shall be subject to the appropriate Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture, Food and Rural Affairs and amended from time to time. Permitted uses are subject to local municipal zoning and development control.

### **6.1.3 Lot Area**

Decisions regarding agricultural lot area standards for zoning by-laws and lot creation purposes shall be guided by the following criteria:

1. The minimum lot area of the agricultural parcel shall be appropriate for the type of agriculture common in the area.

## **Appendix C**

### ***Municipality of Mississippi Mills Official Plan Policies***

The Plan attempts to separate non-compatible rural land uses and protect all aspects of rural character of the Town Municipality. However, those who live in the rural areas must expect to continue to encounter traditional rural land uses.

The following goals, objectives and policies apply to lands placed within the “Agricultural” land use designation.

### 3.2.1 Goal and Objectives

It is a goal of this Plan to:

**Protect agricultural resources for *agricultural use*.**

The following objectives are designed to implement the goal:

1. Identify the Agricultural designation as those lands which have large contiguous areas of Classes 1, 2 and 3 soils as per the Canada Land Inventory.
2. Restrict development on agricultural lands to those uses which are compatible with or supportive of the agricultural industry.
3. Prohibit farmer “retirement lot” severances within the Agricultural designation.
4. Require development within rural areas to be buffered and setback from the boundary of the Agricultural designation.
5. Encourage the agricultural industry to carry out sustainable stewardship of the land in accordance with Environmental Farm Plans, Nutrient Management Plans and Provincial Best Management Practices.

### 3.2.2 Permitted Uses

On lands designated as “Agricultural”, permitted uses shall include:

- i. *agricultural uses* including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), equine related activities, aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures.
- ii. agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. These uses may be permitted upon lands designated as Agriculture provided it has been

The pressure for residential development on rural lands is clearly recognized and can be beneficial to the municipality provided that it is limited and does not encroach upon agricultural operations, other resource-based industries and environmental features.

This Plan recognizes the significance of local farmers and the positive impact both large scale and small-scale agricultural operations have on the local economy. The Municipality shall work with local commodity groups, the Ontario Federation of Agriculture, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry in order to ensure a positive climate for farmers to invest into the local agricultural industry is maintained.

This Plan recognizes that traditional rural uses of land, notably *agricultural uses*, forestry uses, rural recreational activities such as hunting, fishing and snowmobiling, and pit and quarry operations take place in the rural area and should be allowed to continue to take place. Through the specific land use policies of this Plan, these traditional uses shall be permitted as integral parts of the rural character of the Municipality. In this regard, future developers and residents should be aware that there are certain activities associated with these uses which result in noise, odours, traffic, hours or seasons of operations and other nuisances associated with traditional rural land uses which may be viewed as being incompatible with other uses, particularly rural non-farm residential uses. The Plan attempts to separate non-compatible rural land uses and protect all aspects of rural character of the Municipality. However, those who live in the rural areas must expect to continue to encounter traditional rural land uses.

The following goals, objectives and policies apply to lands placed within the “Rural” land use designation.

### 3.3.1 Goal and Objectives

It is a goal of this Plan to:

**Provide for an appropriate range of rural land uses which protect rural resources, traditional land uses, and environmental features.**

The following objectives are designed to implement this goal:

1. Identify locally significant agricultural lands as those which have soils within Classes 1 to 3 of the Canada Land Inventory located outside of the “Agricultural” designation and that are part of a productive agricultural operation. Schedule A shall identify such lands as an overlay referred to as “Rural – Agriculture”.
2. Require development within rural areas to be buffered and setback from the boundary of the “Agricultural designation” and other non-compatible rural resources.

3. Provide direction to the location of new rural non-farm residential lots and the placement of houses on such lots is to be considerate of traditional rural land uses and environmental features.

### 3.3.2 Permitted Uses

On lands designated as “Rural” the following shall be permitted:

- i. agricultural uses including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures;
- ii. agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. Wherever possible, these uses shall be located on land that is of low capability for agriculture and shall not adversely affect agricultural operations in the general vicinity. Such uses shall be placed in a separate zoning category.
- iii. farm gate retailing, home-based businesses (Section 3.6.11 of the Plan), agriculturally related tourist commercial uses, such as farm vacations and pick-your-own operations, value-added packing and processing of primary agricultural products, agricultural education enterprises and similar activities which are secondary and incidental to the farming operation are also permitted;
- iv. forestry;
- v. conservation and management of the natural environment;
- vi. residential dwellings which are accessory to an agricultural use, including additional dwellings for farm help or retiring farmers; and,
- vii. non-farm residential dwellings and accessory uses, including garden suites (Section 3.6.13 of the Plan), Second Dwelling Units (Section 3.6.9) home-based businesses (Section 3.6.11 of the Plan), group homes (Section 3.6.12 of the Plan) and bed and breakfast establishments (Section 3.6.10 of the Plan), as defined in the Residential section of this Plan.
- viii. Small scale rural commercial and industrial enterprises which primarily engage in the buying and selling of goods and services to area residents, farms, business or to the travelling public. Such uses include but are not limited to antique and craft shops, artisan studios, butcher and bakery shops, farm-related commercial and industrial, sawmills, feed mills, agricultural processing facilities, contractor’s yards, and tourist commercial establishments.

- ix. Rural commercial and industrial uses shall be limited to those that can operate on private services without danger of pollution or a serious drawdown of groundwater supplies and which create minimal obnoxious sound, odour, dust, vibration, fumes, smoke or solid waste disposal problems and are not deemed to be obnoxious uses in accordance with Ministry of Environment Guidelines.
- x. Special consideration will be given to compatible commercial and industrial operations that reuse heritage agricultural buildings which are no longer appropriate for agricultural uses.
- xi. Resource-based or resource-related industries shall be permitted.
- xii. An accessory residential dwelling for the owner or operator of a permitted rural commercial or industrial use may be permitted on the same lot as the principal rural commercial/industrial use where the type of commercial/industrial activity presents no reason to prohibit a residential dwelling.
- xiii. The following tourist commercial uses shall be permitted:
  - a. tourist lodging facilities (such as hotels, motels, resorts, country inns, rental cottages), summer camps, clubs, places of entertainment, recreational facilities (such as hunt camps, and marinas);
  - b. retail commercial establishments catering to the day-to-day needs of the tourist;
  - c. cultural uses, such as sites of historic interest, museums and related facilities;
  - d. maple syrup bushes, maple syrup processing facilities, accessory pancake houses, museums and meeting rooms shall be permitted; and,
  - e. an accessory residential dwelling for the owner or operator of a permitted principal commercial/industrial use.

The identified permitted uses are set out in the Zoning By-law.

### **3.3.3 General Policies**

1. The establishment of new buildings and structures or the expansion or change of use of existing structures within the Rural designation shall be subject to the appropriate Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).
2. The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall maintain a setback of 150 metres from the boundary of the Agricultural designation. The creation of new lots adjacent to the Agricultural designation shall ensure that there is an appropriate building envelope outside of the 150 metre setback. Where development is on an existing lot of record and the 150 metre setback cannot

be achieved, development may take place within the 150 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.

3. Agricultural operations within the Rural designation shall operate with the Land Stewardship and Sustainable Operations policies found in the Agricultural policies of this Plan (Section 3.2.4).

### **3.3.4 Locally Significant Agricultural Operations**

In order to protect the existing agricultural operations located outside of the Agricultural designation, this Plan has established a “Rural - Agriculture” overlay for lands within the Rural land use designation. Lands identified as locally significant are relatively small, isolated pockets of Classes 1 to 3 soils. There are other areas within the Rural designation which are not classed as locally significant and which support active agricultural operations. It is the direction of this Plan to assess development applications in the rural area in terms of their impact on active agricultural operations and land base. When lands are affected by the Rural - Agricultural overlay or where the subject property or surrounding lands support active agricultural activities, the following additional criteria shall be used to assess the merits of the development proposal:

1. The establishment of new non-farm buildings shall maintain a setback of 30 metres from lands which are being utilized as part of an active agricultural operation. The creation of new lots adjacent to an active agricultural operation shall ensure that there is an appropriate building envelope outside of the 30 metre setback.
2. Where development is on an existing lot of record and the 30 metre setback cannot be achieved, development may take place within the 30 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an

- iii. encourage street layouts, building orientation, and landscaping to maximize potential gains from solar energy and exposure to light;
  - iv. ensure public outdoor spaces are shielded from extreme effects of winter winds and summer sun through site design measures, such as the placement of suitable plant species;
  - v. recommend the use of local building materials and/or durable, environmentally sustainable building materials; and,
  - vi. recommend outdoor lighting fixtures that will promote public safety and be of a design that reduces energy consumption and direct light away from the abutting properties and the night sky.
7. Development proposals involving residential intensification as a means of increasing available housing stock, affordability and efficient use of land should be compatible with the surrounding neighbourhood. Residential intensification development proposals will:
- i. be compatible with the existing neighbourhood character in terms of features, such as scale, massing, height, siting, setbacks, building orientation, coverage, parking, privacy and amenity areas;
  - ii. minimize the impacts on existing vegetation; and,
  - iii. minimize significant sun-shadowing for extended periods on adjacent properties, particularly outdoor amenity areas.

