CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-034

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

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

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

AND WHEREAS Committee of the Whole held a special meeting on March 25, 2021 to consider Official Plan Amendment No. 22;

AND WHEREAS Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 22 at its April 6, 2021 meeting;

AND WHEREAS the Council has reviewed the information and material and has considered public comments as they relate to this amendment and has passed Resolution No 068-21 on April 20, 2021 endorsing Committee of the Whole's recommendation;

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

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

1. That Amendment No. 22 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 22 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 4h day of June 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

OFFICIAL PLAN AMENDMENT No. 22

TO THE COMMUNITY OFFICIAL PLAN OF THE

MUNICIPALITY OF MISSISSIPPI MILLS

"Almonte Settlement Area Boundary"

Almonte Ward, Municipality of Mississippi Mills

May 2021

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

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

This Amendment to the Community Official Plan of the Municipality of Mississippi Mills was adopted by the Corporation of the Municipality of Mississippi Mills in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, by By-law No. 21-034 passed on the 4th day of May 2021.

_____
Christa Lowry, Mayor

_____
Cynthia Moyle, Acting Clerk

OFFICIAL PLAN AMENDMENT No. 22

TO THE COMMUNITY OFFICIAL PLAN OF THE

MUNICIPALITY OF MISSISSIPPI MILLS

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

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

PART C – COMPREHENSIVE REVIEW ADDENDUM

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

PART A – THE PREAMBLE

BACKGROUND

The first Mississippi Mills Community Official Plan (COP) was adopted by Council on December 13, 2005 and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006. A Report entitled "Population Projections", by Dr. David Douglas, was written in August 2002 to project the population of Mississippi Mills from 2001 to 2026 and was used to develop the "Mississippi Mills Community Official Plan Growth and Settlement Strategy." Following review and debates, the Steering Committee passed a motion supporting a 2026 population target of 18,500 which was endorsed by Council. The 2006 COP assumed that the Municipality's population would increase from 11,650 in 2001 to approximately 18,500 by 2026. The 2006 COP was based on a 50/30/20 Settlement Strategy. The Plan was designed to direct:

- 50% of future growth to Almonte on full municipal services;
- 30% of future growth to rural areas, existing villages with large lots, developed on private services; and,
- 20% of future growth to the existing villages or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square metre (¼ to ½ acre).

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

- Almonte's population increase from 4,650 in 2001 to 8,080 by 2026The purpose of this Official Plan Amendment and supporting Comprehensive Review is to justify additional lands for inclusion into Almonte's urban boundary;
- the rural areas and villages increase from 7,000 in 2001 to 9,050 by 2026; and
- serviced settlement areas other than Almonte have a population of 1,370 by 2026.

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

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

In addition to identifying sufficient lands for the 20-year growth of Almonte (2006-2026), the Plan had also identified lands abutting Almonte which could of been considered for future expansion had a comprehensive review been completed that justified additional lands being added into the urban boundary. These lands were identified during the development of this Plan as being logical extensions of the urban area and which would maintain a compact urban form. Schedule A to the COP had identified these lands with an overlay called "Future Expansion".

Development proposals involving lands within the "Future Expansion" overlay was to be assessed to ensure that they would not hinder future expansion of the urban area should that need ever arise.

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

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

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

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

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

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

An Official Plan Five Year Comprehensive Review was prepared by J.L. Richards & Associates Limited in April 2017. Consistent with the June 2003 "Mississippi Mills Community Official Plan Growth and Settlement Strategy", the medium range projections from the Trend Extrapolation and the Variable Proportions methodologies were used to determine population and growth projections. Mississippi Mills was projected to grow to 17,598 people by 2037 under the medium range projection using these methodologies. This population projection represents an average compound annual growth rate of 1.39%.

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

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

According to the 2006 COP, low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. In general, medium density residential development shall have a maximum net density of 35 units per net hectare.

Furthermore, the Municipality had established a housing mix target of 70% low density (70% of 57.2 ha @ 15 u.p.g.h.) and 30% medium density (30% of 57.2 ha @ 35 u.p.g.h.). The Official Plan also permits other uses compatible with residential neighbourhoods such as parks, public and community facilities, bed and breakfasts, and local commercial uses.

POLICY CHANGES AS A RESULT OF OPA 21:

The Official Plan Amendment - OPA 21 (Five Year Review) was adopted by the Municipality of Mississippi Mills on June 26, 2018 by By-law No. 18-76 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act. The County of Lanark is the approval authority for all changes to the Community Official Plan for Mississippi Mills.

The County of Lanark decided to partially approve Official Plan Amendment No. 21 to the Community Official Plan for the Municipality of Mississippi Mills, as adopted by By-law No. 2019-38 on December 4, 2019 under Section 17 of the *Planning Act*.

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

7. 2.5.3.1 – Population Projection is hereby modified by:

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

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

8. 2.5.3.2.2 – 50/30/20 Settlement Strategy is hereby modified by deleting this section in its entirety and replacing it with the following:

"2.5.3.2.2 70/30 Settlement Strategy

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

- 70% of future growth to Almonte on full services; and
- 30% of future growth to rural areas, existing villages with large lots, developed on private services or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square feet (¼ to ½ acre)."

9. Section 2.5.3.2.3 General Policies

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

d. Deleting in policy (5) the first two sentences and replacing them with **"Schedule "B" to this Plan presents the "urban" boundary for the Almonte Ward."**

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

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

PURPOSE

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

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

Following the completion of a comprehensive review, the purpose of OPA 22 is to propose an expansion of approximately 64 hectares of land to the Almonte Ward Settlement Boundary. The comprehensive review was prepared based on the same underlying principles that have been established by the County in its changes to OPA 21 as highlighted in the section above.

These principles are:

- new population projections adopted by the County of Lanark for Mississippi Mills (2018-2038) of 21,222; and,
- 70% of future growth to Almonte on full municipal services.

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

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

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

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

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

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

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

LOCATION

The lands affected by this Amendment include a portion of Lot 17, Concession 10 and a portion of Lot 14 Concession 10, Town of Almonte. These areas are referred to as "Area 1 Sonnenburg Lands", "Area 2 Houchaimi Lands", Area 3A ("Henry Lands"), and "Area 4 Mill Run Expansion Lands".

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

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

BASIS

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

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

PART B – THE AMENDMENT

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

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

DETAILS OF THE AMENDMENT

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

Item 1: In accordance with Schedule "A" attached hereto, "Schedule 'A' Rural Land Use and Schedule 'B' – Almonte Land Use" of the Municipality of Mississippi Mills Community Official Plan (COP) are hereby modified by changing the land use designation of the affected lands from 'Rural', "Rural Agriculture Overlay", from "Agriculture" to "Residential" and "Developing Community", from "Rural" to "Highway Commercial" and from "Rural" to "Residential – Community Facility".

Item 2: Section 2.5.2. ii. replace "directing urban development towards existing communities" to "directing urban development towards Almonte".

Item 3: Section 2.5.2 iii. replace "a focus on pedestrian" to "a focus on multi-modal transportation" to include walking, cycling, and multi-use pathways.

Item 4: Section 2.5.3.1 delete the last two sentences of the second paragraph which reads "A comprehensive review will be conducted to plan for the Municipality's population allocation in accordance with the policies of the Provincial Policy Statement and the Sustainable Communities Official Plan for the County of Lanark. The results of the comprehensive review will be implemented as an amendment to this Plan." Being removed as that is the purpose of this amendment.

Item 5: Section 2.5.3.2.2 is revised to change the verb tense in the first sentence from "The 70/30 Settlement Strategy of this Plan will be based on a comprehensive review…" to "The 70/30 Settlement Strategy of this Plan is based on comprehensive review…" Furthermore, "The comprehensive review will include the population projection information…" to "The comprehensive review has included the population projection information…"

Item 6: Section 2.5.3.2.2, the first bullet is revised to change "growth to Almonte on full services" to "growth to Almonte on full municipal services".

Item 7: Section 2.5.3.2.3.4, 2nd sentence is deleted and replaced with the following "Intensification within the built-up areas (including infill and redevelopment) shall be in accordance with the policies of Section 3.6.7 "Infilling". Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per Section 3.6.5 Range of Housing Types of the Plan with low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare to an average

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

Item 8: Under Section 3.2 Agricultural Policies, add the following sentence at the end of Section 3.2.3.2 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 9: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.3.2 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 10: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.4.1 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 11: Under Section 3.6 Residential, delete Section 3.6.16 Residential Abutting Agricultural Lands" in its entirety. Settlement areas are to be designated and available for growth. Section 3.2.3.2, 3.3.3.2 and 3.3.4.1 cover development adjacent agricultural uses.

Item 12: Section 3.6.5.2 is modified from changing the percentage of low density and medium housing mix targets from 70% and 30% to 60% and 40% respectively.

Item 13: Section 3.6.5.3 is modified by deleting the 2nd sentence and replacing it with "Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas.

Item 14: Section 3.6.5.4 is modified by deleting the 2nd sentence and replacing it with "Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in

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

Item 15: Section 3.6.5.5, add a new bullet "iv" which reads "designed with a maximum of four (4) stories where the site abuts an arterial or collector road" and renumber the following bullets accordingly.

Item 16: Section 4.6 Transportation, in the third sentence change "roads" to "an active transportation network".

Item 17: Section 4.6.1 Goals and Objectives, as part of the goal change "a balanced transportation system" for "an active transportation system".

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

Item 18: Section 1.7.1 Five Year Review, item i. is revised by changing the "50/30/20 Settlement Strategy to "70/30 Settlement Strategy" as per OPA 21.

Item 19: Section 4.1.1.4.3 reference to Section 3.1.8.2 is revised to Section 3.1.7.2. Section reference adjusted due to renumbering as a result of OPA 21.

Item 20: Section 4.1.1.4.2 Stormwater Management Policies, add a new policy 11 which reads: "Developing Communities shall be subject to the Watershed policies found in Section 4.1.1.3 as they relate to stormwater management.

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

Item 22: Section 4.8.3.1.14 under Public Sewer and Water Policies is repealed and replaced with "The extension of municipal water and sewer infrastructure beyond the limits of the Almonte Ward to support new development will be prohibited, except where required to service urban areas as identified in a Master Servicing Plan and except as permitted in policy 4.8.3.1.15 below."

Item 23: Section 4.8.3.1.15 after an existing designated "Rural Settlement Area" add "known as Riverfront Estates".

Item 24: Section 5.3.1 Zoning By-law at the end of policy 1 add the following sentence: "Council will update its zoning by-law no less than three years after the approval of an official plan five-year review. This is to meet the requirements of the *Planning Act*.

Item 25: Section 5.3.3 Holding Zones, under policy 1 remove "or "h"" after may utilize the Holding Symbol "H". The small 'h' will be reserved to restrict heights in the zoning by-law.

Item 26: Words or terms that are defined in the Provincial Policy Statement and that have a slightly different spelling throughout the document will be revised to be consistent with PPS terminology and will be presented in bold and italicized throughout the document (i.e. brownfield sites vs brownfield properties).

Item 27: Section 5.14, replace the definitions of 'gross density' and 'net density' with the following:

"Gross density means the total number of dwelling units divided by the total project area."

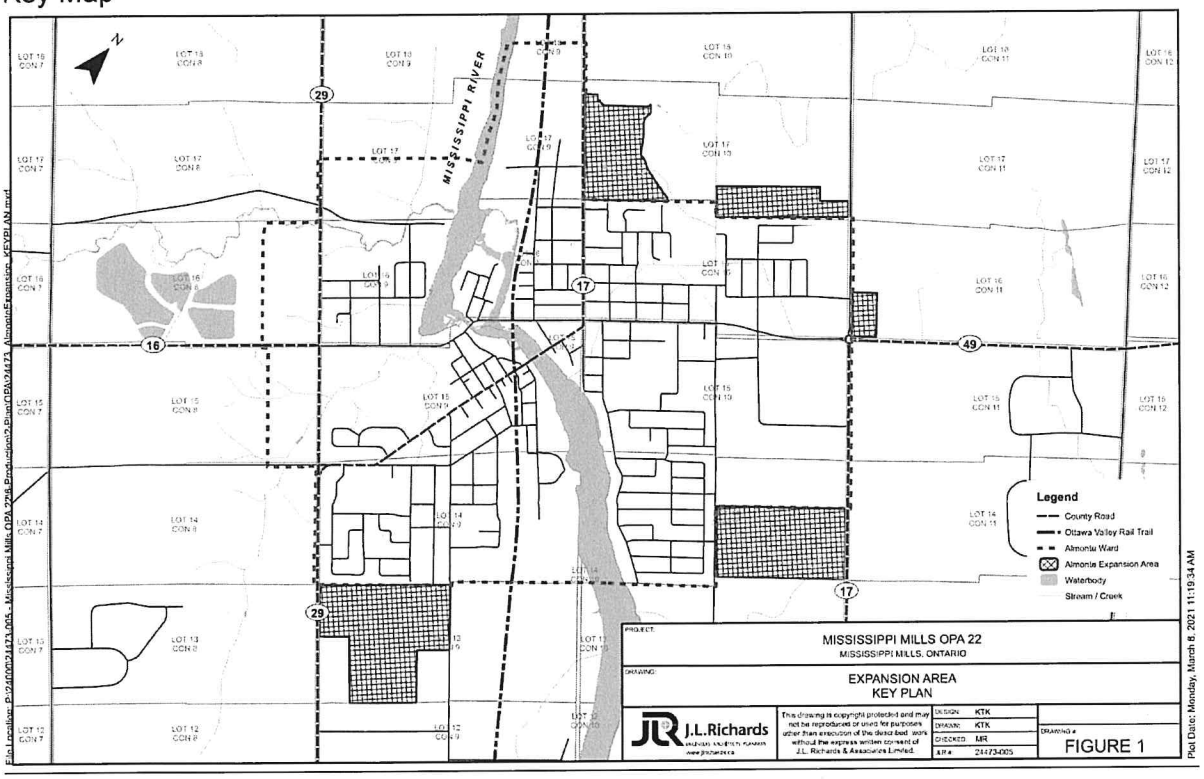
"Net density means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lanes and parking area internal to developments and private amenity areas, but excluding public streets (right-of-way), parks and open space, infrastructure (e.g. stormwater management facilities) and all non-residential uses.

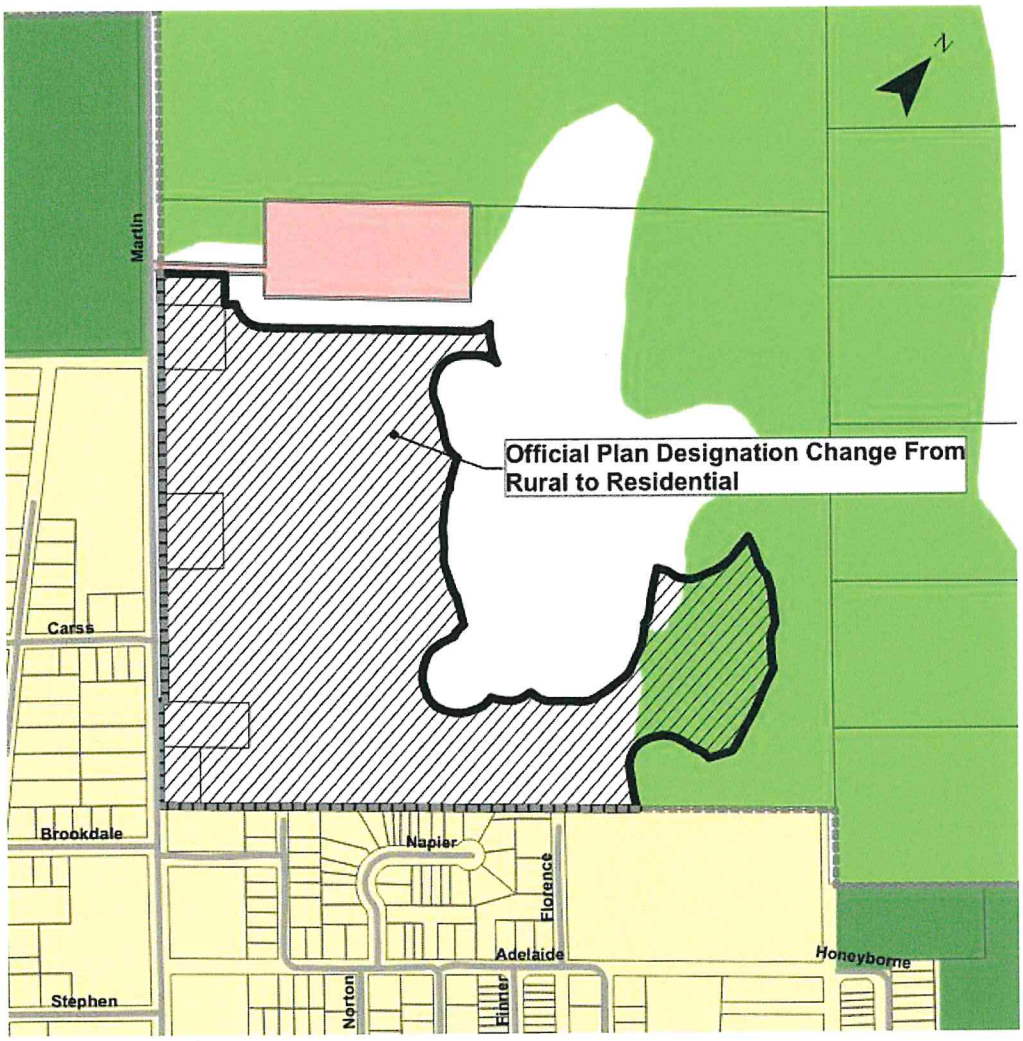
IMPLEMENTATION AND INTERPRETATION

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

Schedule 'A'- Affected Lands

Key Map





Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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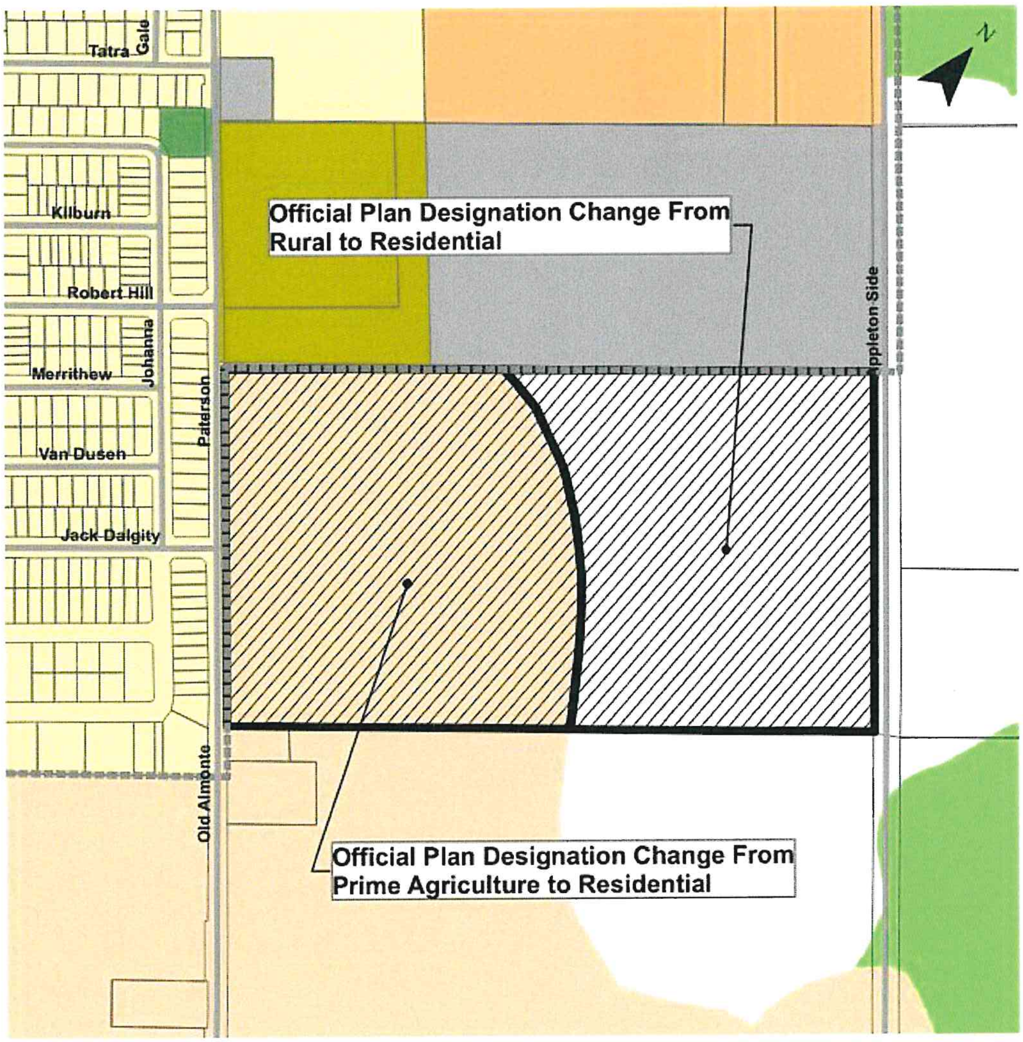

Official Plan Designation Change

- Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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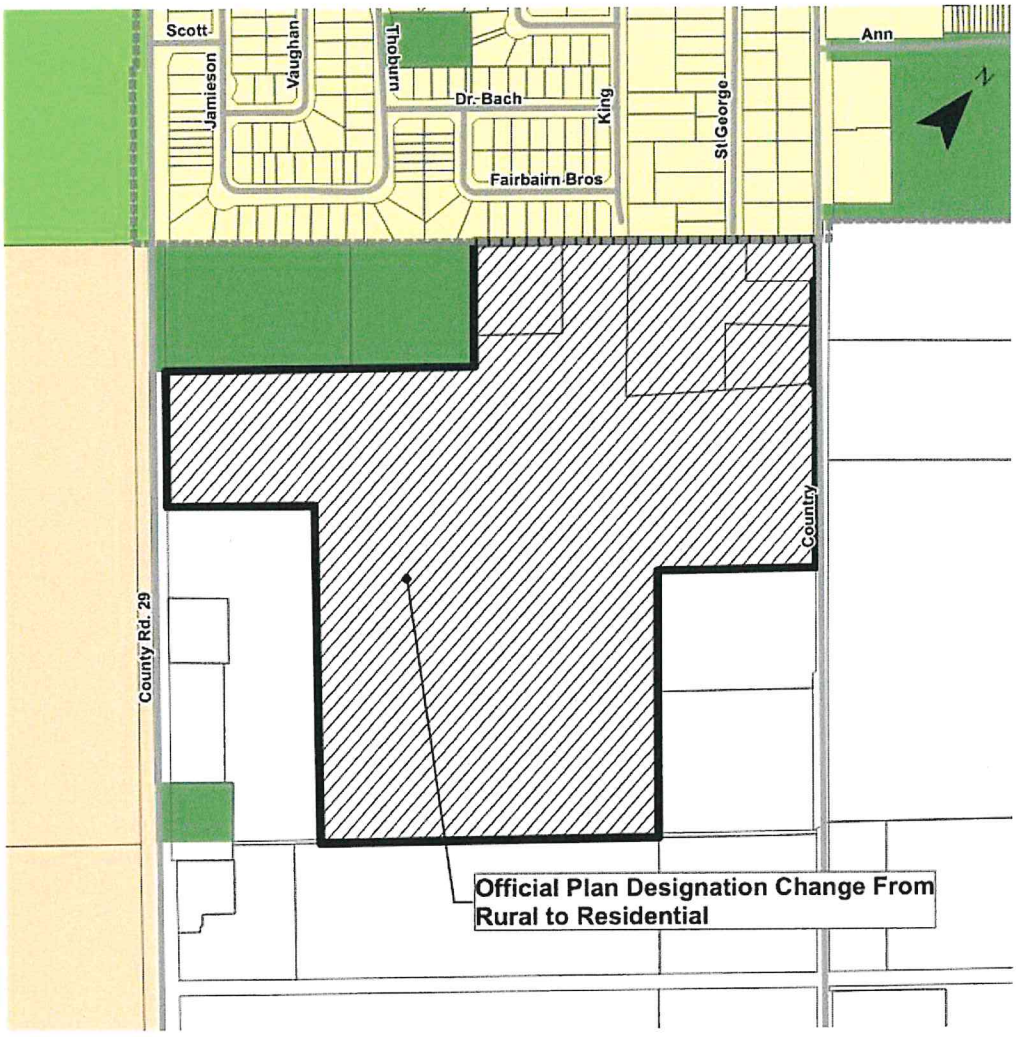

Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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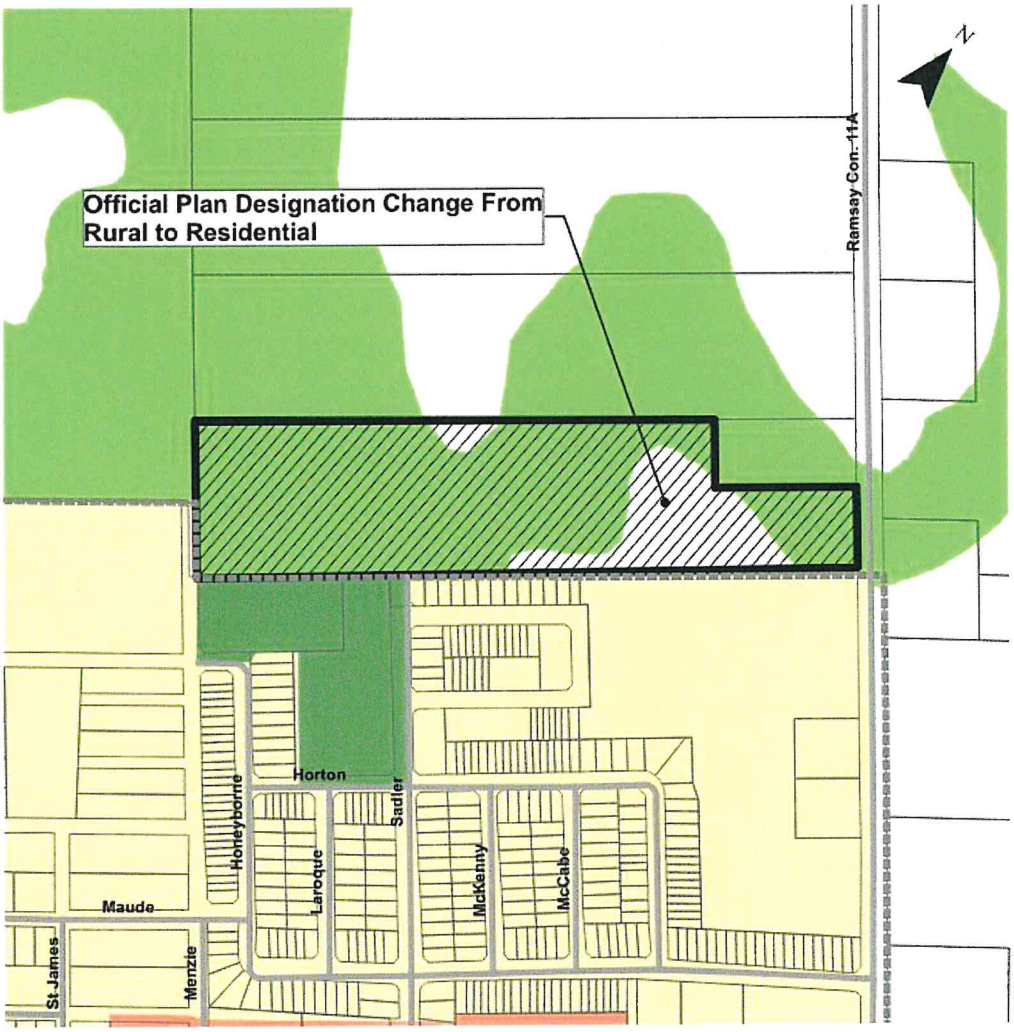

Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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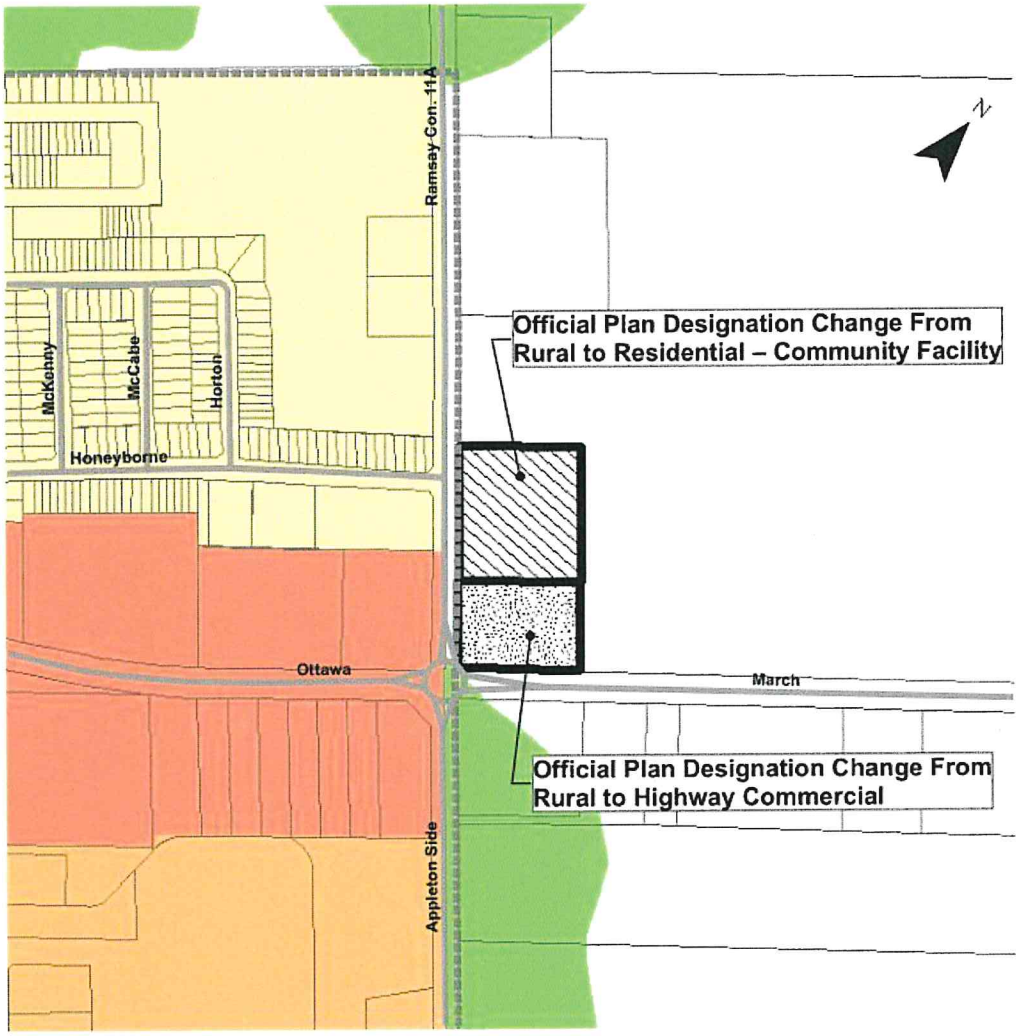

Official Plan Designation Change

- Residential – Community Facility
- Highway Commercial

Official Plan Designations:

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

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

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Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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Plot Date: Monday, March 8, 2021 11:16:01 AM

PART C – COMPREHENSIVE REVIEW ADDENDUM (APRIL 2021)

JLR No.: 24473-005.1
Revision: 09

April 1, 2021

MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

Comprehensive Review – ADDENDUM
Almonte Settlement Area Boundary

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

Value through service and commitment

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

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

1.0 Introduction

Official Plan Amendment No. 22 Public Meeting Notice and copy of the proposed by-law was circulated/available on January 6, 2021 in accordance with the *Planning Act*. A Virtual Information Session was held on January 19, 2021 and a Statutory Public Meeting was held on January 26, 2021. A Special Committee of the Whole Meeting was held on March 25, 2021 providing an additional two-week comment period.

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

2.0 Growth Projections (Demand)

Per Official Plan Amendment No. 21 (OPA 21) (Five Year Review) Mississippi Mills is projected to grow to a population of 21,122 to the year 2038. This allocation represents a 60% increase in the Municipality's population (2018-2038).

The Plan is designed to direct:

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

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

Table 1: Population Projections 2016, 2020 and 2038

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

Average household size was derived from the Statistics Canada GeoSuite program. The number of dwellings assigned to each parcel depended on the residential primary use assigned to the parcel using the updated MPAC property codes (2020). Based on the number of households per

low density and medium density areas and their respective population (per dissemination block) we were able to derive an average household size for low density dwellings, medium density dwellings, and retirement homes. The result of this analysis was the following average household sizes:

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

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

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

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

2.1 Housing Target Mix

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

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

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

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

2.2 Residential Densities

The current Community Official Plan indicates:

1. Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the ***gross density*** for low density residential development shall be 15 units per hectare (6 units per acre).

2. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. In general, medium density residential development shall have a maximum ***net density*** of 35 units per net hectare (15 units per net acre).

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

2.3 Projected Housing Demand

Housing demand projections were prepared by applying the average household sizes (per Section 3.4.1) to the projected population. Using the proposed 60/40 housing target mix and revised densities, the report concluded that between 2018 and 2038 some 2,077 units would be required to meet growth projections (average of 115 units per year).

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

- The Municipality will need to maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years or 1,730 units, through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development.

- The Municipality will need to maintain, at all times, where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply or 346 residential units, available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

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

- Total available housing stock, including those units draft approved or in the approval process (e.g. OPA 27 – Houchaimi Retirement Residence, Phase 6 Mill's Run);
- Vacancy rates and demolitions;
- Existing land availability within the settlement area, including vacant residential lands, draft approved plans and registered;
- Servicing and/or development constraints;

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

2.4 Employment Projections

Of the 1,980 jobs which are expected to be in Mississippi Mills, about 20% of these would be "population-serving" jobs which are not necessarily located within "employment lands". Furthermore, there are approximately 3.4% that are considered 'primary industry' (agriculture, mining) that do not require 'employment lands'. Therefore, there is a projected 1,517 jobs to be located within "employment lands". Employees per gross hectare (Ministry of Municipal Affairs and Housing Projection and Methodology Guidelines) is estimated at 45 jobs / hectare.

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

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

3.0 Residential Permit Activity

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

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

Since 2016, 84% of the residential growth has been located in Almonte on full services, 16% has been in the rural areas and villages on private services. The majority of this growth has occurred in Riverfront Estates and Mill Run. According to the residential building permit activity provided by the Municipality, the following is a breakdown of building permit activity over the past five (5) years:

- Mississippi Mills: 140 units / year average
- **Almonte Urban: 117 units / year average**
  - **Low Density Residential: 48%**
  - **Medium Density Residential: 52%**
- Villages: Low Density Residential: 2 units / year average
- Rural: 20 units / year average.

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

4.0 Land Supply

4.1 Residential Land Supply

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

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

4.1.1 Residential Intensification and Greenfield Opportunities (Almonte)

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

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

The vacant land inventory has identified several vacant or underutilized parcels available to support intensification (either through new development or expansion). Within Almonte, there are approximately 14 hectares of vacant or underutilized parcels available to support infilling. Section 3.6.7 Infilling of the COP includes the following policies:

1. The Municipality shall give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demand. Infilling shall be considered small scale residential development within existing residential neighbourhoods involving the creation of new residential lots or the development/redevelopment of existing lots.

2. Infilling development proposals in existing residential neighbourhoods should be in character with the surrounding building form and setbacks of existing development in an effort to blend in with the residential neighbourhood. Specific design policies for infill development are found in the design section of this Plan (4.2.2. Urban Design).

3. Infilling development proposals shall be required to prepare "lot grading and drainage plans" that take into consideration potential drainage impacts on abutting properties.

4. Infilling development may be subject to site plan control.

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

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

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

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

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

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

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

4.1.2 Industrial, Commercial, Institutional Vacant Land Supply

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

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

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

in-place units). Note, the retirement home component to this project could be considered an employment generator.

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

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

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

5.0 Land Needs Analysis (Supply Versus Demand)

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

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

Table 3: Residential Supply vs. Demand

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

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

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

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

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

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

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

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

6.0 Site Evaluation Matrix

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

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

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

7.0 Conclusion

Based on the analysis set out in this Report, and consistent with the Provincial Policy Statement, the current Settlement Area does not have sufficient lands, either through intensification or development of designated and available growth areas, to accommodate an appropriate range and mix of housing to meet projected needs to 2038.

In order to accommodate 70% of the expected growth between 2021 and 2038 (within Almonte), as per OPA 21, it is expected that 2,077 new units would be required. There are currently 1,195 units either draft approved or registered for residential development. Based on the proposed housing mix target being brought forward in OPA 22, it is therefore expected that there is a demand for an additional 551 low density residential units and 331 medium density residential units. Our analysis has identified a shortfall of 882 units over and above the 1,195 potential units that are approved or in the process of being approved for development. This represents an average of 115 units per year (2021-2038).

This Comprehensive Review therefore supports the addition of 64 hectares of land to the Urban Settlement Area boundary of Almonte, which based on the methodology described in this Comprehensive Review would provide sufficient lands to accommodate urban growth to 2038.

Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 1 - revised ("Sonnenburg Lands") 17 ha, Area 2 ("Houchaimi Lands") 21.9 ha, and Area 3A ("Henry Lands") 25.1 ha should be considered for urban expansion. These areas represent approximately 64 hectares of land.

In addition, it is recommended that Area 4 ("Mill Run Extension") 8.9 ha also be considered for urban expansion. As described above, OPA 26 is under appeal and therefore should not be considered as 'designated and available'. Furthermore, as described above, if the analysis was based of a 20-year projection, this which would represent a demand for an additional 16.5 hectares of lands. Therefore, it is appropriate to include Area 4 lands to Almonte's Settlement Area at this time resulting in approximately 72.9 hectares of expansion lands.

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

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

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

1. a review of population and employment projections and which reflect projections and allocations per the approved Lanark County Sustainable Community Official Plan; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;

2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;

3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;

5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and

6. considers cross-jurisdictional issues.

This report has been prepared for the exclusive use of the Municipality of Mississippi Mills, for the stated purpose, for the named facility. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations.

This report was prepared for the sole benefit and use of the Municipality of Mississippi Mills and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Marc Rivet, MCIP, RPP
Associate, Senior Planner

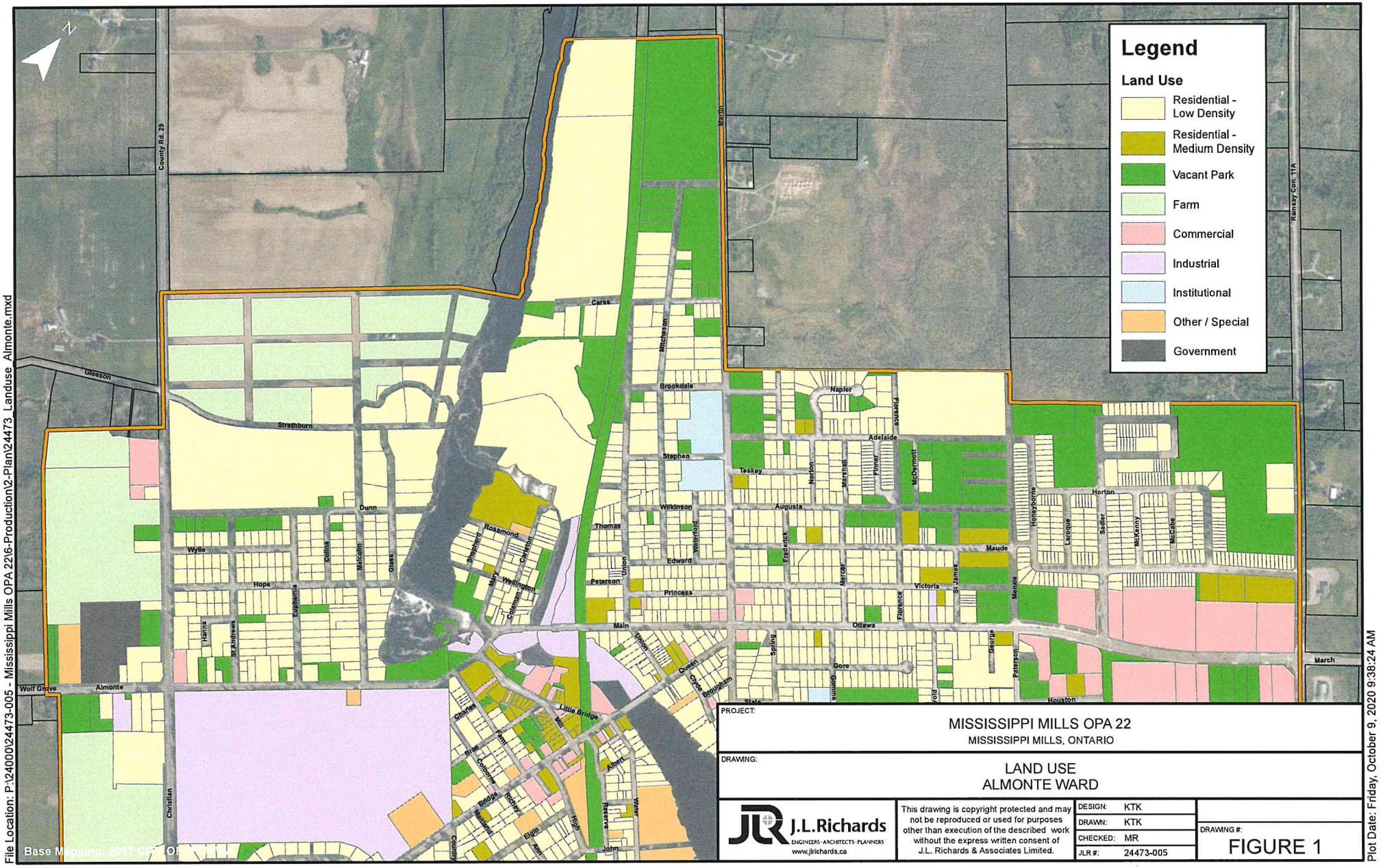
Reviewed by:

Eric Forhan
Planner

APPENDIX 1

Supporting Figures

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



PROJECT:

MISSISSIPPI MILLS OPA 22

MISSISSIPPI MILLS, ONTARIO

DRAWING:

LAND USE
ALMONTE WARD

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DESIGN:	KTK
DRAWN:	KTK
CHECKED:	MR
JLR #:	24473-005

DRAWING #:

FIGURE 1

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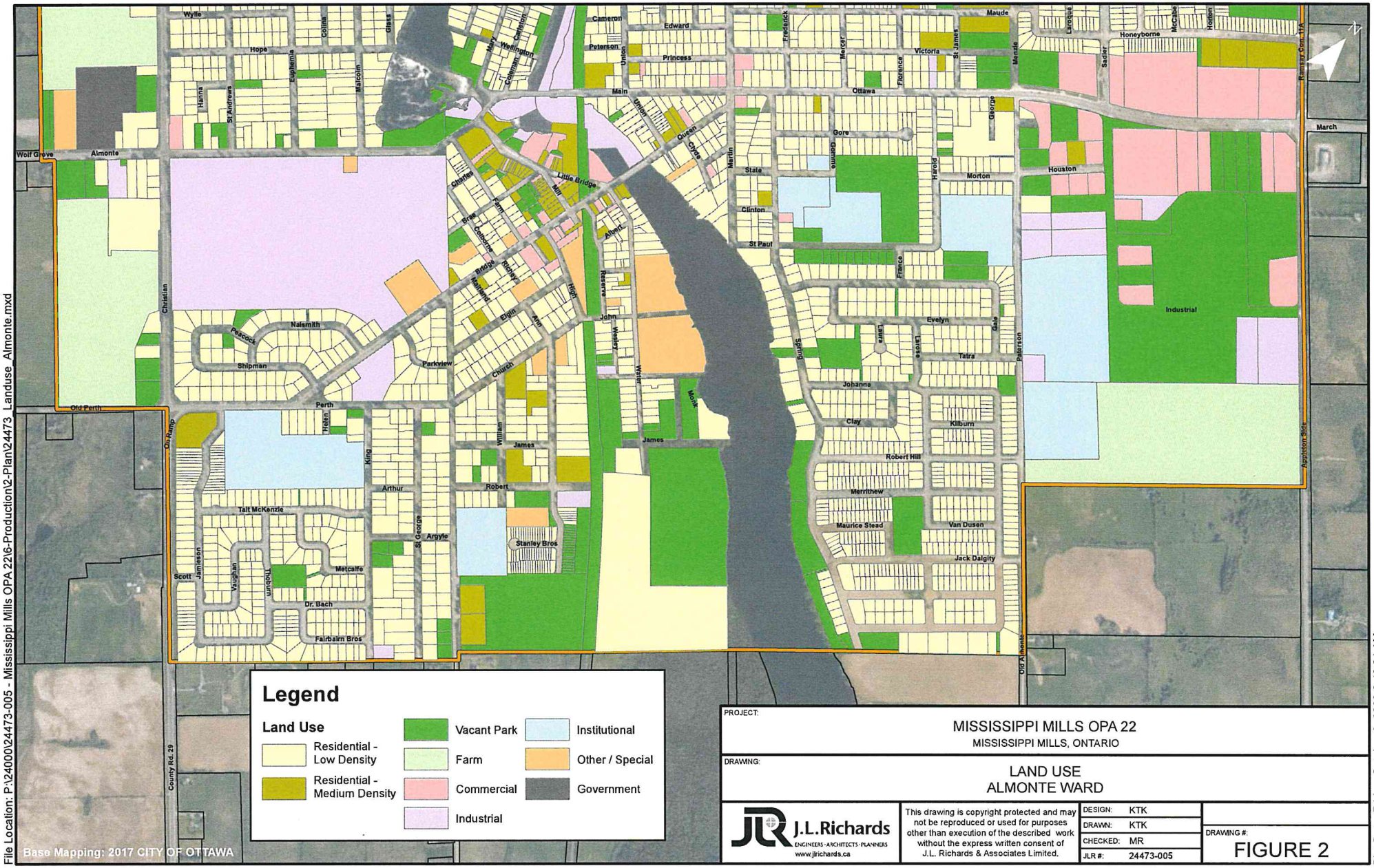

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PROJECT:
MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING:
LAND USE
ALMONTE WARD