### **4.2.3 Rural Design**

Rural character is defined by the elements that differentiate rural landscapes from urban areas. Components of rural landscape include open spaces, forests, rivers and waterways, farms, small settlement areas, natural resource areas, wilderness and natural habitat and landforms. Rural character is not homogeneous and is represented by different features throughout the Municipality.

The variety of rural landscapes must be understood and addressed in efforts to conserve rural character. Moreover, rural landscapes are constantly changing and evolving. Preservation of rural landscapes is one element of rural design. The challenge is to manage change so that what is good is protected, while allowing new and appropriate forms of development to emerge.

Over the past 30 years, the rural areas of Mississippi Mills have been subjected to significant alterations as a result of increased rural non-farm residential development. The objective of this Plan is to chart a new course for development in the rural area and pay more attention to the location of new rural land uses. Focus will be on locating development with minimal impact on natural resource and visual integration into the rural landscape.

The tangible elements of rural character where design can play a key role include:



3. After considering the proposal to designate a heritage resource, Council may pass a by-law designating the property and cause a copy of the by-law, together with the reasons for the designation, to be registered against the title of the property.

#### 4.3.4.2 *Heritage Conservation Districts*

1. Council, upon recommendation from the Heritage Committee, may designate groups of buildings and areas as heritage conservation districts by by-law under the *Ontario Heritage Act*.
2. When considering the establishment of a heritage conservation district, the area shall be assessed based on its ability to satisfy at least one of the following criteria:
  - i. it represents a group of architecturally significant buildings due to their craftsmanship, originality, style, age or representation of a particular period;
  - ii. it is associated with past events of distinguished individuals;
  - iii. it is locally recognized as an area of special interest;
  - iv. it can be associated with a former way of life which is of significance to the community; or,
  - v. it is an aesthetically pleasing environment that contributes positively to the atmosphere of the Municipality by means of offering diversity and interest within its contemporary setting.
3. Once a certain area has been chosen as a potential heritage conservation district, Council shall pass a by-law under the *Ontario Heritage Act*. Such by-law shall clearly identify the area to be studied, contain a brief description of the properties to be included, state the aspects of the area to be investigated and state the manner in which the area is to be studied.
4. Council, with the assistance of the Heritage Committee shall undertake the necessary studies and preparation of a Heritage Conservation District Plan for the area selected. The necessary studies may include an examination of the land use, pedestrian and vehicular patterns, the condition and cultural heritage significance of individual buildings and sites, ownership patterns, the visual environment, socio-economic characteristics of the area, and the potential for development and redevelopment of the area.
5. Council and the Heritage Committee will conduct an extensive public education and consultation program during the preparation of the Heritage Conservation District Plan.

New or expanding development in these areas shall be sympathetic to the traditional design characteristics of the compact downtown cores. Specific policies on downtown development are located in the Commercial Policy section of this Plan.

2. The area within Almonte around Ottawa Street and the Mississippi Mills Business Park will be promoted as a new commercial/industrial centre. New commercial and industrial development within this area should be an aesthetic as well as economic asset to the community. Such development should contribute to maintaining the character and identity of the community. To this extent, the design policies of this Plan shall establish guidelines that are intended to ensure high quality aesthetic standards for all commercial/industrial development and provide quality control assurances to protect investments. These guidelines may deal with matters, such as building design and siting, streetscape, parking locations, signage and linkages to residential and open space areas, etc.
3. Home-based businesses shall be recognized as an important component of the economic base of Mississippi Mills. Policies within the various land use sections of this Plan shall provide direction that promotes the establishment of home-based businesses, presents clear approval processes and limits the impact on surrounding land uses.
4. The implementation section of this Plan shall present a timely approval process for development which conforms to the policies of this Plan.
5. The Municipality shall attempt to expand its commercial/industrial tax base and thereby improve the 2004 commercial/industrial versus residential assessment ration of 5:95. The Municipality will strive to improve this ratio to 15:85 during the life of this Plan.
6. This Plan recognizes the significance of local farmers and the positive impact both large scale and small-scale agricultural operations have on the local economy. The Municipality shall work with local commodity groups, the Ontario Federation of Agriculture, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry in order to maintain a positive climate for farmers to invest into the local agricultural industry.