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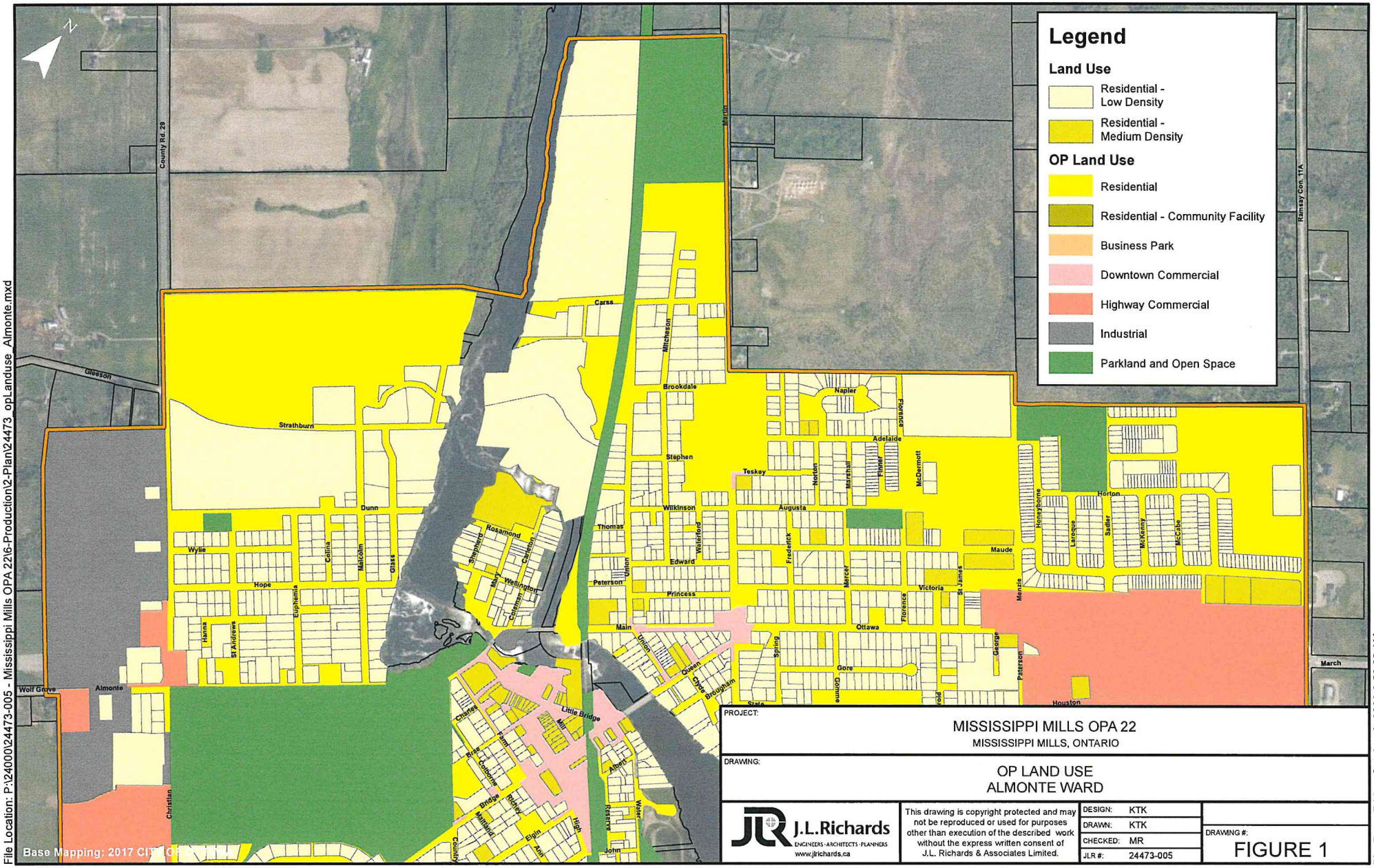
FIGURE 2



PROJECT:

MISSISSIPPI MILLS OPA 22

MISSISSIPPI MILLS, ONTARIO

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OP LAND USE
ALMONTE WARD

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FIGURE 1

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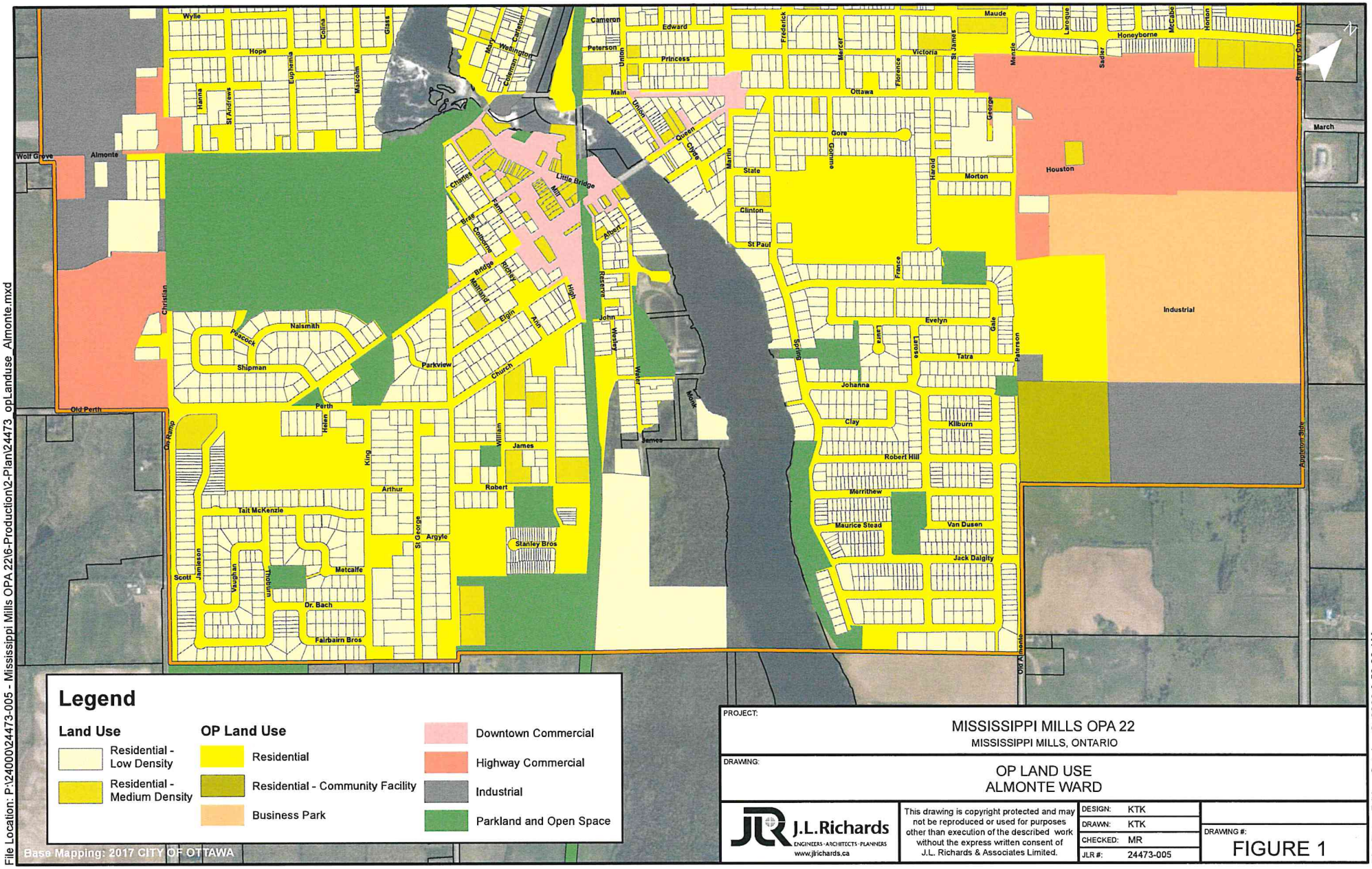
Legend
Land Use
Residential - Low Density
Residential - Medium Density
OP Land Use
Residential
Residential - Community Facility
Business Park
Downtown Commercial
Highway Commercial
Industrial
Parkland and Open Space
Base Mapping: 2017 CITY OF OTTAWA
Wylie
Hope
Colina
Glass
Euphemia
Malcolm
Hanna
St Andrews
Cameron
Edward
Peterson
Union
Princess
Frederick
Mercer
Victoria
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Vaughan
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Dr. Bach
Fairbairn Bros
John
Water
Spring
Lewis
Gale
Evelyn
Tatra
Peterson
Johanna
Clay
Kilburn
Robert Hill
Merrithew
Maurice Stead
Van Dusen
Jack Dalgity
Old Almonte
Appleton Side
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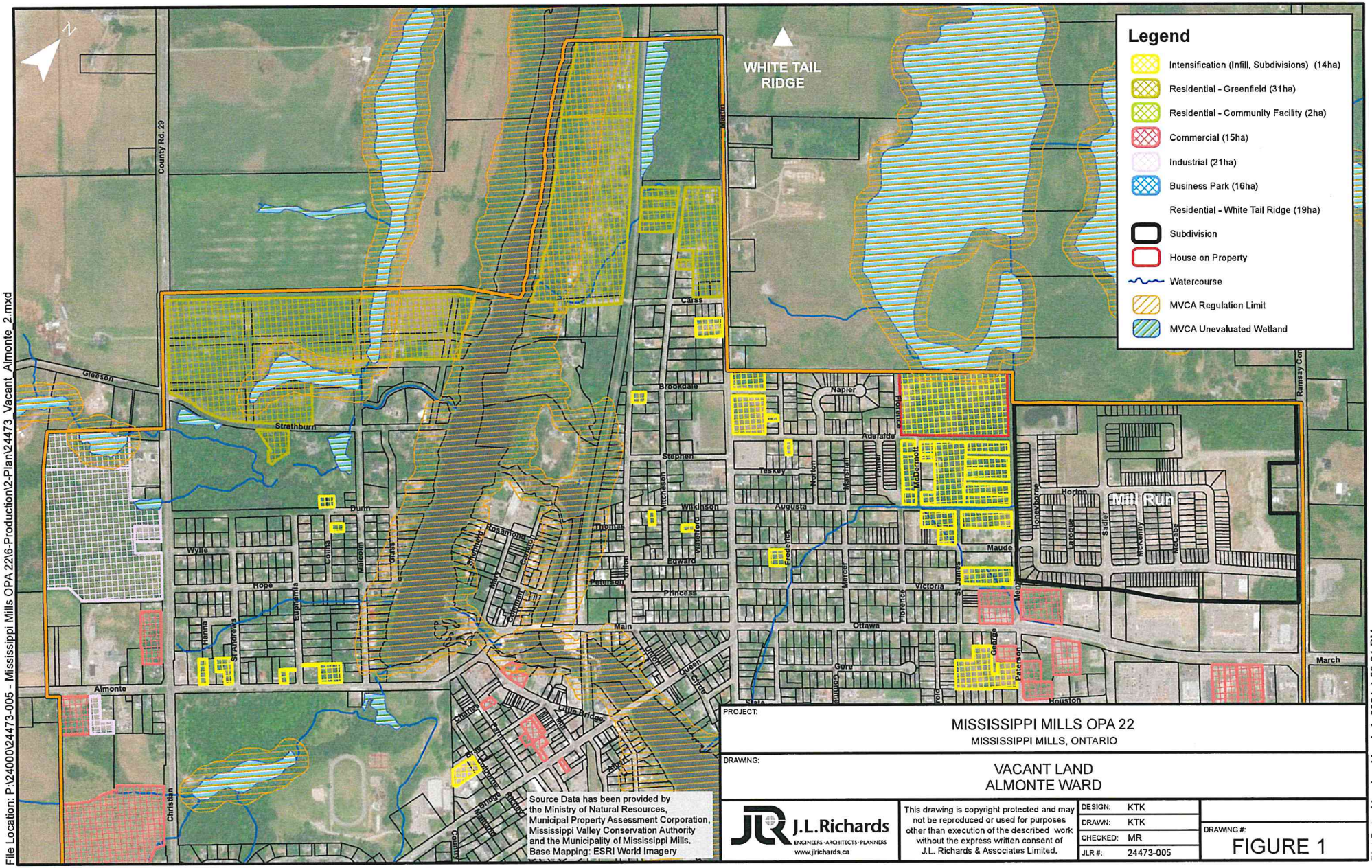

PROJECT:

MISSISSIPPI MILLS OPA 22

MISSISSIPPI MILLS, ONTARIO

DRAWING:

VACANT LAND
ALMONTE WARD

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS
www.jlrichards.ca

DESIGN:	KTK
DRAWN:	KTK
CHECKED:	MR
JLR #:	24473-005

DRAWING #:

FIGURE 1

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473_Vacant_Almonte_2.mxd

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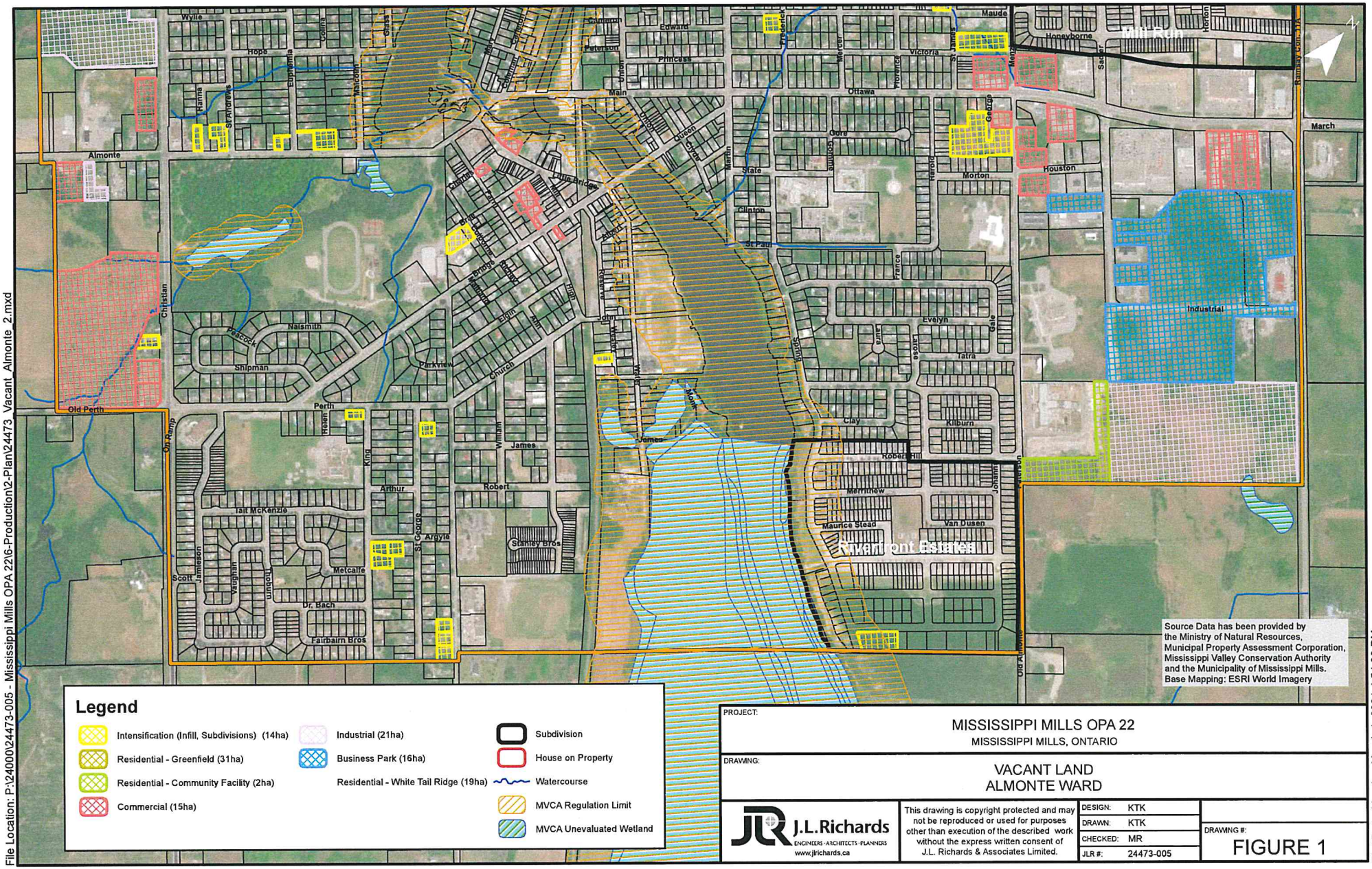

Legend

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

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: VACANT LAND
ALMONTE WARD

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DESIGN:	KTK
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JLR #:	24473-005

DRAWING #: FIGURE 1

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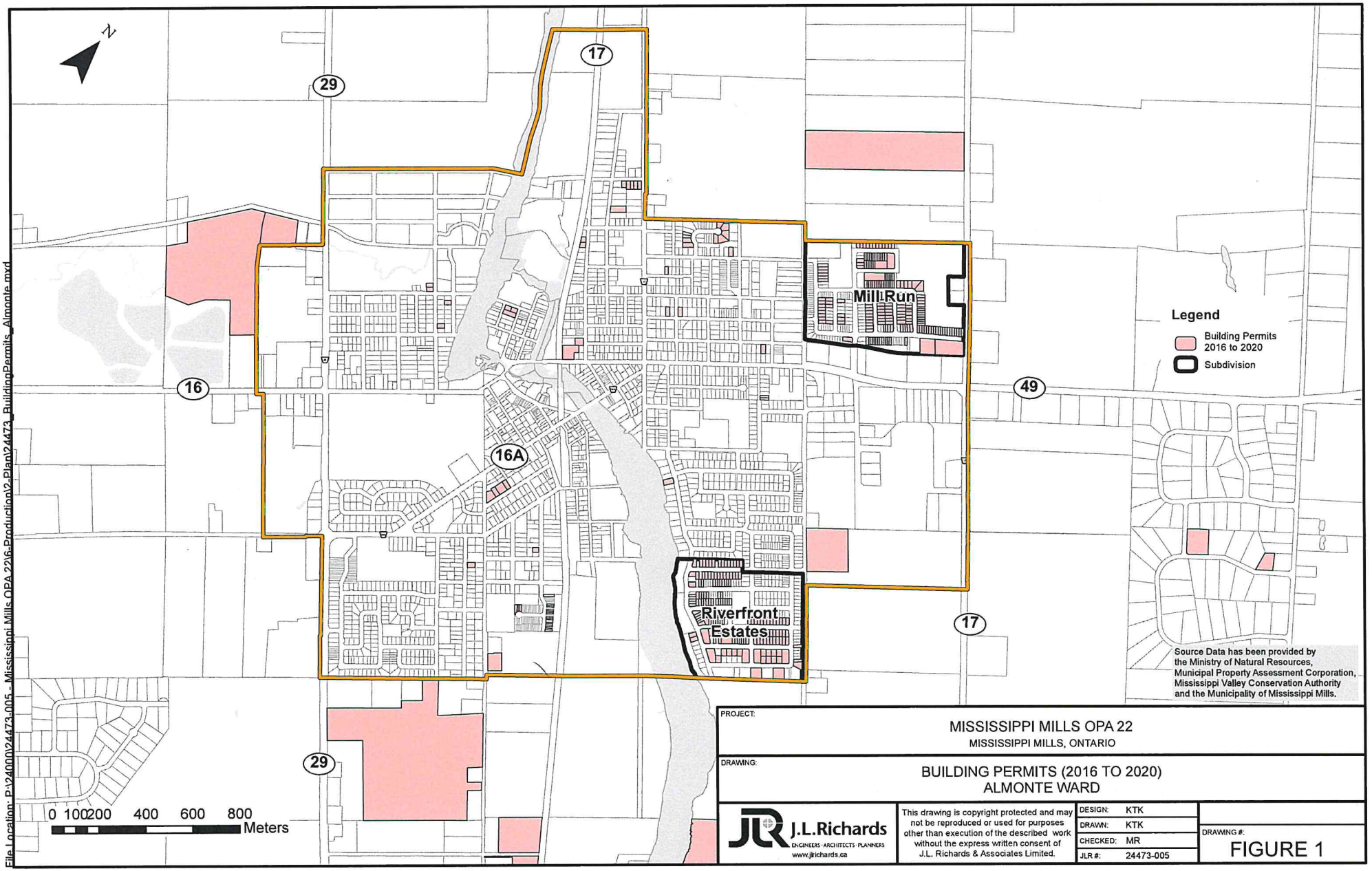
Plot Date: Monday, March 1, 2021 4:54:30 PM

Legend
Low Density
Medium Density
Retirement Home
Other
Base Mapping: City of Ottawa 2017
File Location: P:\24000\24473-005 - Mississippi Mills OPA 2216-Production\2-Plan\Density.mxd
Plot Date: Thursday, October 15, 2020 9:11:14 AM



PROJECT:

MISSISSIPPI MILLS OPA 22

MISSISSIPPI MILLS, ONTARIO

DRAWING:

BUILDING PERMITS (2016 TO 2020)
ALMONTE WARD

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CHECKED:	MR
JLR #:	24473-005

DRAWING #:

FIGURE 1

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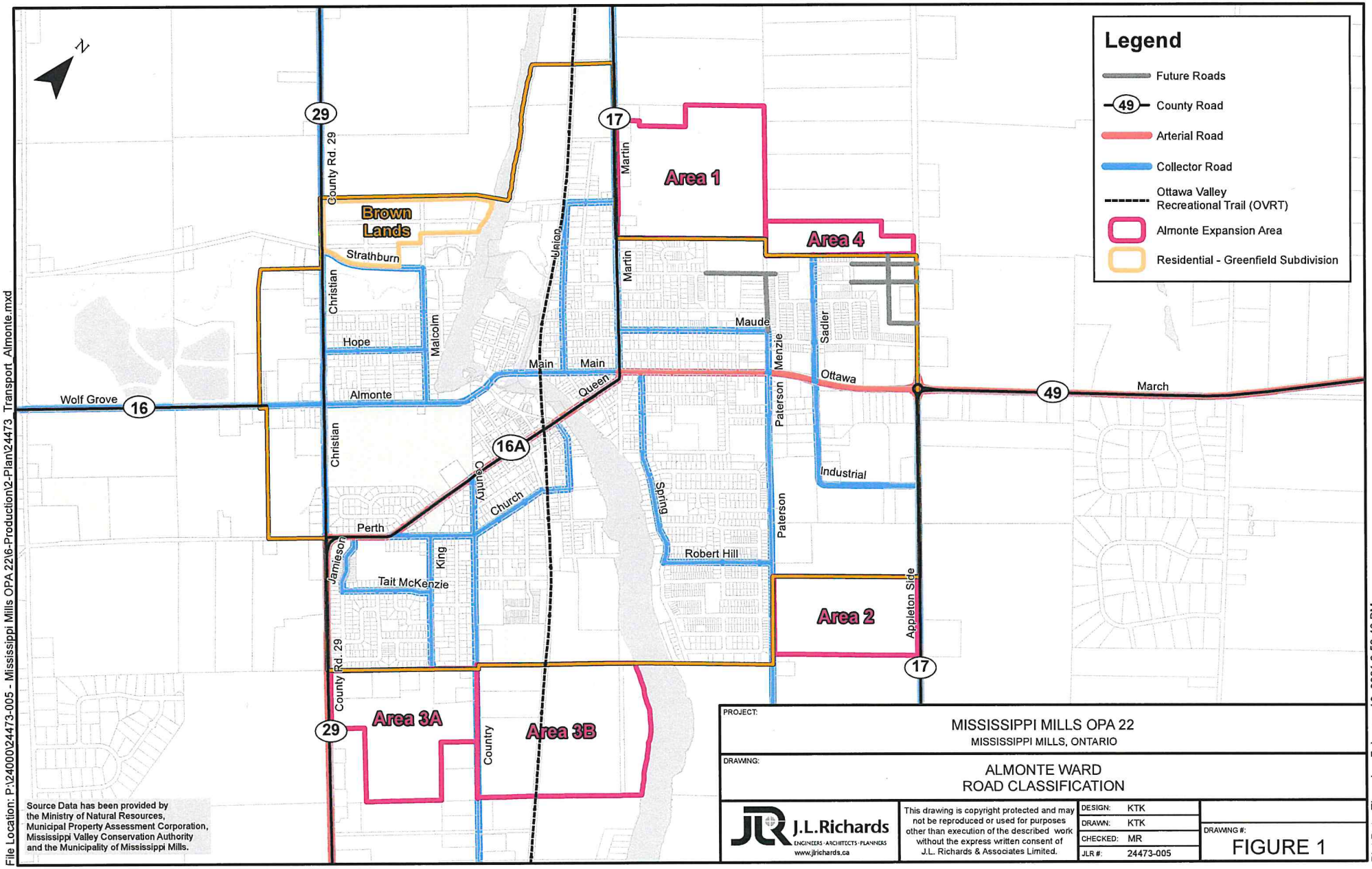