#### **4.4.3 Land Use Policies**

1. This Plan shall permit a broad mix of land uses and shall identify an adequate supply of land available for a wide range of economic activities. The resource

management policies of this Plan shall strive to manage the renewable and non-renewable resources of the area in a sustainable manner.

2. The environmental policies of the Plan shall ensure the conservation of the environmental attributes and natural heritage features of the community.

#### **4.4.4 Amenities and Infrastructure**

1. The infrastructure policies of the Plan shall strive to sustain the level of public services and infrastructure required to support the growth and development of the community.
2. This Plan shall promote the maintenance of the building stock and the heritage resources and values which contribute to the area's image. New buildings and structures will contribute to this image in accordance with the relevant policies of this Plan
3. This Plan recognizes the importance of an advanced, accessible telecommunications infrastructure. Council shall work with surrounding municipalities and the telecommunication industry to provide a consistent level of telecommunication services to all areas of the Municipality.

#### **4.4.5 Partnerships**

In order to maximize efforts and available resources, the Municipality shall establish coordinated partnerships with other private and public sector bodies interested in the marketing and promotion of Mississippi Mills as a community to visit, live in and invest in.

#### **4.4.6 Removal of Employment Areas**

The Municipality may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

### **4.5 ARTS AND CULTURE**

The Mississippi Mills arts and culture sector is an important part of the Municipality's local economy and contributes to the area's overall quality of life. Our arts and culture community makes significant contributions to the general appeal of Mississippi Mills, as a place to live, work, visit and do business.

This Plan defines arts and culture in the broadest sense. Cultural activities are broadly defined to include activities ranging from museums, community festivals

1. Any development which is proposed within the permit control area of the MTO will be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation (MTO).
2. Any buildings, structures or signs proposed within 45 metres from highway property line and/or 395 metres from the centrepoint of the intersection and/or 800 metres for major development will be subject to the approval of MTO prior to any local municipal permits being issued and construction or grading being undertaken.
3. Direct access onto a provincial highway will be restricted and subject to the requirements and permits of MTO.
4. Transportation studies may be required by MTO as a prerequisite to the approval of any new access or a change to an existing access, entrance or intersection on the provincial highway or to assess the impact of new development on the highway corridor.
5. Traffic impact studies (indicating the anticipated traffic volumes) and stormwater management plans (addressing the intended treatment of the calculated runoff) may be required by MTO prior to any construction being undertaken.
6. Noise impact studies may be required by Council for sensitive development proposals within 250 metres of the highway.
7. The MTO has minimum lot frontage requirements and access density standards that must be met in order to qualify for a severance of a property with frontage on a Provincial highway. Lots with frontage on a municipal right of way is not eligible for access to the Provincial highway. The MTO recommends early pre-consultation in order to determine whether a lot is eligible before making an application to the municipality.

#### **4.6.3 County Roads**

Mississippi Mills is presently serviced by County Roads 7B (Townline Road West), 9 (Tatlock Road), 11 (Wilson Street and River Road), 16 (Wolfgrove Road and Almonte Street), 16A (Perth Street, Bridge Street, Queen Street and Martin Street South), 17 (Martin Street North, Blakeney Road, Panmure Road), 20 (Kinburn Side Road, Waba Road), 22 (Shaw Road), 24 (Peneshula Road, Bellamy Road, 4<sup>th</sup> Con Pakenham, Campbell Side Road), 29 (County Road No 29 South, Christian Street, Country Road No 29 North), and 49. These roads function as arterial and collector

roads and are under the jurisdiction of the County of Lanark. They are designed for the distribution of medium to high volumes of traffic at relatively high speeds.

1. Any development adjacent to a County road will be carried out in accordance with the setback requirements, access and building permit controls of the County of Lanark.
2. Any buildings, structures or signs proposed adjacent to a County road will be subject to the approval of the County of Lanark prior to any local municipal permits being issued and construction or grading being undertaken.
3. Direct access onto a county road should be minimized and subject to the requirements and permits of the County of Lanark.
4. The County of Lanark may require the use of shared entrances for two or more properties as a means to provide for a safe entrance.
5. Transportation studies may be required by the County of Lanark as a prerequisite to the approval of any new access or a change to an existing access, entrance or intersection on a County road or to assess the impact of new development on the county road.
6. Noise Impact studies may be required by the County of Lanark as a prerequisite to approval of the creation of lots or change in use adjacent to County roads.
7. In rural areas, access to a County road is restricted as per the Lanark County Entrance policy.
8. Generally, the right of way width for a County road is 20 to 30 metres.
9. The creation of new lots fronting on and obtaining direct access from a County road where access from a local road is available shall be discouraged as per the Lanark County Entrance policy.

#### **4.6.4 Local Municipal Roads**

All public roads, which are not provincial highways or county roads, are local municipal roads and are under the jurisdiction of the Municipality of Mississippi Mills. These roads are intended to provide direct access to abutting properties. Generally, they are designed to accommodate medium to low volumes of traffic at moderate speeds. Some local roads may be identified as “scenic” or “historic” roads with specific design standards.

5. Promote the local delivery of services, such as health care, family support, assisted housing and youth centres.
6. Cooperate with boards of education, social and health care services to ensure that the area receives a high level of service.
7. Cooperate with private and public utilities to ensure services are available where needed.
8. Protect the sustainable use of existing regional and national utility corridors, such as pipeline and hydro corridors.

#### **4.8.2 Public Uses and Utilities**

Changes in the telecommunications industry along with increasing demands for timely information have contributed to the need for high-volume communications corridors and facilities in addition to the need for traditional utility corridors associated with hydro-electric power lines, oil and gas lines, sewer and water infrastructure and transmission lines for conveyance of other materials.

1. Public uses and public or private utilities, such as power, water services, roads, railways, telecommunications and gas, but not including waste disposal or sewage treatment sites, will generally be permitted in all land use designations provided that such public uses or utilities are necessary and appropriate in the location and can be made compatible with surrounding uses.
2. Wherever possible, new public uses and utilities will avoid prime agricultural lands, significant wetlands, fishery habitat and significant habitat of endangered or threatened species. New public uses and utilities will only be permitted in such areas if they have been approved through an environmental assessment process and no other reasonable alternative exists.
3. Structures which are accessory to and integral for the functioning of the utility (such as pumping stations, switching facilities and similar facilities), and any lots created to accommodate them, will utilize the minimum amount of land necessary and will be located in such a manner so as to provide access for maintenance without creating visibility problems from the road network. Above ground facilities shall generally be architecturally and visually harmonious with the surrounding area.
4. The development of electric power facilities, including transmission and generation will occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, it is the policy of this Plan that electric power facilities are permitted in all land use designations without an amendment to the Plan provided that the planning of all such facilities is

carried out having regard to the policies of this Plan. Furthermore, all electric power generating authorities should consult with the Municipality and other appropriate agencies on the location and design characteristics of any new electric power facilities.

5. This Plan supports and encourages local electric power generating authorities to expand their boundaries to address the electrical needs of residents and businesses of Mississippi Mills.
6. Where there is a development proposal that results in the need for land for utility easements, regulation stations, substations, pumping stations, holding ponds, reservoirs or similar facilities and for access to such facilities, such land shall be provided to the appropriate agency by the developer.
7. Existing and future utility corridors shall be protected from encroaching incompatible development through the establishment of setbacks within the Zoning By-law.
8. TransCanada Pipelines Limited operates two (2) high pressure natural gas pipelines within its right-of-way crossing the Municipality and is identified in Appendix A1 and A2 to this Plan.
9. TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating development in proximity to the pipelines. This includes approval requirements for activities within 30 metres of the pipeline centreline such as conducting a ground disturbance, constructing or installing a facility across or along the right-of-way, driving a vehicle, mobile equipment or machinery across the right-of-way and the use of explosives.
10. New development can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline to comply with the Canadian Standards Association Code Z662. Therefore, the Municipality shall require early consultation with TransCanada or its designated representative for any development proposals within 200 metres of its facilities.
11. No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.

## **Appendix D**

### ***Municipality of Mississippi Mills Zoning By-law Regulations***



## SECTION 11 – AGRICULTURAL (A) ZONE

### PURPOSE OF THE ZONE

The purpose of the A – Agricultural Zone is to:

- (1) recognize and permit agricultural uses in areas designated **Agricultural** in the Community Official Plan;
- (2) restrict the range of uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural areas from loss to other uses; and
- (3) regulate uses in a manner that respects the character of the area and minimizes land use conflicts.