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473_Transport_Almonte.mxd

Plot Date: Thursday, February 18, 2021 3:58:46 PM

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

PROJECT:
MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING:
ALMONTE WARD
ROAD CLASSIFICATION

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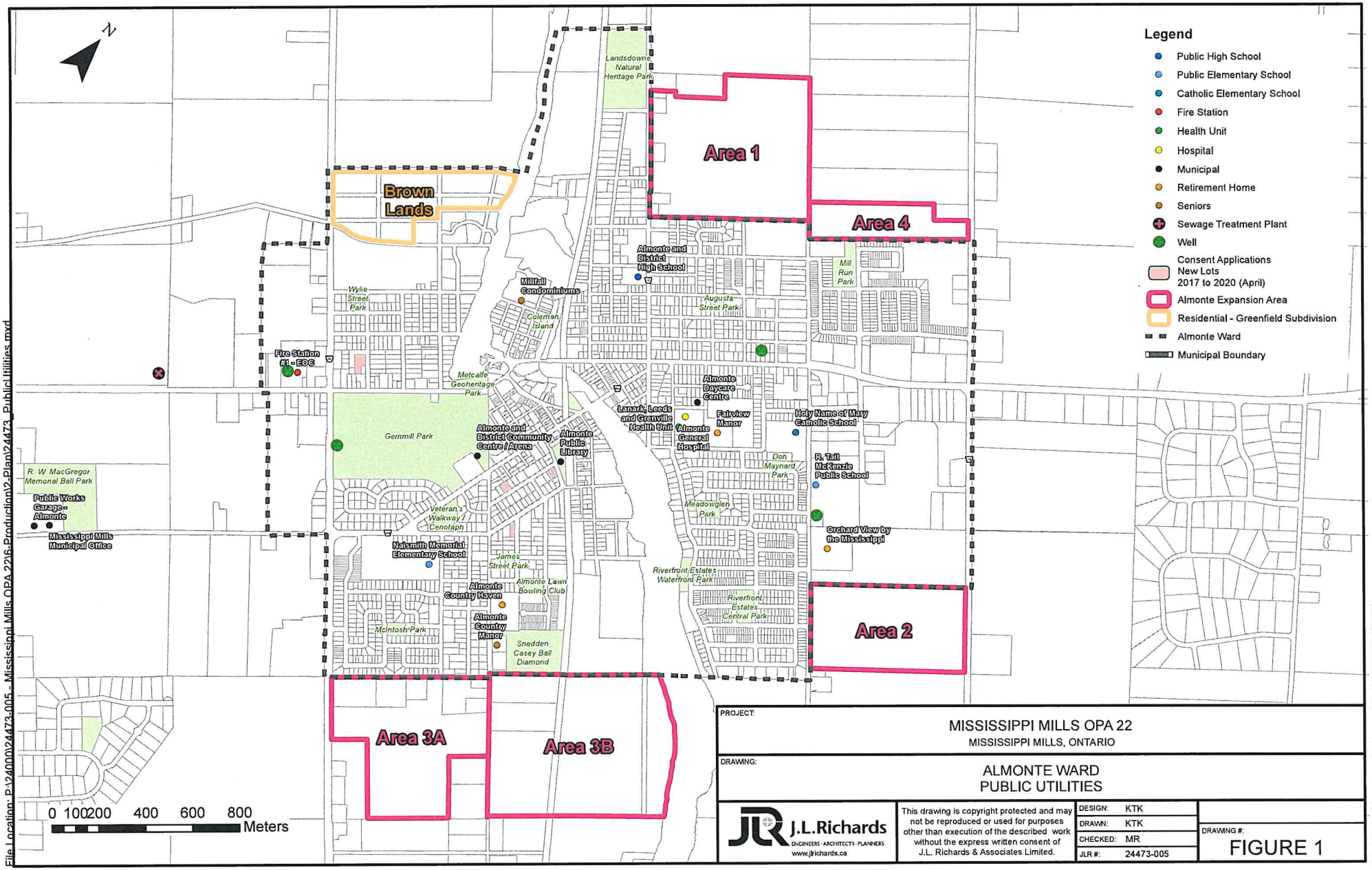
CHECKED:	MR
JLR #:	24473-005

DRAWING #:
FIGURE 1



PROJECT:
MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING:
ALMONTE WARD
PUBLIC UTILITIES

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DESIGN:	KTK
DRAWN:	KTK
CHECKED:	MR
JLR #:	24473-005

DRAWING #:
FIGURE 1

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

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

APPENDIX 2

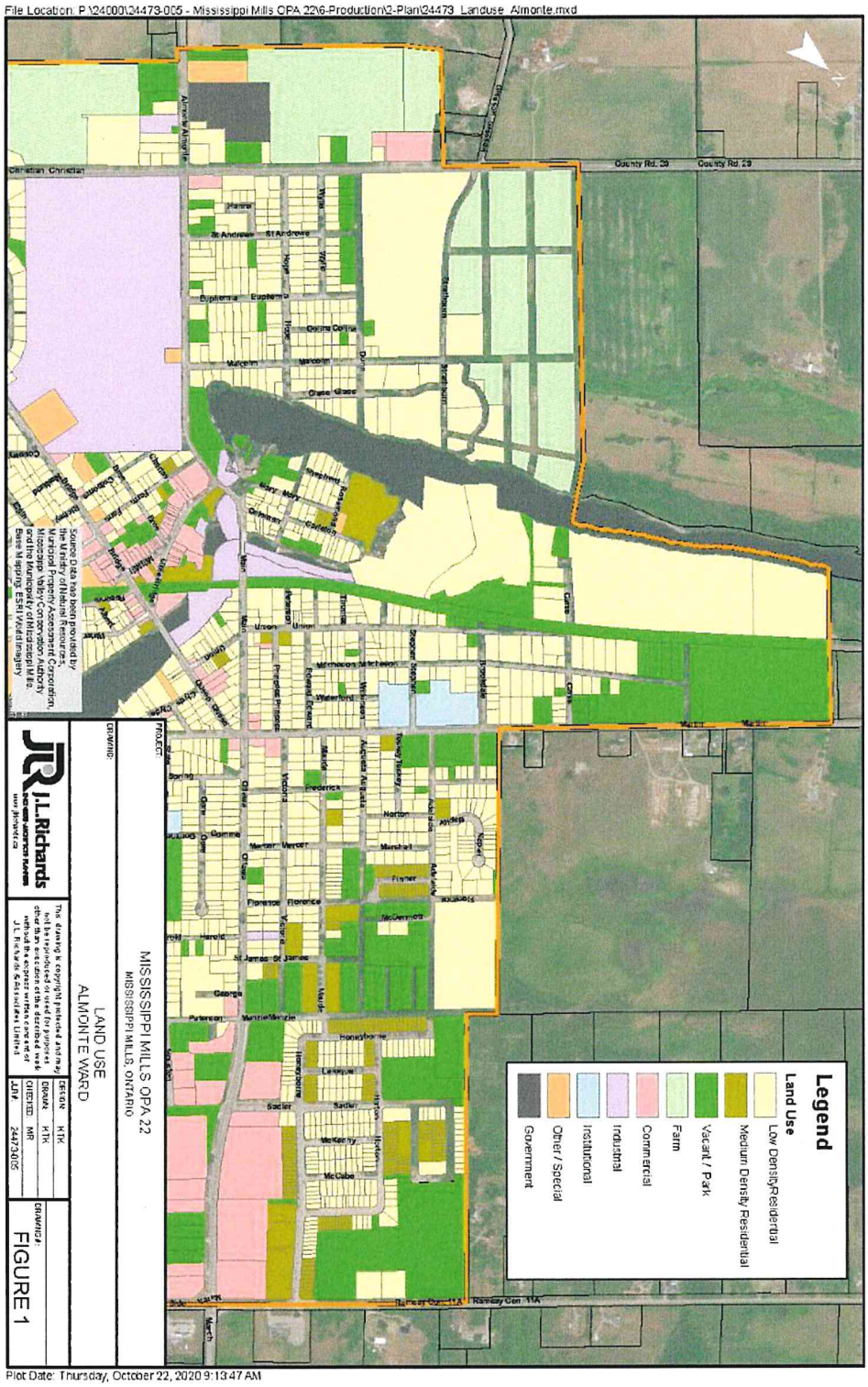
Detailed Review of Potential Expansion Lands

SITE EVALUATION CRITERIA

PROFILE SUMMARY

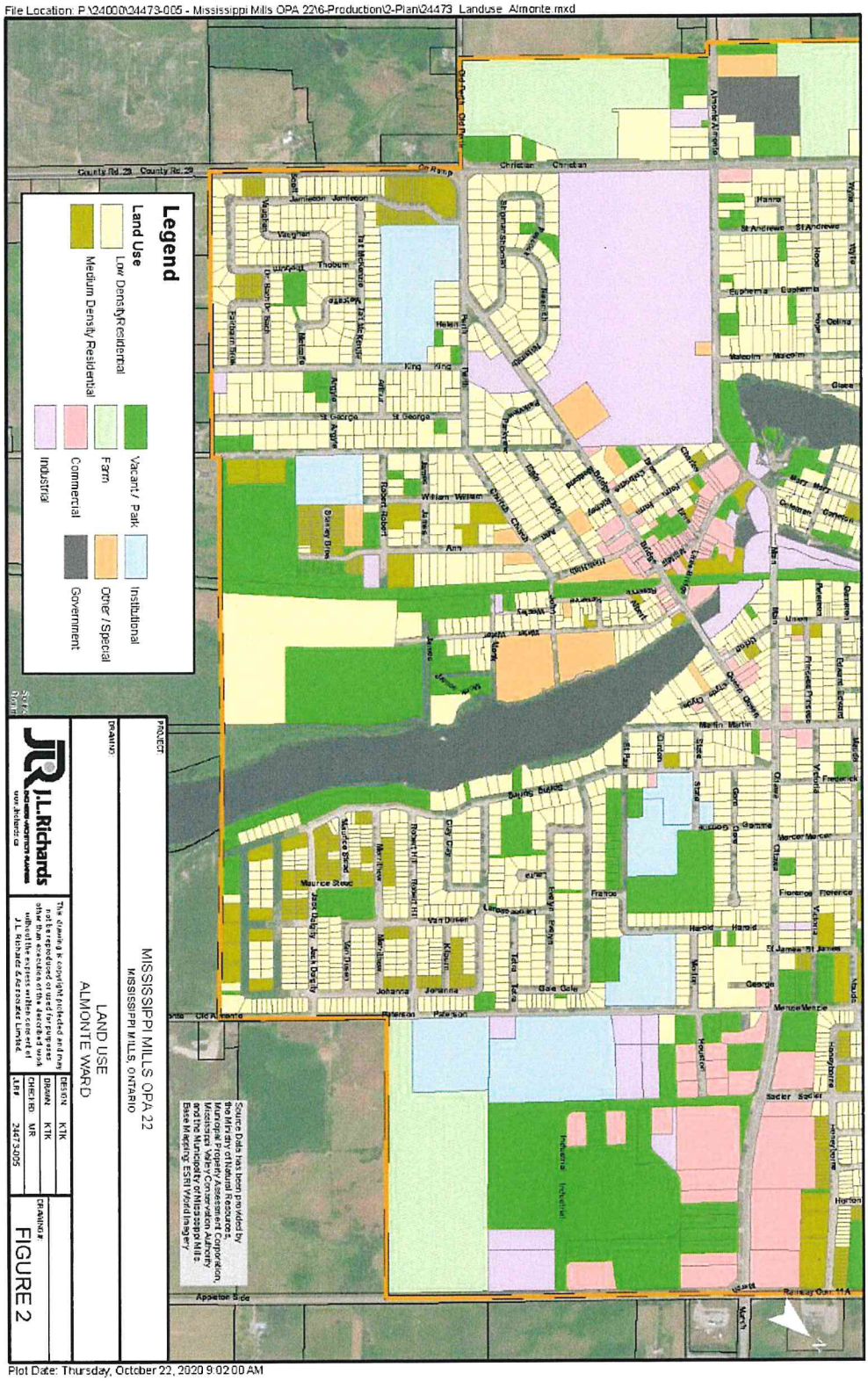
Almonte Land Use (MPAC Land Use Codes)

Map 1 - North



SITE EVALUATION CRITERIA

Map 2 - South

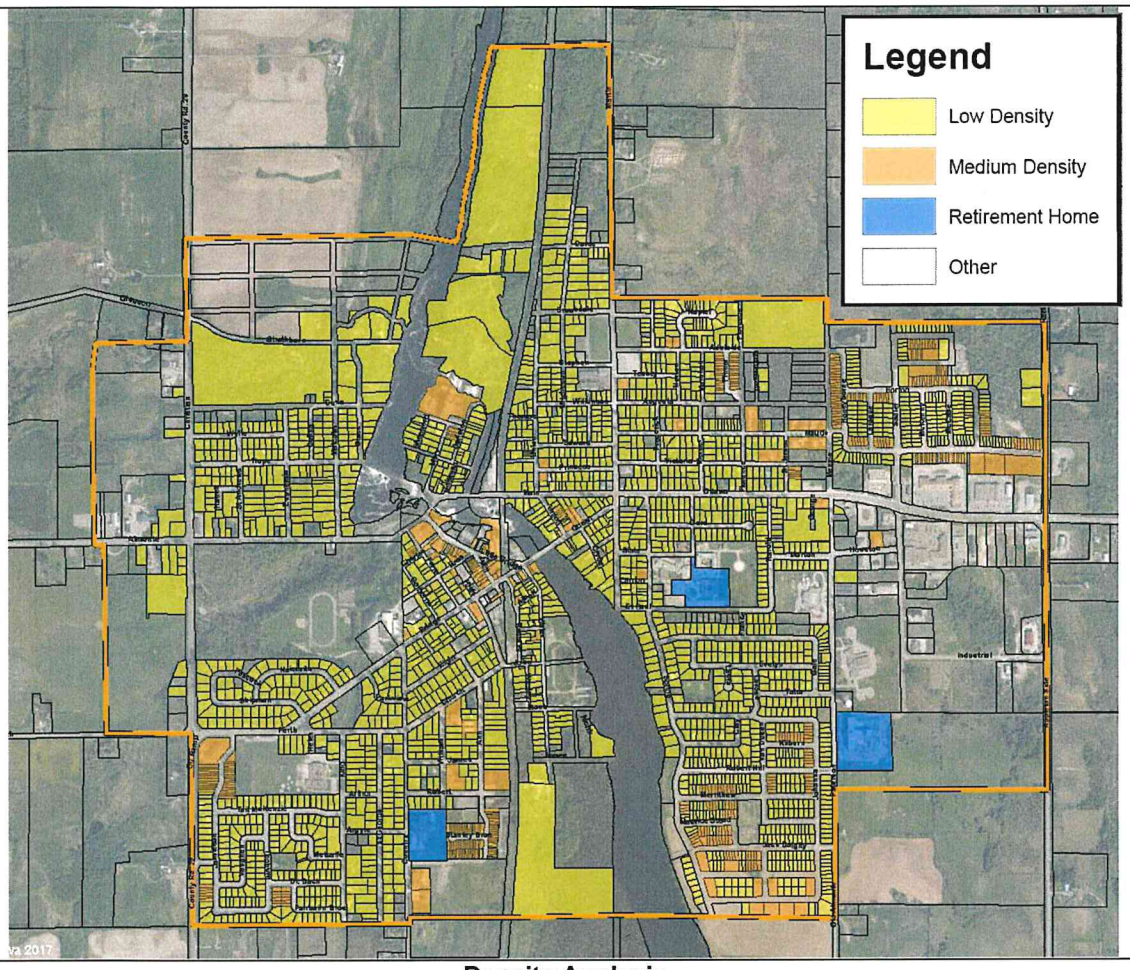


SITE EVALUATION CRITERIA

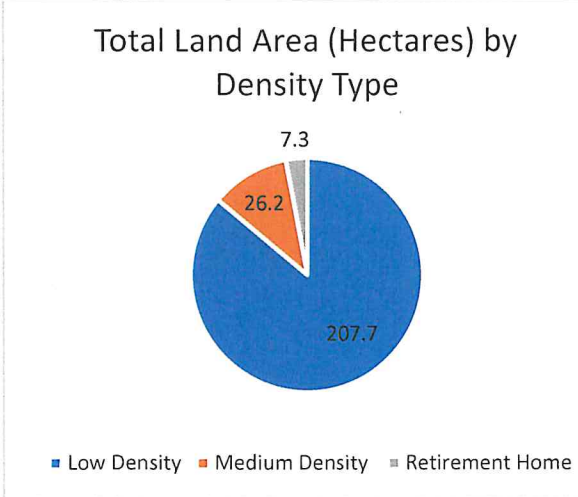
PROFILE SUMMARY

Almonte Density

Map 1



Density Analysis



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

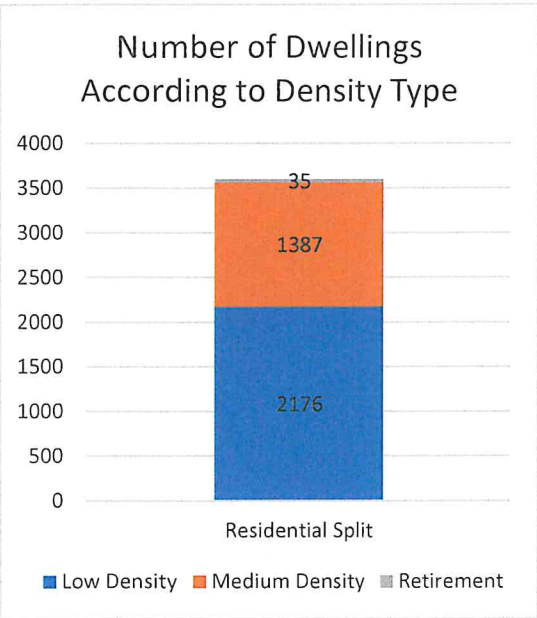
- 70% Low Density
- 30% Medium Density
- No High Density

Current COP Definitions for Low Density & Medium Density:

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

SITE EVALUATION CRITERIA

Density Analysis



Low vs. Medium Residential Density Split (2020)	
Low Density	62 %
Medium Density	38 %

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

Average Density	
Low Density Residential (LDR)	8.22 units per *gross* hectare
Medium Density Residential (MDR)	52.6 units per *net* hectare

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

2020 Population	
Almonte	6,879
Rural / Villages	8,388
Total	15,267

Average Household Size

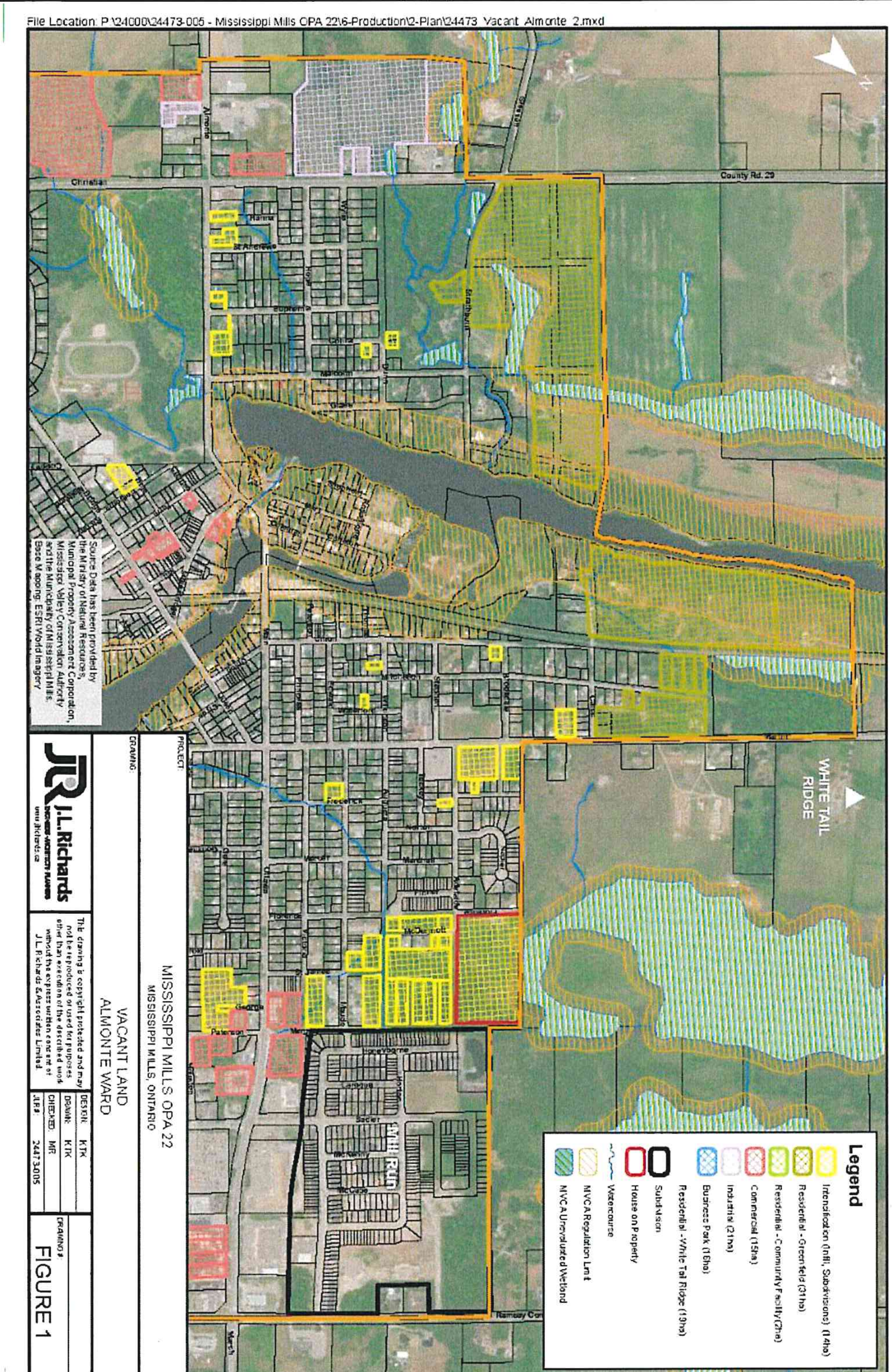
- low density units = 2.29 persons per household
- medium density units = 2.54 persons per household
- retirement home (per room) = 1.00 person per room
    - adult-oriented dwellings = 1.5 persons per household
- additional residential units (aka secondary units) = 1.5 persons per household
- villages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

SITE EVALUATION CRITERIA

Almonte Vacant Lands

Map 1

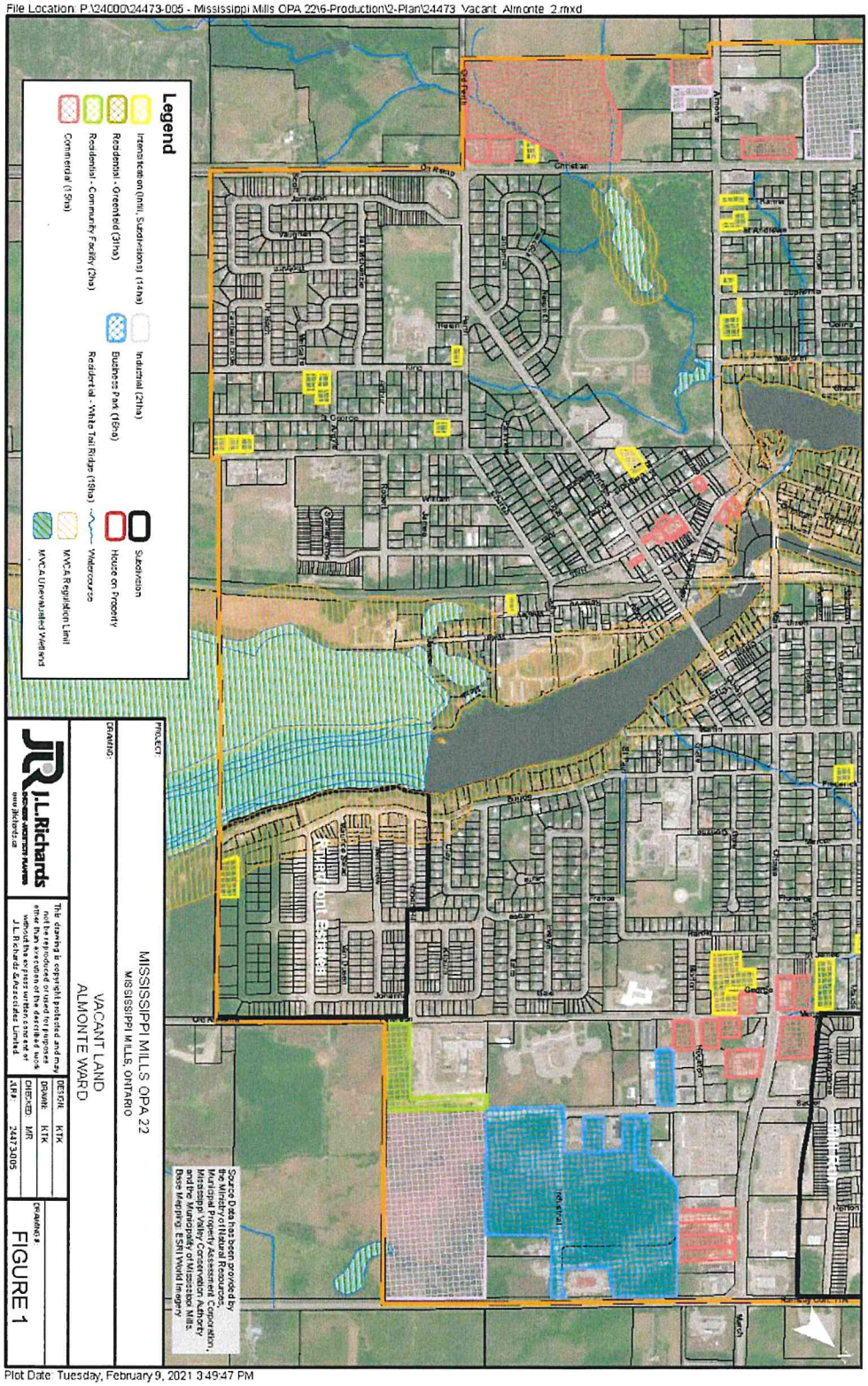
File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\24473_Vacant_Almonte_2.mxd