### 11.1 USES PERMITTED

No person shall within the “A” zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- detached dwelling accessory to an agricultural use
- a non-farm detached dwelling in accordance with Section 7.1.3
- a group home type A within a non-farm detached dwelling
- garden suite
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural use
- agricultural use, specialized
- bed and breakfast
- conservation area
- dairy
- equestrian establishment
- forestry operation
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- pit, Class A
- sugarbush

## 11.2 ZONE PROVISIONS

No person shall within the “A” zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

<b>Provisions</b>	<b>Agricultural</b>	<b>Non-Farm Residential</b>
Lot Area, Minimum (ha)	40	0.4
Lot Frontage, Minimum (m)	150	45
Side Yard, Minimum (m)	20	6
Rear Yard, Minimum (m)	20	9
Front Yard, Minimum (m)	20	9
Exterior Side Yard, Minimum (m)	20	9
Maximum Height of detached dwelling (m)	11	11
Lot Coverage, Maximum	5%	15%
Minimum Separation from an accessory detached dwelling to any structure where animals are housed (m)	30	30

## 11.3 SPECIAL PROVISIONS

11.3.1 Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-1' on Schedule “A” to this By-law the rights for one farm related severance transferred to Part of Lot 22, Concession 12, Pakenham Ward, Municipality of Mississippi Mills.

11.3.2 Notwithstanding their 'A' zoning designation, lands designated as 'A-2' may be used in compliance with the A zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot area shall be 17.8 ha (44 ac).

11.3.3 Notwithstanding their 'A' zoning designation, lands designated as 'A-3' may be used in compliance with the A zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot area shall be 32 ha (79 ac); and
- 2) on lands zoned A-3a no residential uses shall be permitted.

11.3.4 Notwithstanding their 'A' zoning designation, lands designated as 'A-4' may be used in compliance with the A zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot frontage for a non-farm residential lot shall be 7.8 m (25.5 ft)

11.3.5 Notwithstanding their 'A' zoning designation, lands designated as 'A-5' may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:

- 1) a garden suite shall be a permitted temporary use;
- 2) a garden suite shall cease to be a permitted use effective August 3, 2014; and
- 3) on lands zoned A-5 no residential uses shall be permitted.

## SECTION 12 – RURAL (RU) ZONE

### PURPOSE OF THE ZONE

The purpose of the RU – Rural Zone is to:

- (1) accommodate agricultural, forestry, non-farm residential lots by severance in areas designated **Rural** in the Community Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

### 12.1 USES PERMITTED

No person shall within the “RU” zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- detached dwelling
- detached dwelling accessory to an agricultural use
- garden suite
- group home type A within a non-farm single detached dwelling
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural uses
- bed and breakfast
- conservation areas
- forestry
- hobby farm
- home-based business - domestic and household arts
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- hunt or fishing camp
- pit, Class A
- sugarbush

## 12.2 ZONE PROVISIONS

No person shall within the 'RU' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Provisions	Rural Use	Agricultural Use	Non-Farm Residential
Lot Area, Minimum (ha)	10	40	1
Lot Frontage, Minimum (m)	150	150	45
Side Yard, Minimum (m)	15	20	6
Rear Yard, Minimum (m)	15	20	9
Front Yard, Minimum (m)	15	20	9
Exterior Side Yard, Minimum (m)	15	20	9
Maximum Height of detached dwelling (m)	11	11	11
Lot Coverage, Maximum	5%	5%	15%
Minimum Separation from accessory detached dwelling to any structure where animals are housed (m)	30	30	30
Minimum Separation between non-farm buildings and structures on lands adjacent to the Agricultural designation (m)	150	n/a	150

## 12.3 SPECIAL PROVISIONS

- 12.3.1 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-1' no vegetation shall be materially altered within the 90 m (295 ft) front yard except for the purpose of a driveway providing access to the lot.
- 12.3.2 (reserved)
- 12.3.3 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-3' to this By-law a recording/teaching studio shall be permitted.
- 12.3.4 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-4' to this By-law a septage disposal use shall be permitted in accordance with the requirements of the Health Unit.
- 12.3.5 (reserved)
- 12.3.6 (reserved)
- 12.3.7 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-7' a single detached dwelling shall be permitted in accordance with the following provisions:
- 3) the minimum interior side yard shall be 5.5 m (18.0 ft)
- 12.3.8 Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-8' to this By-law the minimum interior side yard from the southerly lot line shall be 5.5 m (18.0 ft).