Plot Date: Tuesday, February 9, 2021 3:48:01 PM

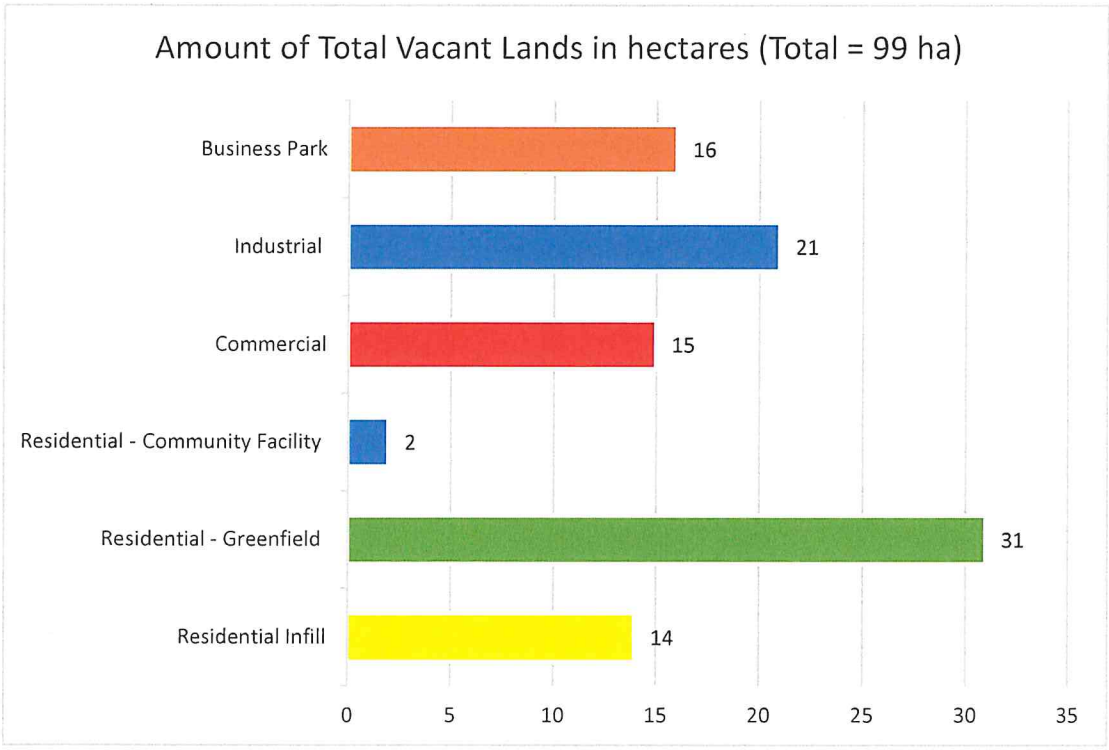
SITE EVALUATION CRITERIA

Map 2



SITE EVALUATION CRITERIA

Analysis of Total Vacant Lands



Key Findings:

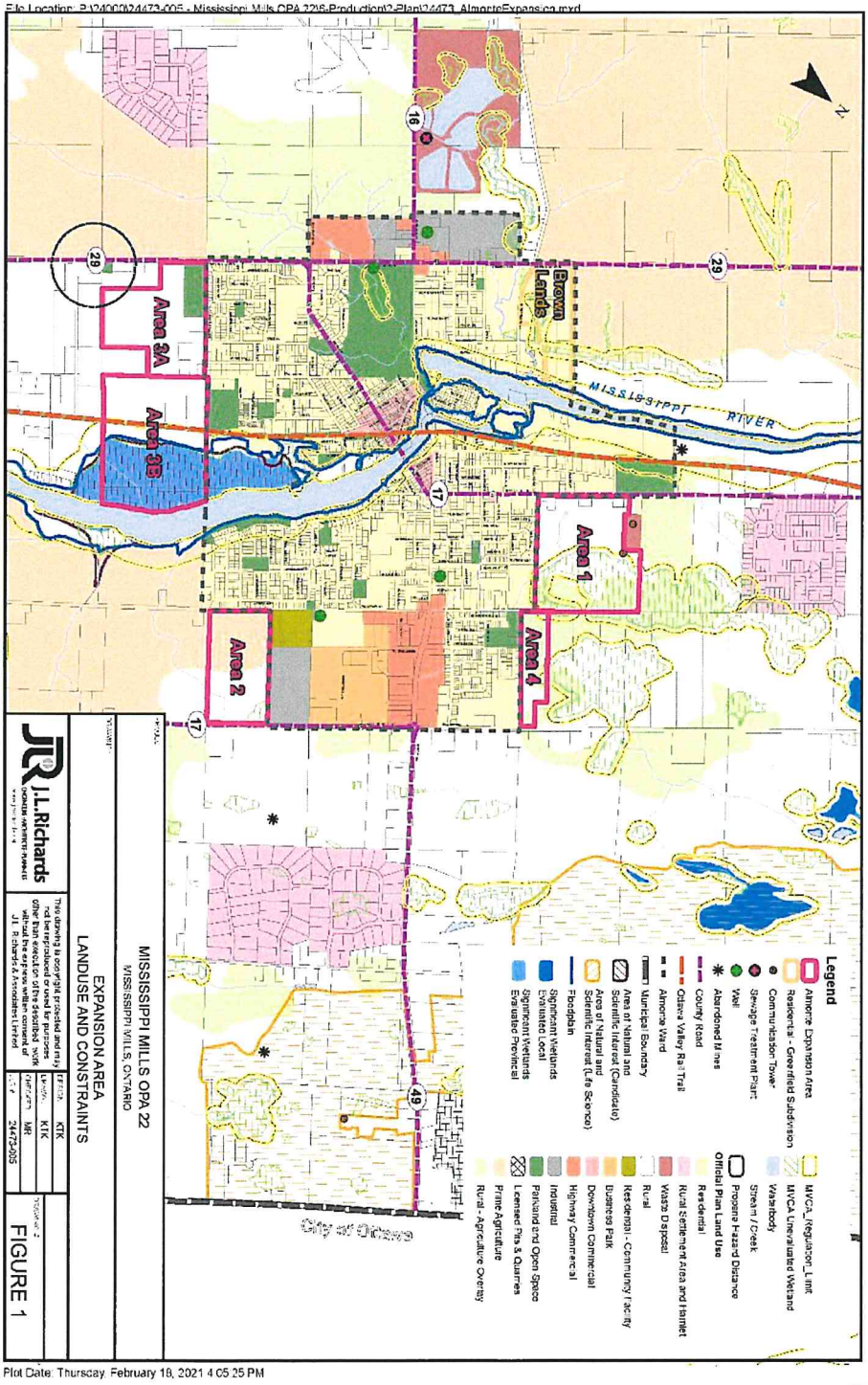
- Business Park and Industrial areas represent approximately 37 hectares of vacant lands to meet Employment needs.
- Residential – Greenfield areas represent slightly over 30% of the developable vacant land in Almonte.
- Greenfield areas are generally greater than 4 hectares in size and will generally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

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Expansion Area Overview

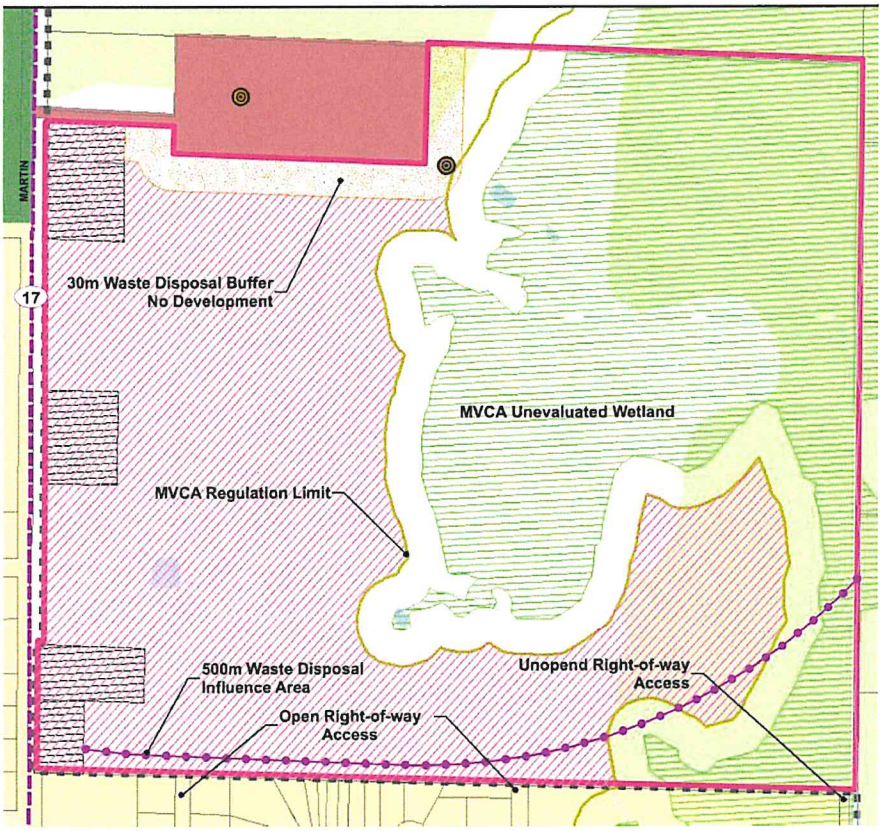
Map 1 - Overview



SITE EVALUATION CRITERIA

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

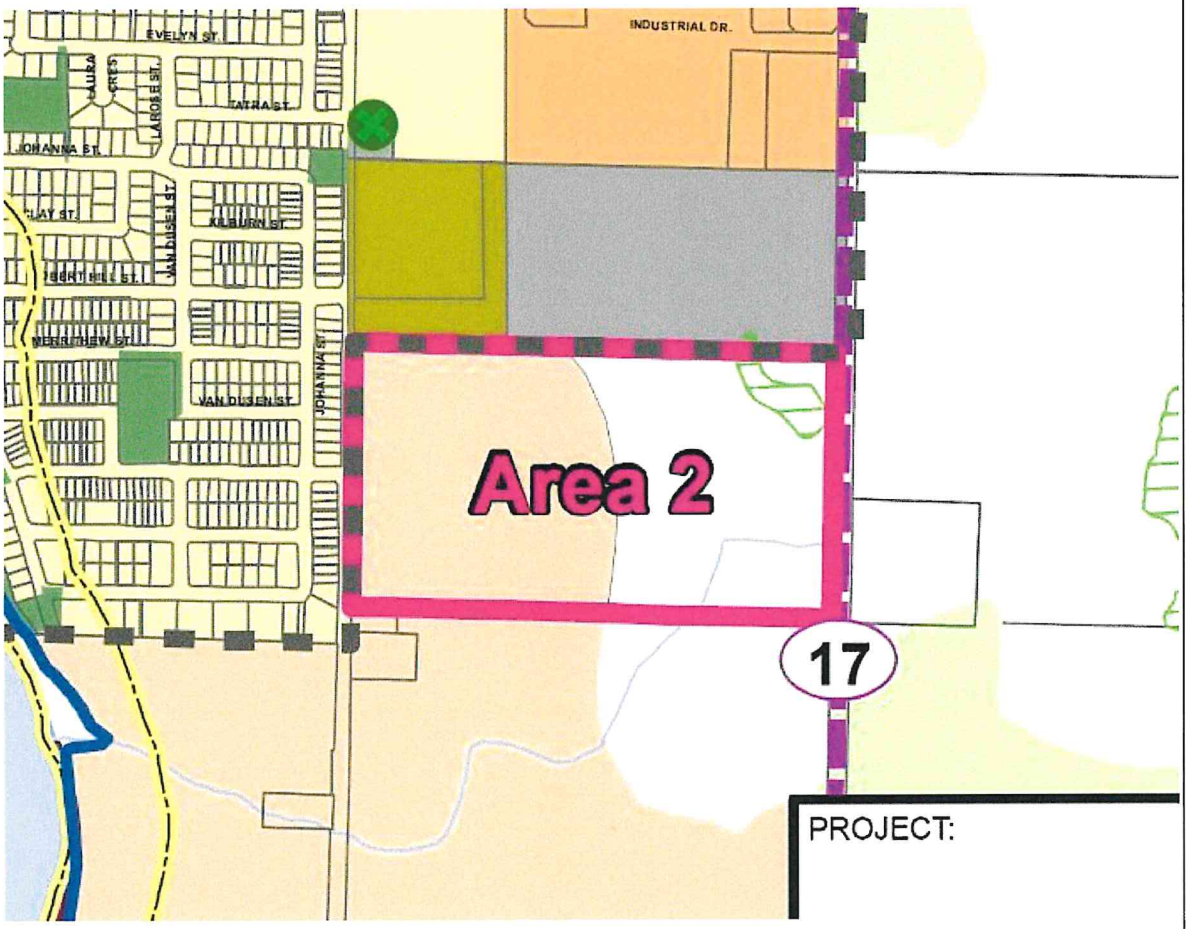
Area 1 – Key Stats



- Study Area is 38.63 hectares (ha) in Total Land Area.
- 44.15% of this land (17 ha) is developable.
- 1.17 ha of rural land that is located within the Ministry of Environment (MOE) 30m setback buffer from the adjacent Waste Disposal Facility. This area of the site is undevelopable.
- 1.75 ha of rural land that is already developed. These lands are also undevelopable.
- 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay.
- 18.57 ha of the area is subject to the MVCA Regulation Limit (unevaluated wetland is 13.69 ha).

SITE EVALUATION CRITERIA

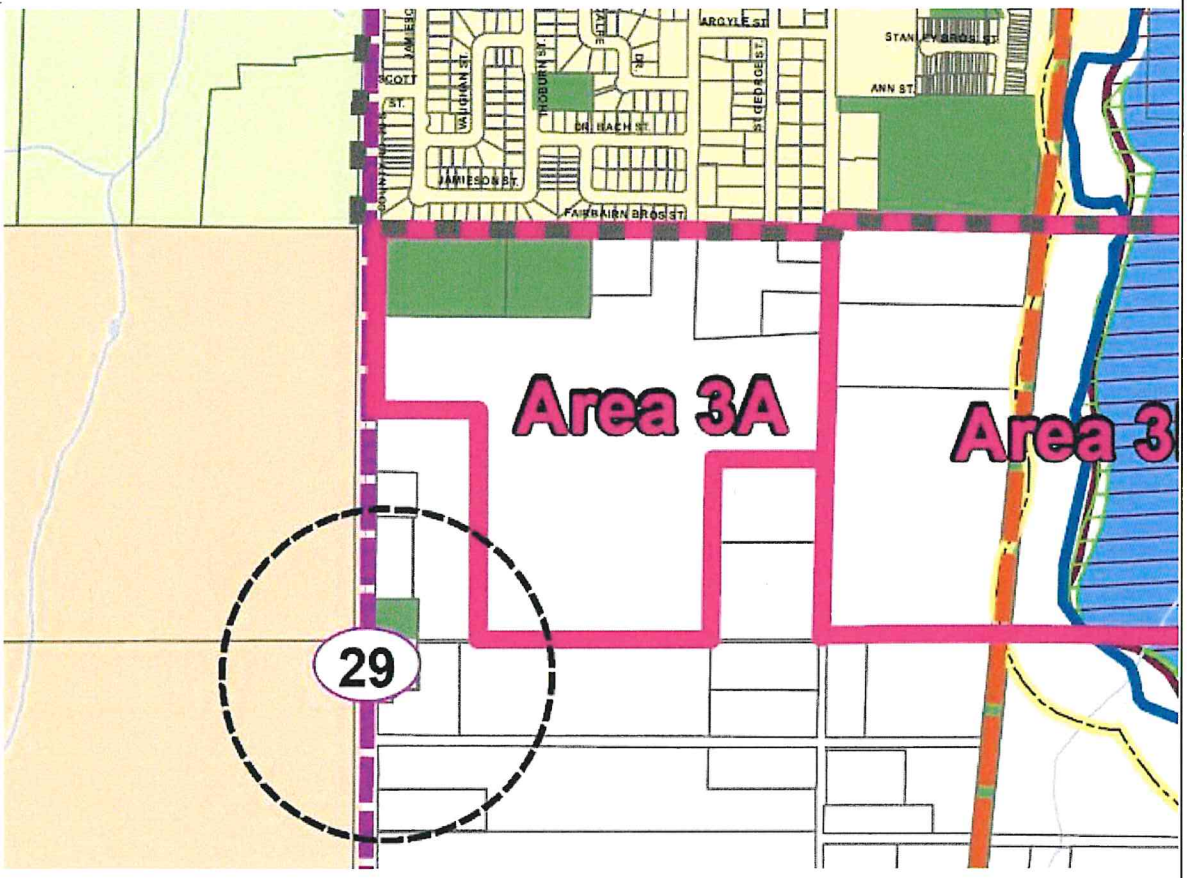
Area 2 – Key Stats



- Study area is 24.01 hectares (ha)
- 21.9 ha, or 91.3% of land is developable.
- 2.09 ha of land is undevelopable land.
- Over 50% of the land is currently designated Prime Agricultural Land.
- 1.12 ha of land is within the 30m Prime Agricultural Buffer, as prescribed by Section 3.6.16 of the Mississippi Mills Community Official Plan (COP).
- 0.51 ha of land will be subject to the separation distance (20m) requirement from Type I land uses
- 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland.

SITE EVALUATION CRITERIA

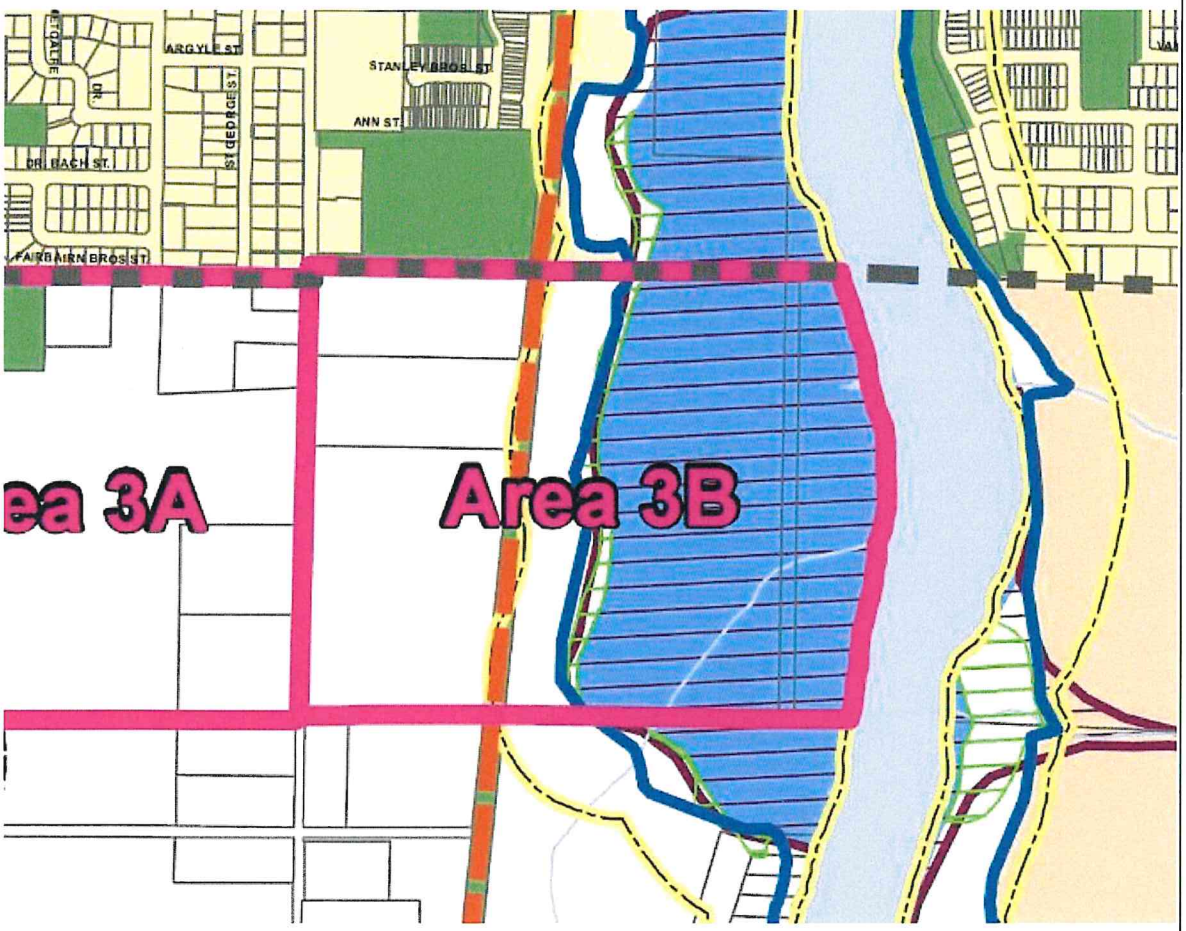
Area 3A – Key Stats



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

SITE EVALUATION CRITERIA

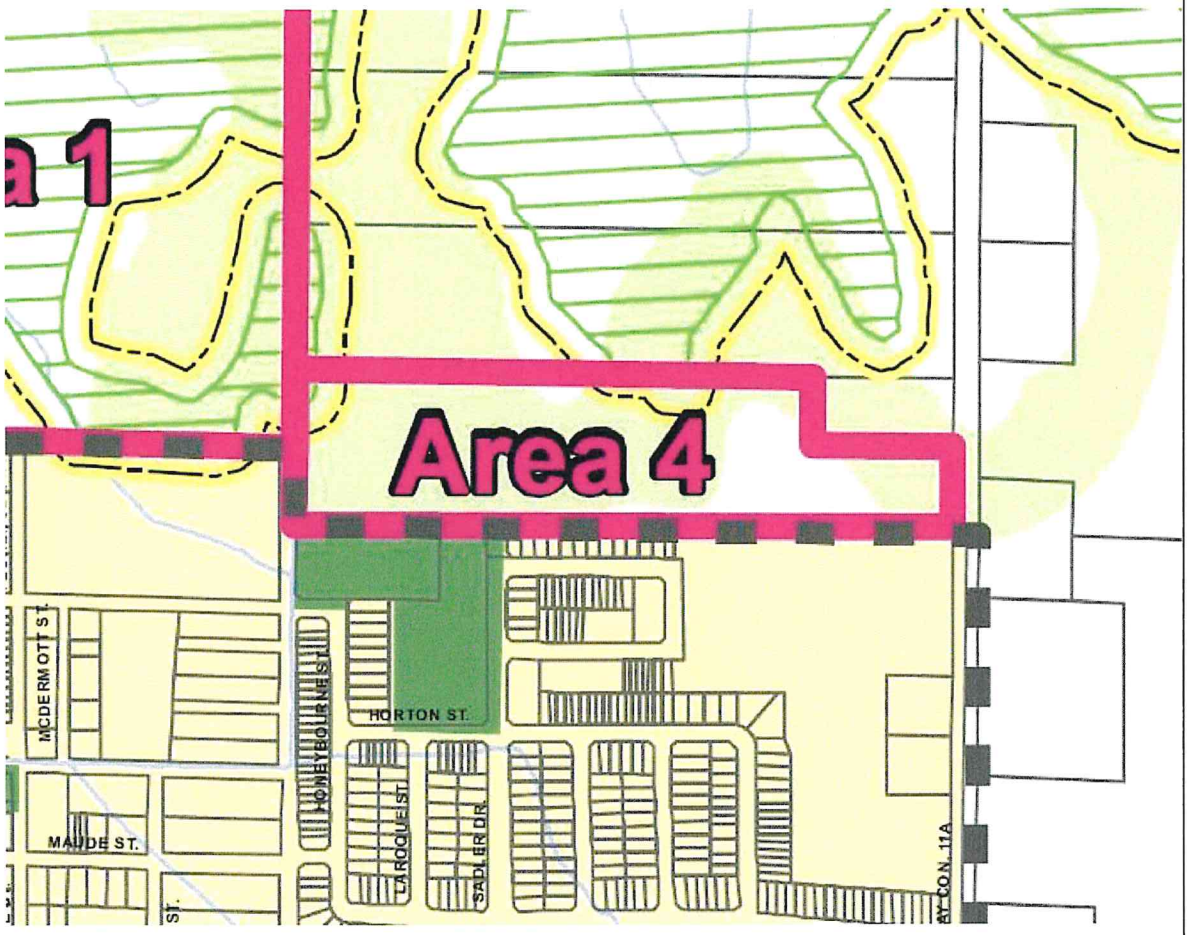
Area 3B – Key Stats



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

SITE EVALUATION CRITERIA

Area 4 – Key Stats



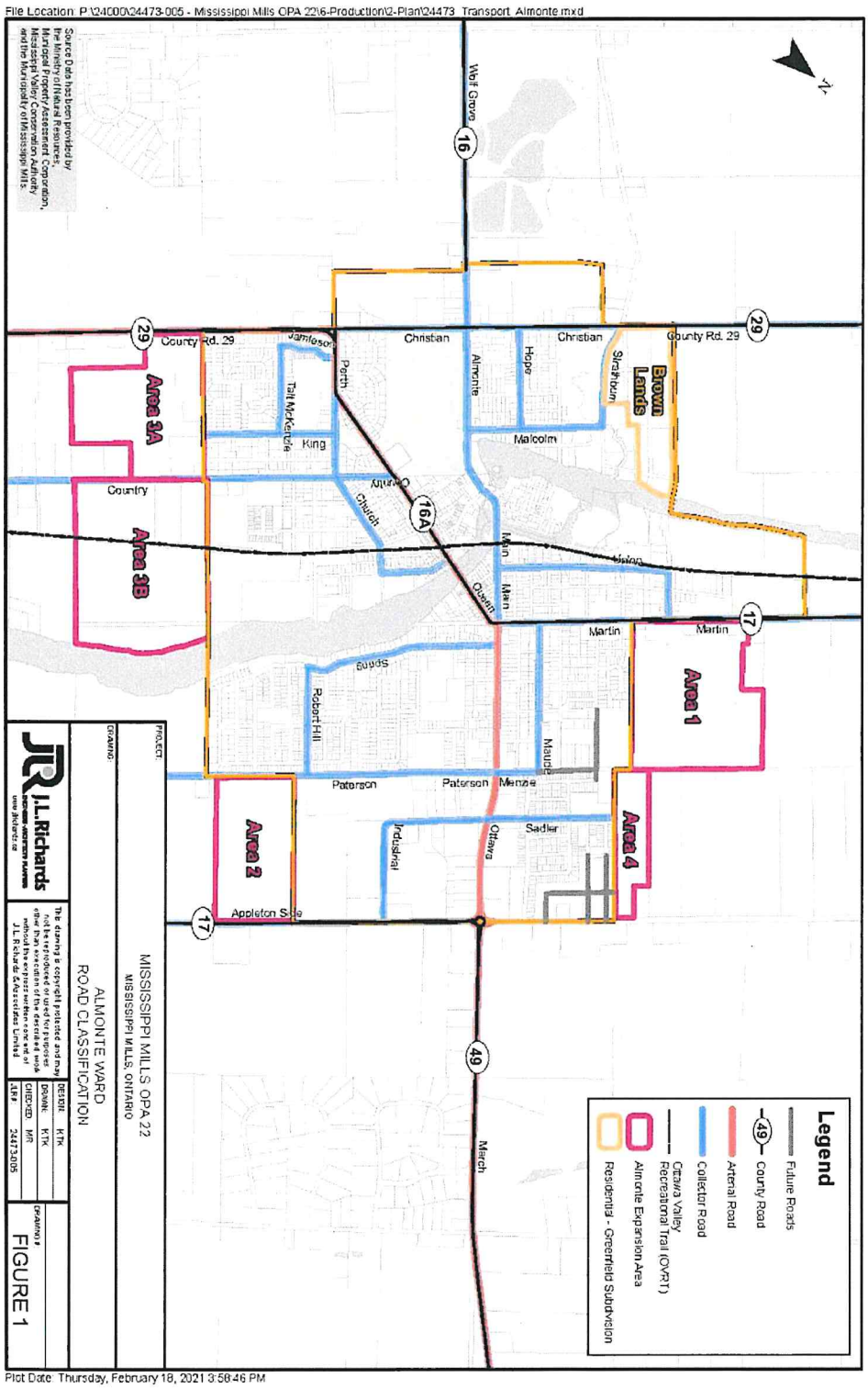
- Study area is 9.7 hectares (ha)
- 8.9 ha or 92.9% of land is developable.
- 0.8, or 7.1% of land is undevelopable (constrained)
- A Rural – Agricultural Overlay (not prime agricultural land) is present over 7.7 ha of the lands.
- 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands.
  (note – overlay of constraints)

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Transportation

Map 1



SITE EVALUATION CRITERIA

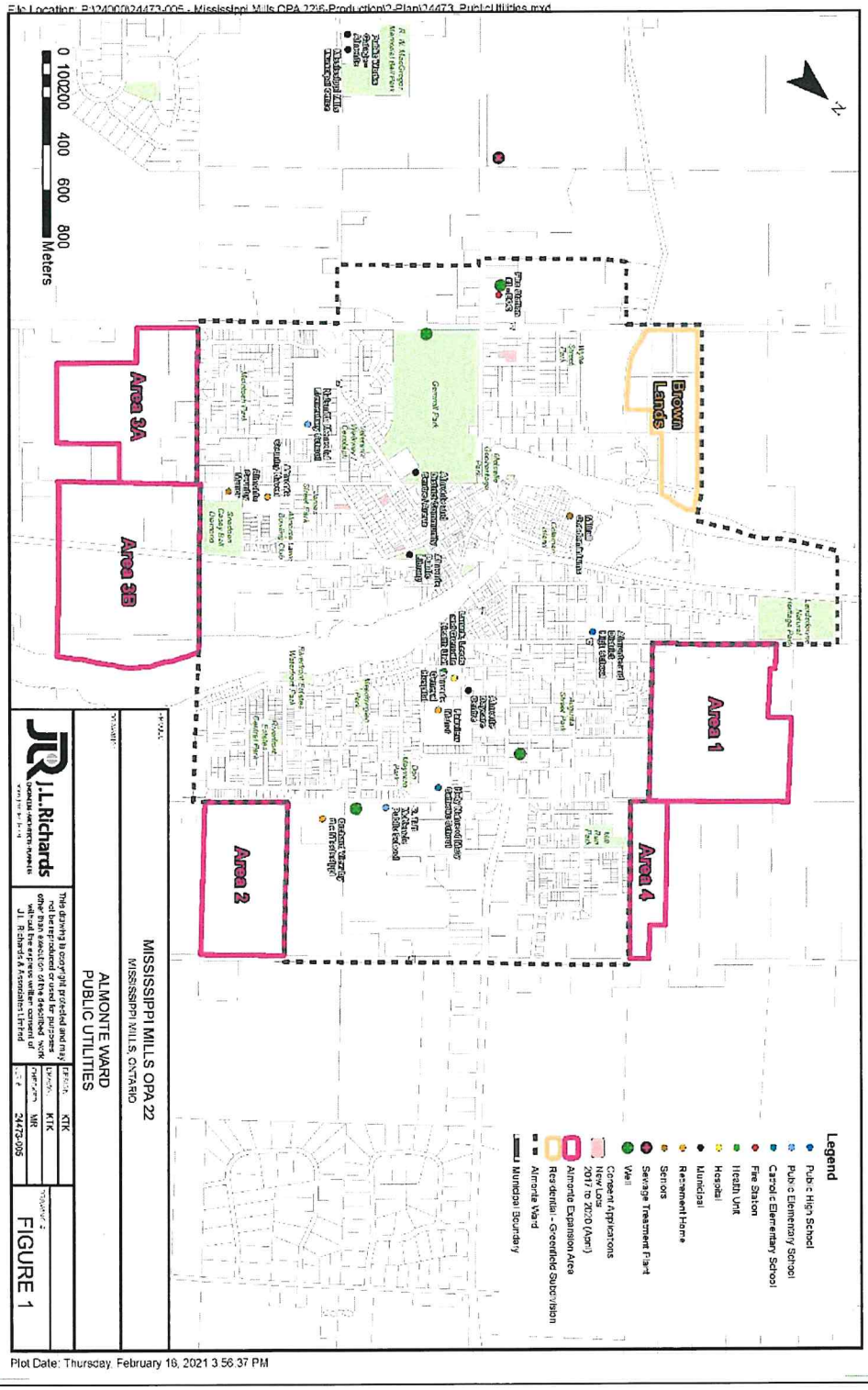
Findings
Access to the existing and proposed transportation network varies among the four (3) expansion areas. **Existing Road Connections** • **Area 1:** In proximity to County Road 17 and a collector road (potential connection). • **Area 2:** In proximity to County Road 17 and a collector road (potential connection). • **Area 3:** In proximity to County Road 29 and a collector road (potential connection). • **Area 4:** In proximitty to County Road 49 and a collector road (potential connection). **Existing Trail Connections** • **Area 1:** In proximity to Ottawa Valley Recreational Trail (OVRT) • **Area 3:** Ottawa Valley Recreational Trail (OVRT) traverses through the site. **Future Road Connections** • **Area 1:** Future Roads planned southeast of site (potential connection). • **Area 4:** Future Roads planned southeast of site (potential connection). **Pedestrian Connections (source: Transportation Master Plan)** • **Area 1:** Sidewalks proposed on local roads in abutting residential neighbourhoods. • **Area 2:** Paved shoulder proposed along County Road 17 • **Area 3:** Sidewalks proposed throughout residential neighbourhood to north. • **Area 4:** Few improvements proposed in the immediately surrounding area. **Cycling Connections (source: Transportation Master Plan)** • **Area 1:** Proposed Cycling – primary urban route along County Road 17 (Martin St. North) • **Area 2:** Proposed Cycling – primary urban route/ secondary route lalong Paterson Street and spine route along County Road 17 (Appleton Side Road). • **Area 3:** Proposed Cycling – primary urban route along Country Road. • **Area 4:** Proposed Cycling – spine route along County Road 49 (March Road), not in immediate surrounding area.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Public Utilities

Map 1



SITE EVALUATION CRITERIA

Findings
All study areas will be easily accessible by emergency services and there are no capacity concerns related to public utilities Several utility companies and local school boards were initially contacted on November 5th, 2020 for input regarding capacity to help assess and understand the impacts of the potential future growth areas. Utility companies Ottawa River Power Corporation (ORP) and Enbridge were contacted. On November 23rd, 2020, OPR confirmed that were no capacity concerns; explaining that their system has 3.35 MVA of capacity available and that the proposed expansion presents a great opportunity for ORPC to expand into these areas. Though there was a brief email exchange (i.e. receipt of email and forwarding email to other staff), no formal response was received from Enbridge. Both Catholic District School Board of Eastern Ontario (CDSBEO) and Upper Canada District School Board (UCDSB) were also contacted. CDSBEO Board of Trustees member, Ms. Jennifer Cooney was emailed on November 20th, 2020. Ms. Cooney called to provide input on November 25th, 2020. She explained that the one CDSBEO school in the Almonte area, Holy Name of Mary Catholic School (grades K-8), was roughly at capacity and that there weren't plans to construct a new school in the area. There would be the possibility to shift some of the school's students—those from grade 7-8— to secondary school early to accommodate additional students in grades K to 6. She identified Ms. Bonnie Norton as a key contact; citing that she would have precise enrolment and capacity statistics for Holy Name of Mary Catholic School. Ms. Norton's assistant, Ms. Keyes, was contacted on November 25th but no formal response was received. On November 17th, 2020, staff from UCDSB outlined the schools that would be affected by the proposed expansion and their capacity. None of the three affected UCDSB schools, Naismith Memorial Elementary School, R. Tait McKenzie School Elementary School and Almonte District High School, are near capacity. Elementary schools, Naismith Memorial and R. Tait McKenzie School are at 53% and 63% capacity and can support roughly 300 and 150 additional students, respectively. Almonte District High School is at 74% capacity and can support another 495 students, approximately. No formal response was received from CDSBEO aside from an email in which an expansion area map was requested.

SITE EVALUATION CRITERIA

PROFILE SUMMARY

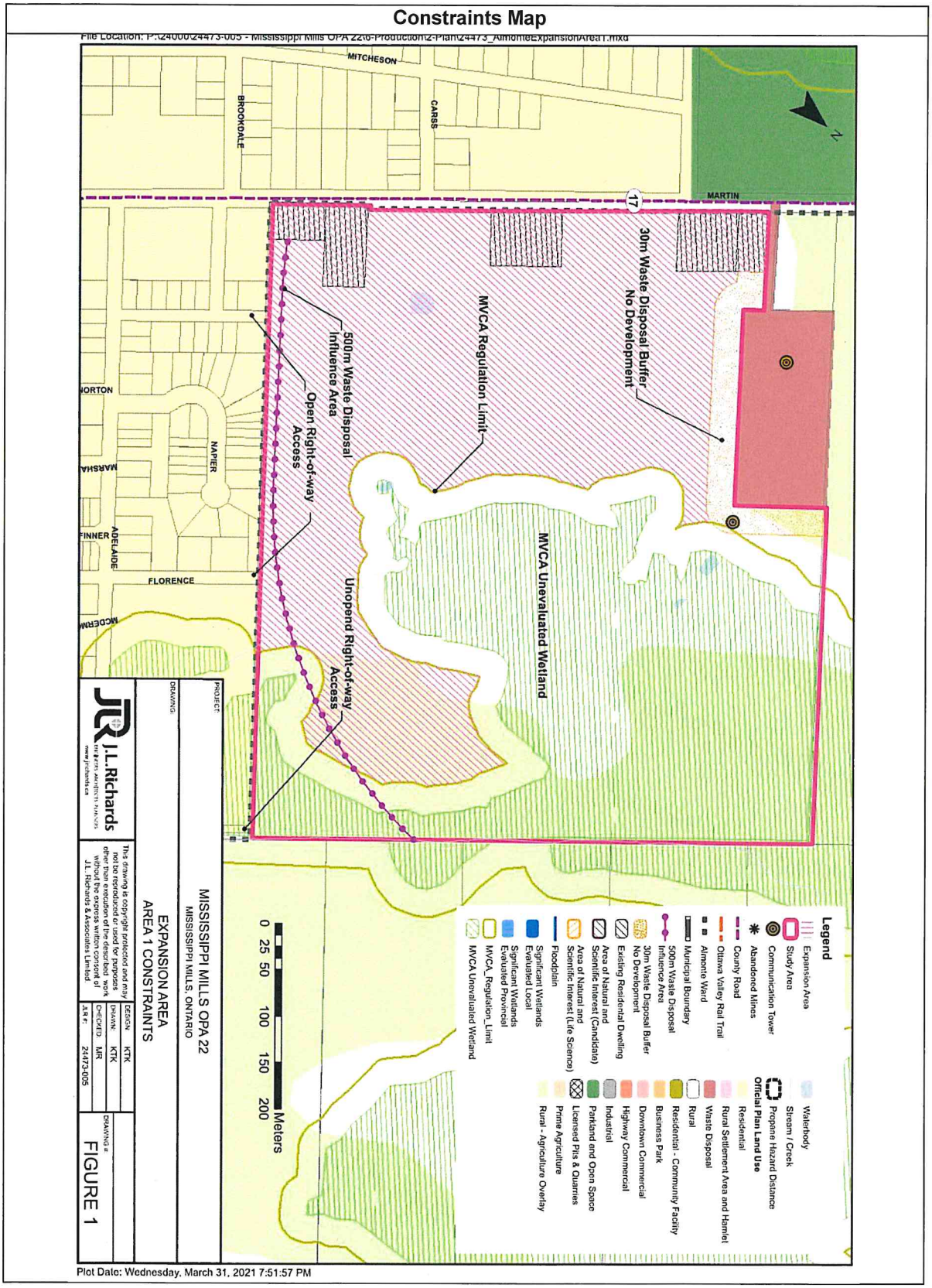
Almonte Potential Expansion Area 1

Location Map

Aerial

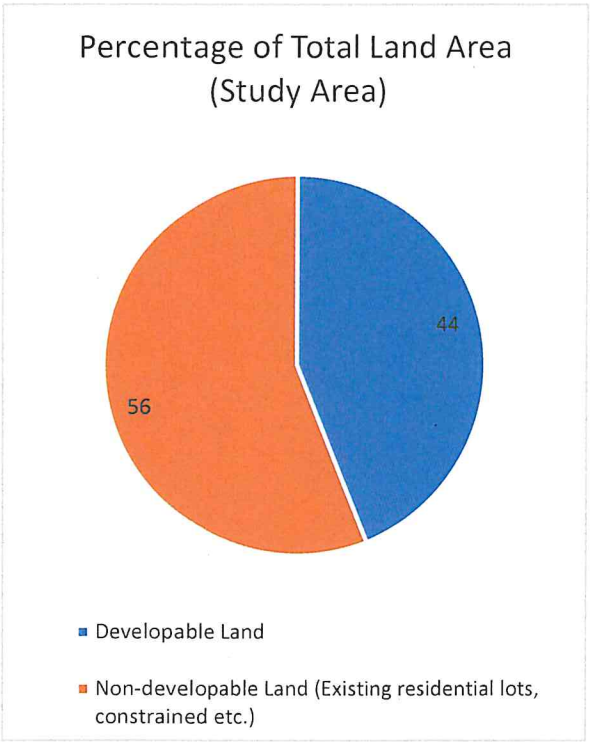
SITE EVALUATION CRITERIA

Constraints Map



SITE EVALUATION CRITERIA

Land Area Total



Site Location

- Located along the northern edge of the settlement area of Almonte, east of County Road No. 17 (Martin Street North) and northeast of the Mississippi River.
- The study area consists of 38.63 hectares (ha) in Total Land Area, including 17 ha of developable land.
- The study area includes approximately 18.57 hectares (ha) of rural land that is subject to MVCA Regulation Limit (control). Approximately 1.75 ha is already developed with residential dwellings.
- Land Stakeholders: Area is known as "Sonnenburg lands".

Servicing

- Included in Master Plan build-out future development areas.
- Water servicing requires watermain upgrades and extensions of municipal services through infill area to the south (Evoy Lands) along with trunk watermain upgrades along Martin Street and Carss St. Water servicing would benefit from Third River crossing proposed for nearby development and future development along Mississippi River, along with Patterson St. watermain extension.
- Wastewater servicing anticipates sewer outlet to Victoria St. trunk sewer at future Menzie Street extension.
- Stormwater: Unknown but anticipated that local water quality and quantity can be managed on site and outlet to near existing Mill Run SWM facility.

Transportation and Road

- Right-of-way (ROW) access opportunities, including 2 unopened ROW access points and potential connection point.
- Logical sidewalk extensions on nearby roads.
- Connections (restricted to limit access points onto County Road) could also be provided to County Road 17 (Martin Street N) will require a Transportation Impact Assessment.

SITE EVALUATION CRITERIA

Land Use Constraints
• There is 1.17 ha of rural land that is located within the Ministry of Environment and Climate Change (MOECC) 30m buffer (per D-2, D-4 Guidelines) of the adjacent Waste Disposal Facility. This area of the site is undevelopable. • There is 1.75 ha of rural land that are already developed as residential lots. These lands are not counted as developable lands as part of this growth study. • There is 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay. Area 1 does not include Prime Agricultural Land but is subject to an agricultural constraint overlay and may include existing agricultural operations with local significance or be suitable for agricultural uses. • Communication Towers. Leases have expired however it is important to note that these communication towers are located within the waste disposal setback and are therefore not anticipated to have any impact on the development potential of the vacant rural lands. Furthermore, there are benefits in maintaining these towers for communication purposes. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in agricultural areas. Although the land is not considered Prime Agricultural Land, policies aim to mitigate the potential loss of agricultural land, reduce conflict with existing operations and potential land use compatibility issues. Minimum distance separation formulae apply (no livestock facility or manure storage facilities have been identified). • These are constraints that would need to be evaluated as part of development.
Natural Heritage Constraints
• 18.57 ha of rural land are subject to the MVCA Regulation Limit (unevaluated wetland + 30 m buffer). Within the MVCA Regulation Limit, 13.69 ha of rural lands are identified as MVCA Unevaluated Wetland. • The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards. A large portion of the site is located within its regulation limit and consists of unevaluated wetlands, which will need to be studied prior to development. • Topography slopes gently north to south and west to east. • There are watercourses and waterbodies present on the lands that would also require an Environmental Impact Study and possibly a permit from the MVCA. • The lands are mostly vacant and cleared for previous agricultural purposes (locally-significant agricultural lands). • Limited vegetative environments. There are a few deciduous and coniferous hedgerows scattered throughout the site. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage features and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with natural features (e.g. watercourses). These are all considered potential Natural Heritage Constraints.

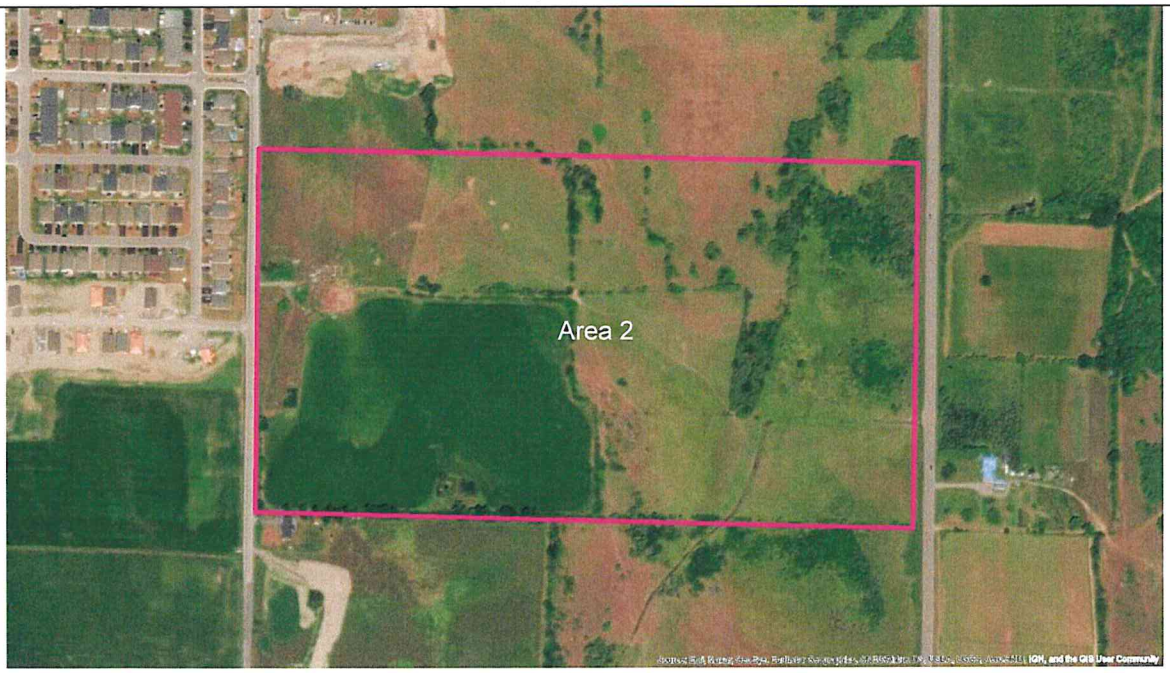
SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Potential Expansion Area 2

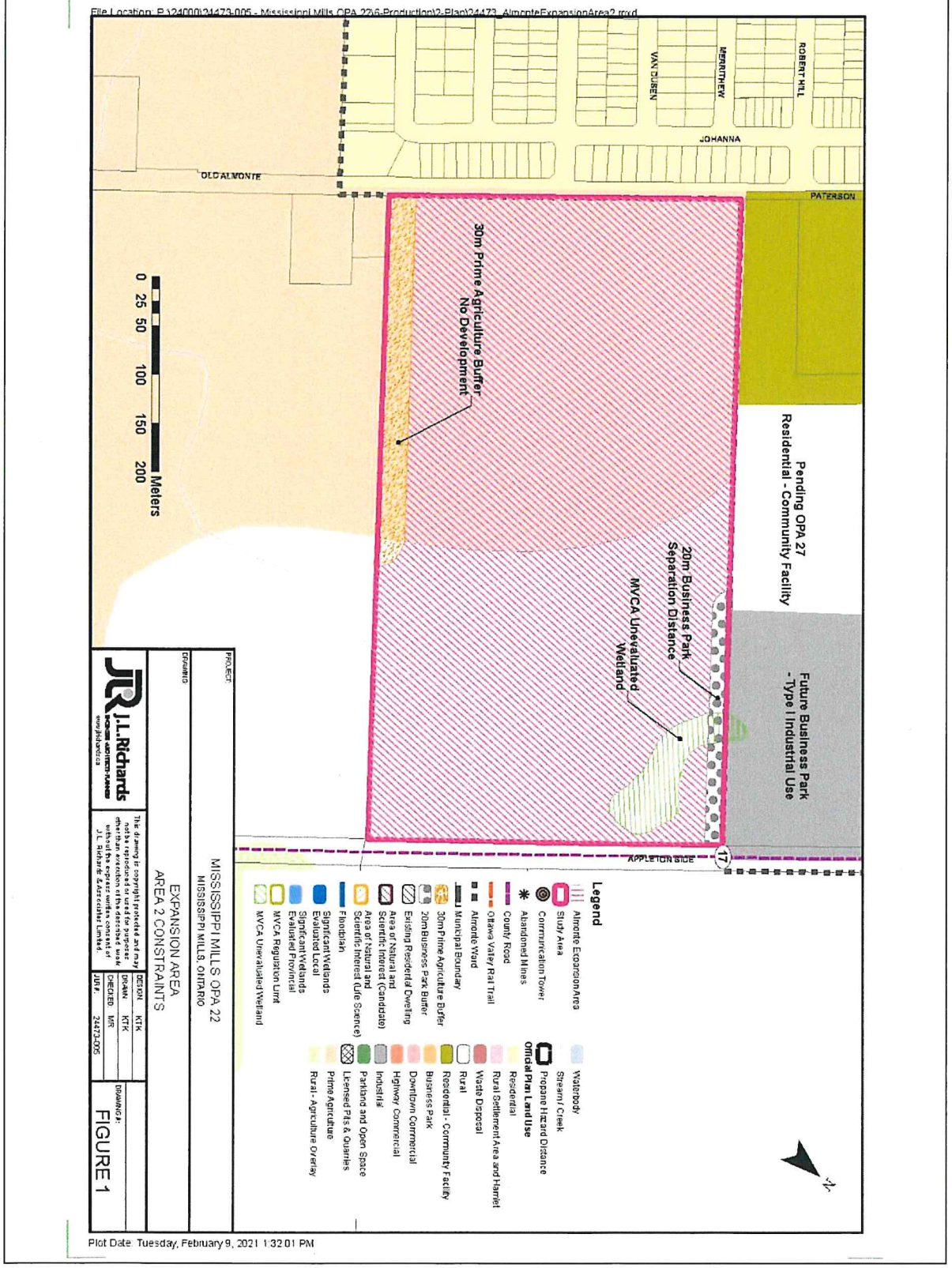
Location Map

Topographical Map



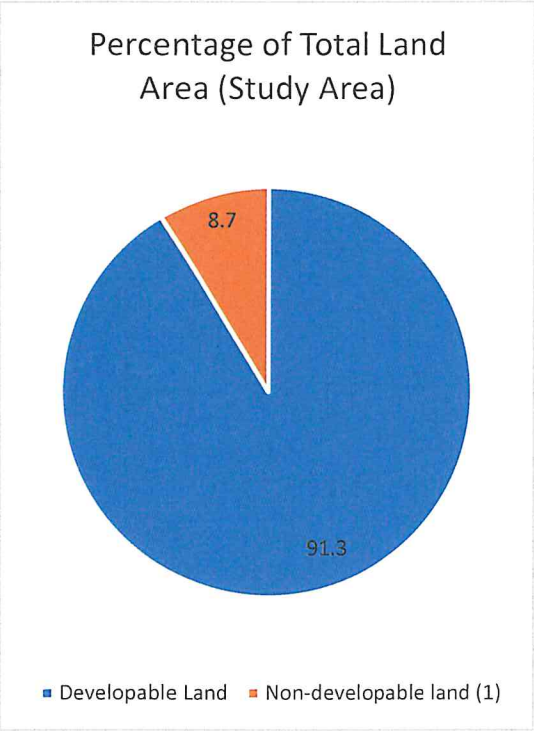
SITE EVALUATION CRITERIA

Constraints Map



SITE EVALUATION CRITERIA

Land Area Total



Legend

- Almonte Expansion Area
- Study Area
- Communication Tower
- Abandoned Mines
- County Road
- Ottawa Valley Rail Trail
- Almonte Ward
- Municipal Boundary
- 30m Prime Agriculture Buffer
- 20m Business Park Buffer
- Existing Residental Dwelling
- Area of Natural and Scientific Interest (Candidate)
- Area of Natural and Scientific Interest (Life Science)
- Floodplain
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- MVCA Regulation Limit
- MVCA Unevaluated Wetland
- Waterbody
- Stream / Creek
- Propane Hazard Distance

Official Plan Land Use

- Residential
- Rural Settlement Area and Hamlet
- Waste Disposal
- Rural
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space
- Licensed Pits & Quarries
- Prime Agriculture
- Rural - Agriculture Overlay

(1) Includes Land Use Constraints and Natural Heritage Features discussed below

Site Location

- Located along the southeastern edge of the settlement area of Almonte, southeast of the Orchard View Retirement Home Phase I and Phase II (pending OPA 27), the Almonte Business Park / Industrial Park and east of an existing residential subdivision.
- The study area consists of 24.01 hectares (ha) of land, including 21.9 ha of developable land and 2.09 ha of undevelopable land, which is constrained by land use constraints and natural heritage features discussed below.
- Land Stakeholders: Area is known as the “Houchaimi Lands”.

Servicing

- Included in Master Plan build-out future development areas.
- Water servicing- additional watermain extension along Appleton Side Road.
- Wastewater pumping station and force main required to connect proposed development to gravity sewer system near Patterson and Houston Street. Requires industrial park sewer be routed along Houston Street, under Ottawa Street to the new Victoria Street trunk sewer. These sewer upgrades are required to prevent future sewer surcharging of the existing Ottawa Street sanitary sewer.
- Stormwater: Unknown but anticipate that local water quality and quantity can be managed on site. Outlet location and depth remain unknown and could impact development potential.

Transportation and Road

- Limited ROW opportunities and nearby road connections.
- Logical sidewalk extensions and planned cycling infrastructure.
- Adjacent to County Road 17 and other major regional roads (County Road 49). Connection to Old Almonte Road and Appleton Side Road possible but will require a Transportation Impact Assessment.

SITE EVALUATION CRITERIA

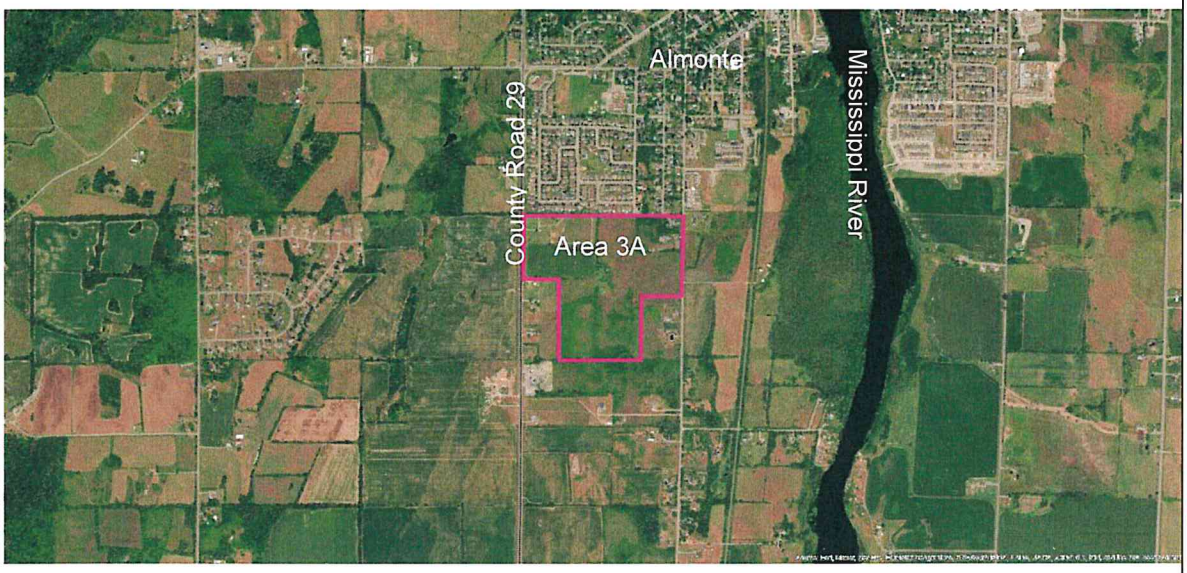
Land Use Constraints
• 11.4 ha of land currently designated Rural lands. • 12.6 ha of land currently designated Prime Agricultural Land. • 1.12 ha of land is within the 30m Prime Agricultural Buffer. Section 3.6.16 of the Mississippi Mills Community Official Plan (COP) prescribes that residential dwellings be set back 30m when located in a settlement area and abutting agricultural lands. • 0.51 ha of land will be subject to the Ministry of Environment and Climate Change (MOECC) Guideline D-2, D-4 separation distance requirement from Type I industrial land uses which is 20m from the Future Business Park on the lands to the north. Note – might require a greater separation distance should a Type II industrial use be proposed within the Industrial lands. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills COP all provide policies that limit the range of development opportunities for rural lands and the protection of Prime Agricultural Land, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc. The PPS strongly discourages the conversion of prime agricultural land for other land uses.
Natural Heritage Constraints
• 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland. The MVCA has jurisdiction over these lands and restricts development within wetlands and other natural hazards. A small portion of the site consists of this natural heritage constraint, which will restrict development and include a range of assessments and studies to be completed in advance. • Topography slopes north to south (relatively flat). • Watercourse observed. • There are vacant parcels and lands cleared for agricultural purposes (prime agricultural lands). • Some municipal ditches, scarcely vegetated. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with natural features, including watercourses. These are all considered potential Natural Heritage Constraints due to the presence of the wetland and watercourse.

SITE EVALUATION CRITERIA

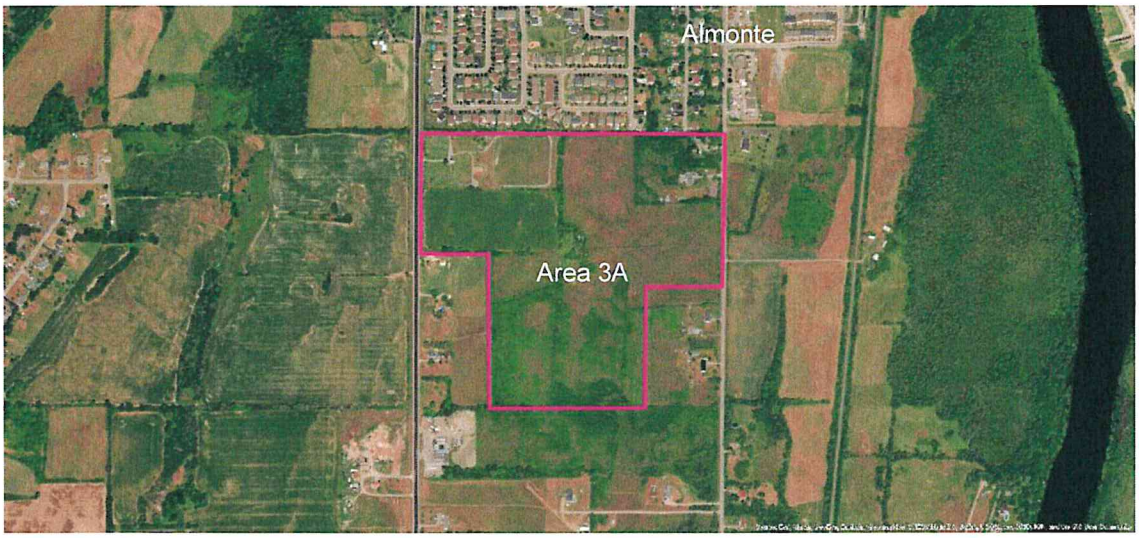
PROFILE SUMMARY

Almonte Potential Expansion Area 3A

Location Map

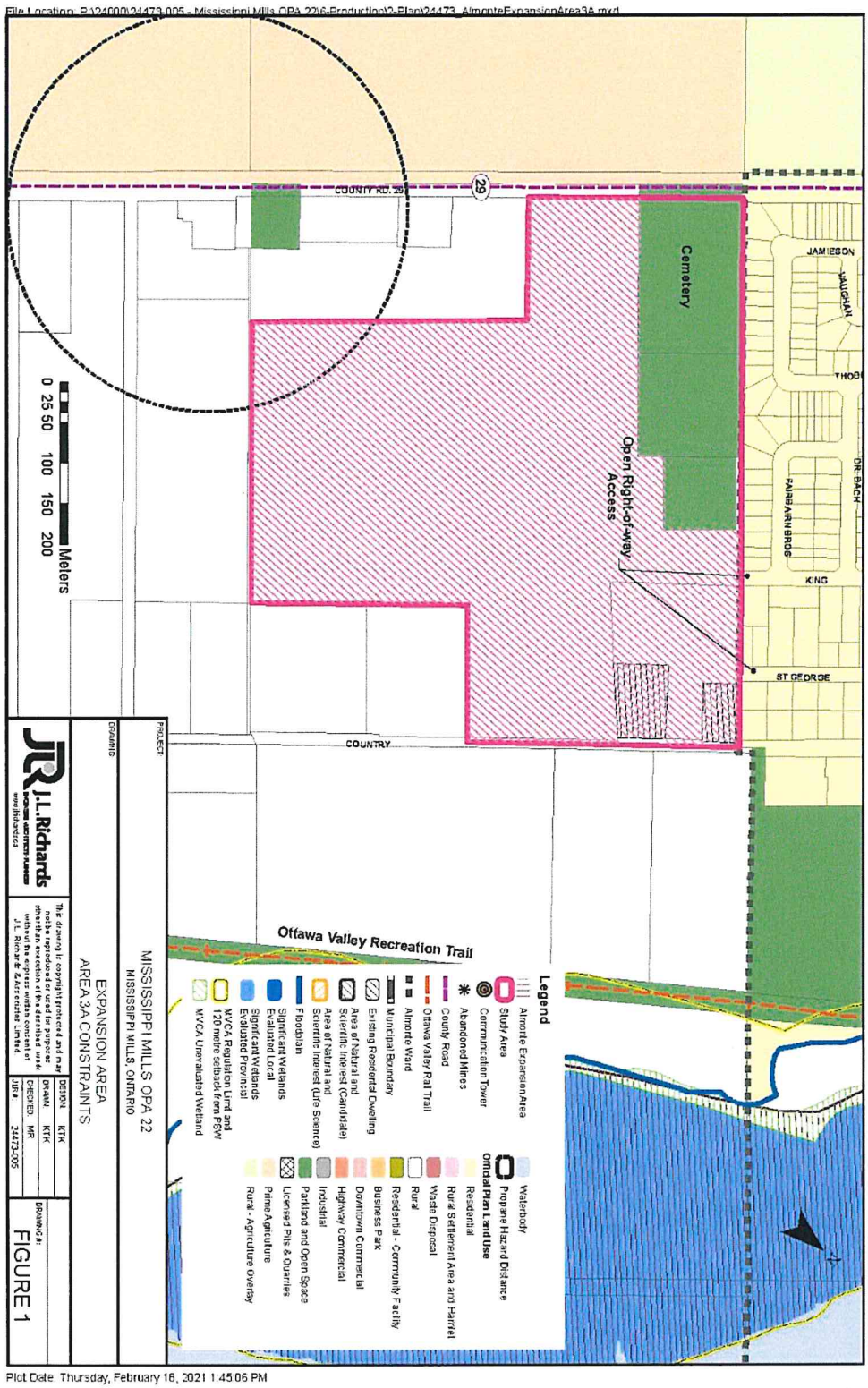


Topographical Map



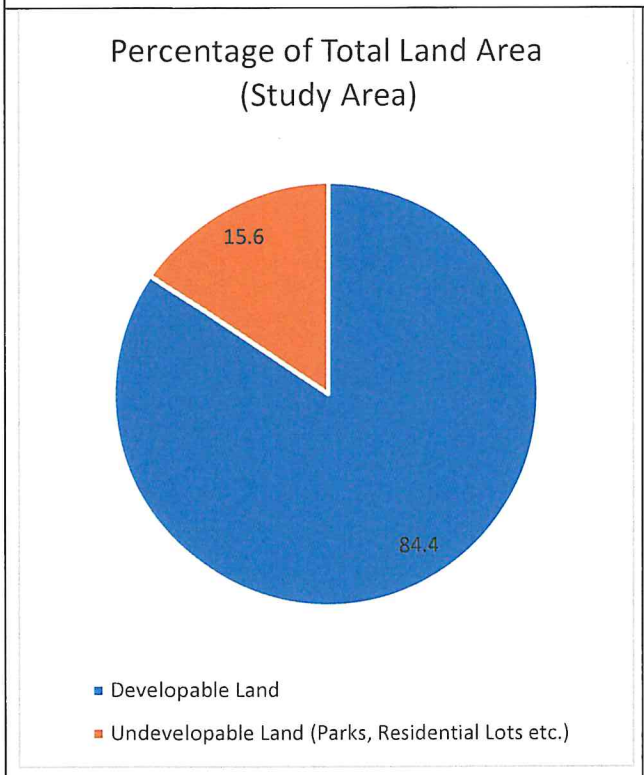
SITE EVALUATION CRITERIA

Constraints Map



SITE EVALUATION CRITERIA

Land Area Total



Legend

Site Location

- Located along the southern edge of the settlement area of Almonte, east of County Road 29 and southwest of the Mississippi River.
- The study area includes 31.02 hectares (ha) of land, including 26.15 ha of developable land and 5.75 ha of undevelopable land (i.e. existing residential lots, parks and open spaces etc.). Developed residential lots account for 4.86 ha of land.
- Land Stakeholders: Individual property owners and the Corporation of the Municipality of Mississippi Mills.

Servicing

- Area is included in Master Plan build-out future development areas.
- Water Servicing requires a separate River crossing through the widest part of the Mississippi River, along with trunk water servicing extension along County Road 29.
- The majority of the lands could be served by gravity sewers given the elevation of the lands (a gravity sewer outlet expected for the lands west of Country Street).
- Sanitary sewer upgrades are anticipated along both Country Dr and Ann St to accommodate the proposed development.
- Stormwater: Unknown but anticipated that local water quality and quantity can be managed on-site and more easily outlet to the abutting Mississippi River.

Transportation and Road

- Two (2) ROW opportunities and multiple nearby (potential) road connections (Country Street etc.)
- Limited logical sidewalk extensions.
- Limited road connections currently provided to County Road 29 and other major regional roads.
- Good access to the cycling and pedestrian infrastructure.

SITE EVALUATION CRITERIA

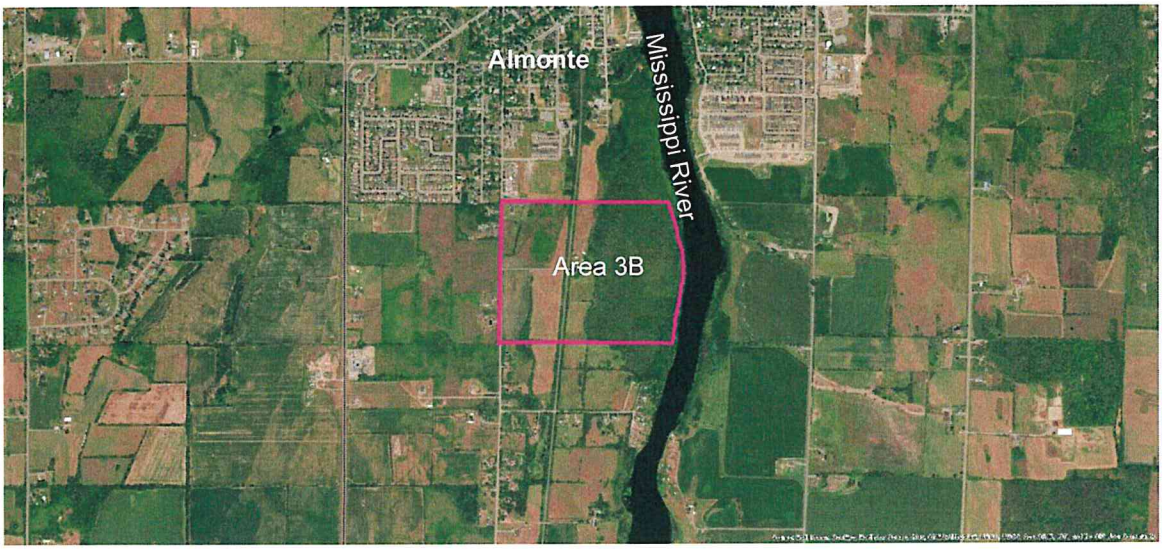
Land Use Constraints
• 25.28 ha of Rural Land. • 4.86 ha of Parkland and Open Space, including the cemetery. • 246 m Propane Hazard Distance Buffer which will have an impact of future development. • Area 3A does not consist of Prime Agricultural Land or an Agricultural Overlay but may include existing agricultural operations that are locally significant. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in parks and open spaces, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc. These are all considered land use constraints.
Natural Heritage Constraints
• No part of the lands is subject to a natural heritage feature or constraint. • Topography slopes south to north and gently west to east (relatively flat). • There are vacant parcels and lands cleared for agricultural purposes (No prime agricultural lands) • Deciduous and coniferous hedgerows located throughout the site.

SITE EVALUATION CRITERIA

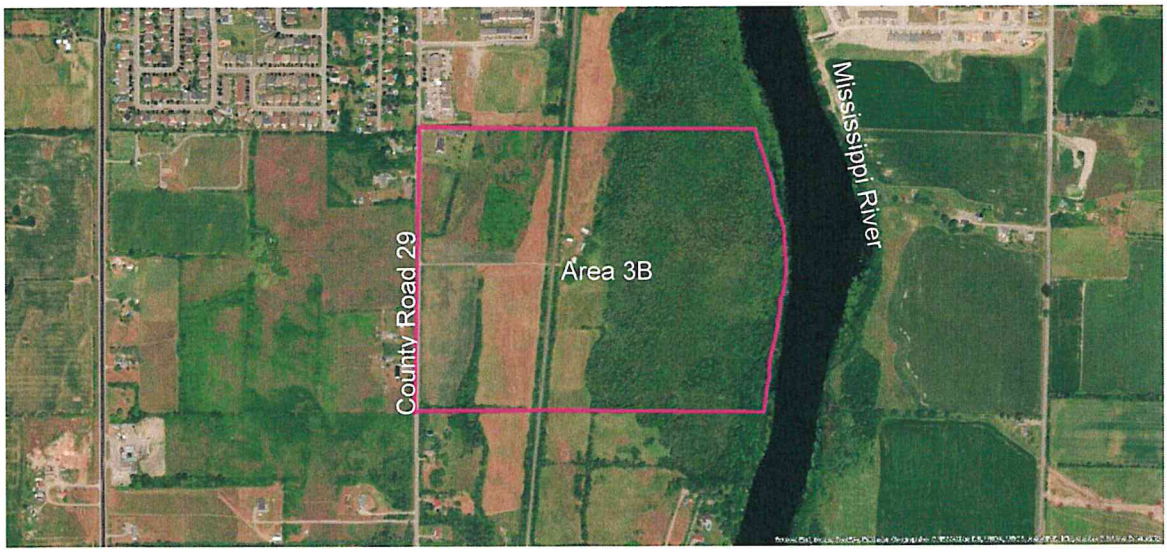
PROFILE SUMMARY

Almonte Potential Expansion Area 3B

Location Map

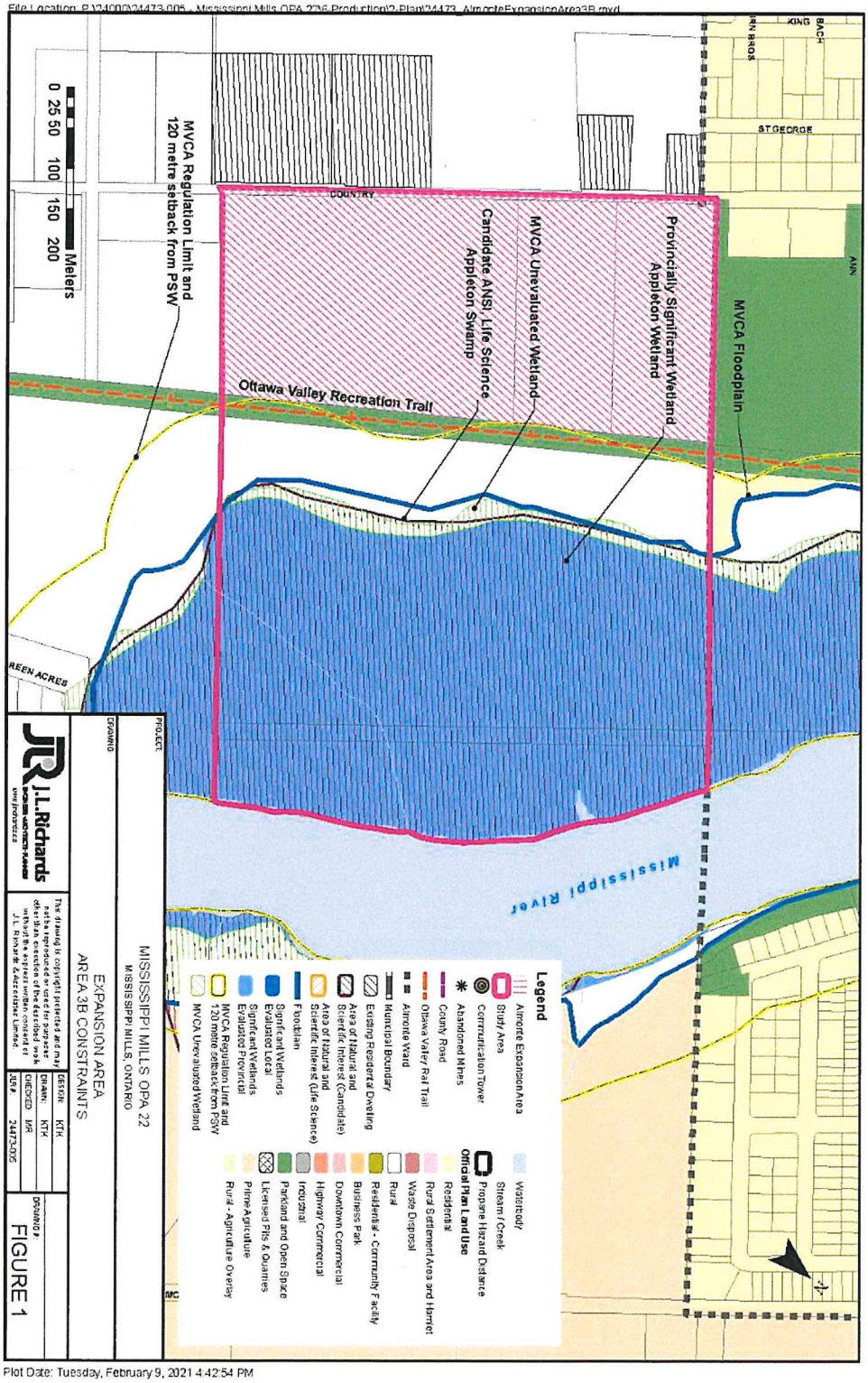


Topographical Map



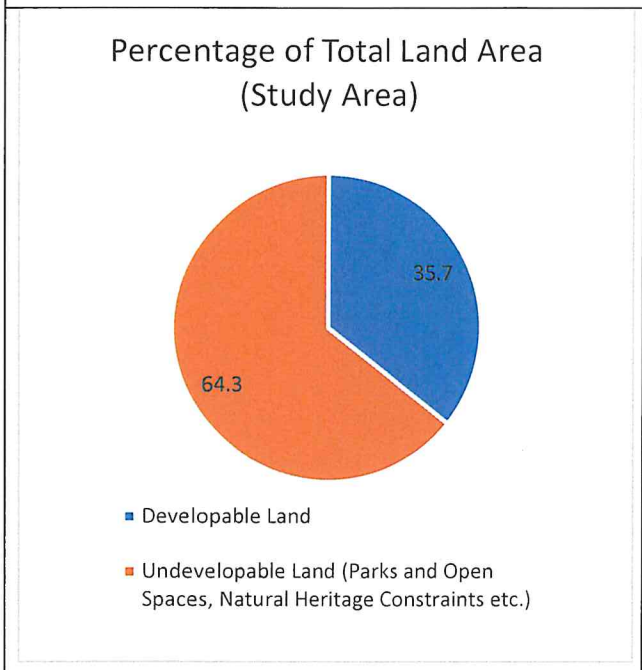
SITE EVALUATION CRITERIA

Constraints Map



SITE EVALUATION CRITERIA

Land Area Total



Legend

Site Location

- Located along the southern edge of the settlement area of Almonte, east of County Road 29 and southwest of the Mississippi River.
- The study area consists of 47.3 hectares (ha) of land, including 16.9 ha of developable land. The remaining lands consist of parks and open spaces and natural heritage constraints.
- Land Stakeholders: Individual property owners, Corporation of the Municipality of Mississippi Mills and Mississippi Valley Conservation Authority (MVCA).

Servicing

- Area is included in Master Plan build-out future development areas.
- Water Servicing requires a separate River crossing through the widest part of the Mississippi River, along with trunk water servicing extension along County Road 29.
- The majority of the lands could be served by gravity sewers given the elevation of the lands
- Sanitary sewer upgrades are anticipated along both Country Dr and Ann St to accommodate the proposed development.
- Stormwater: Unknown but anticipated that local water quality and quantity can be managed on-site and more easily outlet to the abutting Mississippi River.
- Overall likely the least readily serviced area identified.

Transportation and Road

- Limited ROW opportunities and road connections (Country Street only)
- Limited logical sidewalk extensions.
- No connection County Road 29 and other major regional roads.
- Good access to the cycling and pedestrian connections along the abandoned rail corridor which traverses in a north to south direction across a portion of the land (Ottawa Valley Rail Trail)

SITE EVALUATION CRITERIA

Land Use Constraints
• 23.5 ha of Rural Land. • 1.7 ha of Parkland and Open Space, including the trail. • Area 3B does not consist of Prime Agricultural Land but may include existing agricultural operations that are locally significant. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in parks and open spaces, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc. These are all considered land use constraints.
Natural Heritage Constraints
• 29.6 ha of land is subject to the MVCA regulation limit which matches the 120 metre setback requirement from nearby PSW lands. The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards (e.g. floodplain). A very significant portion of the site consists of the natural heritage constraints, which will restrict development and include assessments and studies to be completed in advance. • Topography slopes south to north and gently west to east (relatively flat). • There are vacant parcels and lands cleared for agricultural purposes (No prime agricultural lands) • Deciduous and coniferous hedgerows located throughout the site. • Some densely wooded areas closer to the Mississippi River. • The Appleton Swamp (wetland) along the edge of the site and includes the Mississippi. • Setbacks from nearby floodplain lands are likely. • The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with watercourse and other natural resources. These are all considered Natural Heritage Constraints.

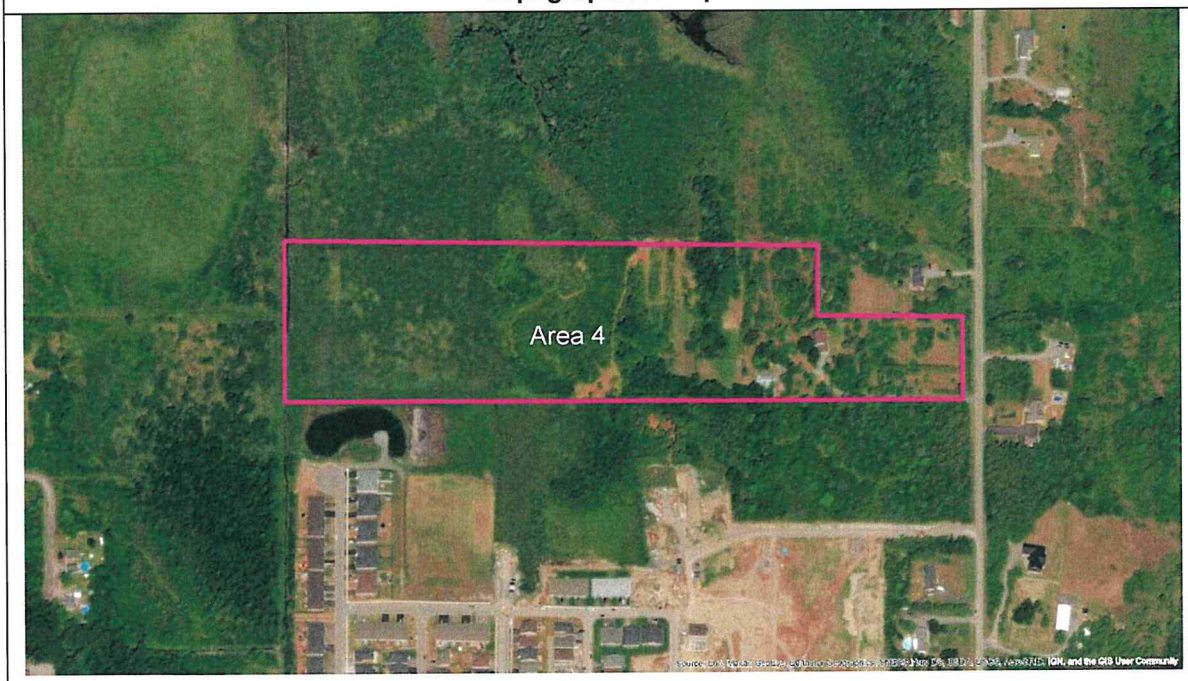
SITE EVALUATION CRITERIA

PROFILE SUMMARY

Almonte Potential Expansion Area 4

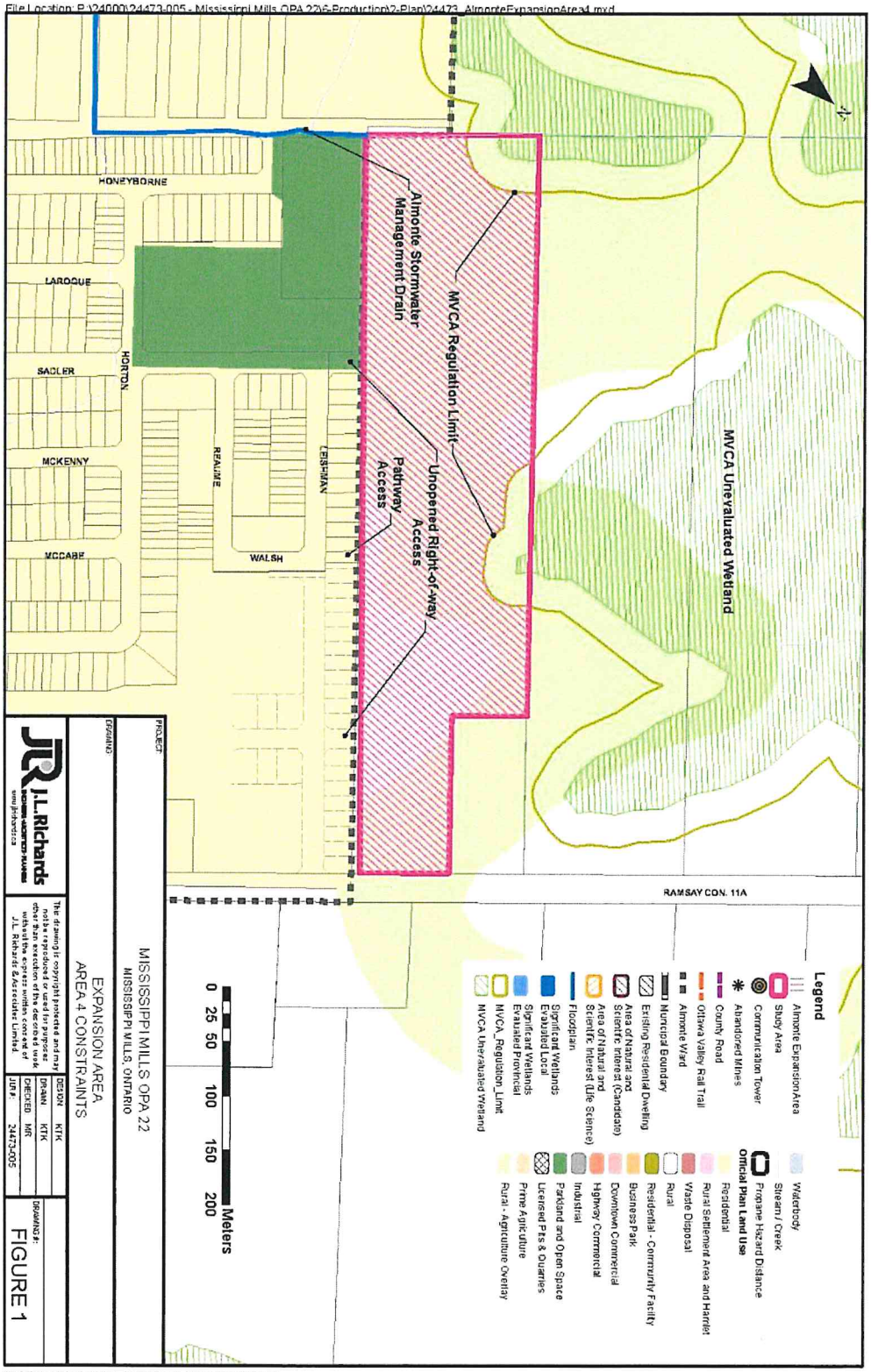
Location Map

Topographical Map



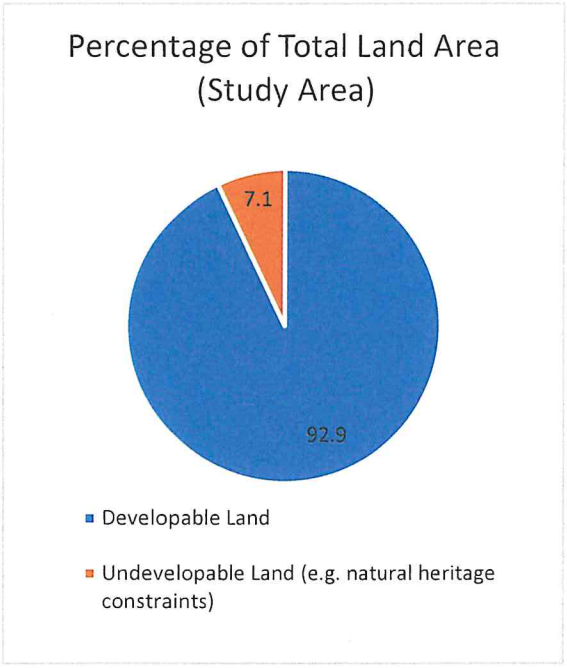
SITE EVALUATION CRITERIA

Constraints Map



SITE EVALUATION CRITERIA

Land Area Total



Site Location

- Located along the northern edge of the settlement area of Almonte (abutting Millrun Subdivision), adjacent County Road 17.
- The study area consists of 9.7 hectares (ha) of land, including approximately 8.9 ha of developable land and the remaining 0.8 ha subject to natural heritage constraints (e.g. MVCA regulation limit and Unevaluated Wetland).
- Land Stakeholders: Individual property owner.

Servicing

- New area not included as future growth area in master plan. Would require assessment of available water and wastewater servicing capacity.
- Although the area may not have been considered in the Master Plan, the potential sanitary flows generated by the subject lands are relatively minor (7.7 ℓ/s). The sanitary sewers within Mill Run can accommodate these lands. Novatech Engineers suggest that the actual flow generated by Mill Run versus the theoretical flow will be significantly less and therefore the impact on offsite sewers will be very similar to existing conditions. With respect to stormwater, the lands can be readily accommodated by way of a separate storm sewer to an expanded Mill Run SWM pond, including alteration of the outlet.

Transportation and Road

- Some ROW opportunities and nearby road connections
- Nearby recreational pathway.
- Logical sidewalk, cycling and pathway connections.
- Limited connection to major regional roads (County Road 17).

Land Use Constraints

- 9.6 ha of Rural lands.

SITE EVALUATION CRITERIA

- A Rural – Agricultural Overlay is present over 7.7 ha of the Rural Lands (locally significant agricultural)
- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that limit the range of development opportunities for rural lands and in parks and open spaces, including mitigating the potential loss of agricultural land, potential land use compatibility issues, minimum distance separation formulae requirements, servicing restrictions, etc.

Natural Heritage Constraints

- Topography: sloping east to west (relatively flat).
- Some wooded areas
- 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands. The MVCA has jurisdiction over the lands and restricts development within wetlands and other natural hazards. A small portion of the site consists of this natural heritage constraint, which will restrict development and include a range of assessments and studies to be completed in advance.
- The Provincial Policy Statement (PPS) 2020, Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (COP) all provide policies that aim to protect the natural heritage and mitigate potential impacts on wildlife, habitat, species at risk (SAR) and avoid conflicts with watercourse and other natural resources. These are all considered Natural Heritage Constraints that will need to be assessed due to the presence of MVCA unevaluated wetland.

SITE EVALUATION CRITERIA

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

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

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

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

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

SITE EVALUATION CRITERIA

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

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

SITE EVALUATION CRITERIA

Theme 5: Natural Heritage Constraints			Expansion Area Rating			
Criterion	**Points**	**Area 1**	**Area 2**	**Area 3A**	**Area 3B**	**Area 4**
The lands have limited natural heritage constraints[4] and future development will conform to applicable policies. **Provincial Policy Statement (PPS)** 2.0 (Wise Use and Management of Resources) 2.1 (Natural Heritage) 2.2 (Water) **Lanark County Sustainable Communities Official Plan (SCOP)** 2.0 (Settlement Policies) 5.0 (Natural Heritage)	**1 point** – the land is almost all constrained (over 75%). **2 points** – the land is mostly constrained (51-75%). **3 points** – a significant portion of the land is constrained (26-50%). **4 points** – some of the land is constrained (0-25%).	3	4	4	2	4
	Sub-Total	**3**	**4**	**4**	**2**	**4**
	Total	**35**	**35***	**35**	**30**	**35**

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

Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 1 - revised ("Sonnenburg Lands") 17 hectares, Area 2 ("Houchaimi Lands") 21.9 hectares, and Area 3A ("Henry Lands") 25.1 hectares and should be considered for urban expansion. Furthermore, it is recommended that Area 4 ("Mill Run Extension") 8.9 ha also be considered for urban expansion since OPA 26 is under appeal and shouldn't be considered as 'designated and available' and would provide a 20-year supply per PPS.

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

PART D - THE APPENDICES

Item 1. Public Meeting Notice
Item 2. Draft OPA 22 / Comprehensive Review January 2021
Item 3. Public Meeting Summary
Item 4. Staff Report including Public and Agency Comments / Submissions

It em 5. Committee of the Whole Minutes
Item 6. Council Resolution

Item 1. Public Meeting Notice

MUNICIPALITY OF MISSISSIPPI MILLS
NOTICE OF COMPLETE APPLICATION, OPEN HOUSE AND PUBLIC MEETING PURSUANT TO SECTION 17(17) OF THE *PLANNING ACT* R.S.O. 1990, CHAPTER P.13.

CONCERNING A PROPOSED AMENDMENT TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN – ALMONTE SETTLEMENT AREA BOUNDARY

TAKE NOTICE that the Municipality of Mississippi Mills has initiated a Comprehensive Review to amend its Community Official Plan to expand the Almonte Settlement Area Boundary. This amendment applies to various lands shown in the keymap below.

A VIRTUAL OPEN HOUSE will be held by the Municipality of Mississippi Mills on January 19, 2021 at 6:30 P.M. via ZOOM MEETING to provide information and gather feedback from the public on the proposed official plan amendment (30-minute presentation followed by questions and answers). To register for participation in the Open House, please email your request to myet@mississippimills.ca or mrivet@jlrichards.ca or by calling (613) 256-2064 ext. 259 by no later than January 15, 2021. You will receive the participation details on January 18, 2021. Additional information about the Virtual Open House can be found on the website www.mississippimills.ca.

A PUBLIC MEETING will be held on **Tuesday, January 26, 2021 at 6:00 p.m.**, in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario, to consider a proposed Official Plan Amendment under Section 17(15) of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that as the Province of Ontario declared a State of Emergency and continues to take significant steps to limit the transmission of the COVID-19 virus, the Municipality of Mississippi Mills continues to protect the health and safety of the public, Council, and employees while at the same time processing *Planning Act* applications.

THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19 MEASURES. THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH/LISTEN TO THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY. THERE ARE ALSO A VARIETY OF OTHER WAYS AS OUTLINED BELOW, THAT YOU CAN SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE PROPOSED BY-LAW, PRIOR TO THE MEETING, SO THAT YOUR COMMENTS CAN BE CONSIDERED BY COUNCIL PRIOR TO A DECISION BEING MADE ON THE BY-LAW.

You are encouraged to contact the Municipality by telephone or email if you have any questions prior to the Public Meeting. Physical attendance at the Municipal Office related to the By-law is discouraged as Staff can discuss the proposed By-law and supporting information with you by telephone or email. You can then either provide written comments by mail or email to myet@mississippimills.ca or mrivet@jlrichards.ca referencing "OPA 22" in the subject line, or verbal comments to Municipal Staff or its Consultant prior to the Public Meeting.

THE PURPOSE AND EFFECT of the Community Official Plan (COP) Amendment is to expand the Almonte Settlement Area boundary to accommodate growth to 2038 as detailed in the related Comprehensive Review. The lands will be placed in a new "Developing Community" designation which will set the framework for future land uses and zoning by-law regulations. Upon approval, OPA 22 will implement a recommended Settlement Area expansion and will conclude a provincial conformity exercise that ensures the Plan conforms to the Lanark County Sustainable Community Official Plan, the recently approved Five-Year Review (OPA 21), and is consistent with the Provincial Policy Statement, 2020 under the *Planning Act*.

The proposed Official Plan Amendment No. 22 applies to lands as illustrated on the key map below. The subject lands are not subject to other related planning act applications.

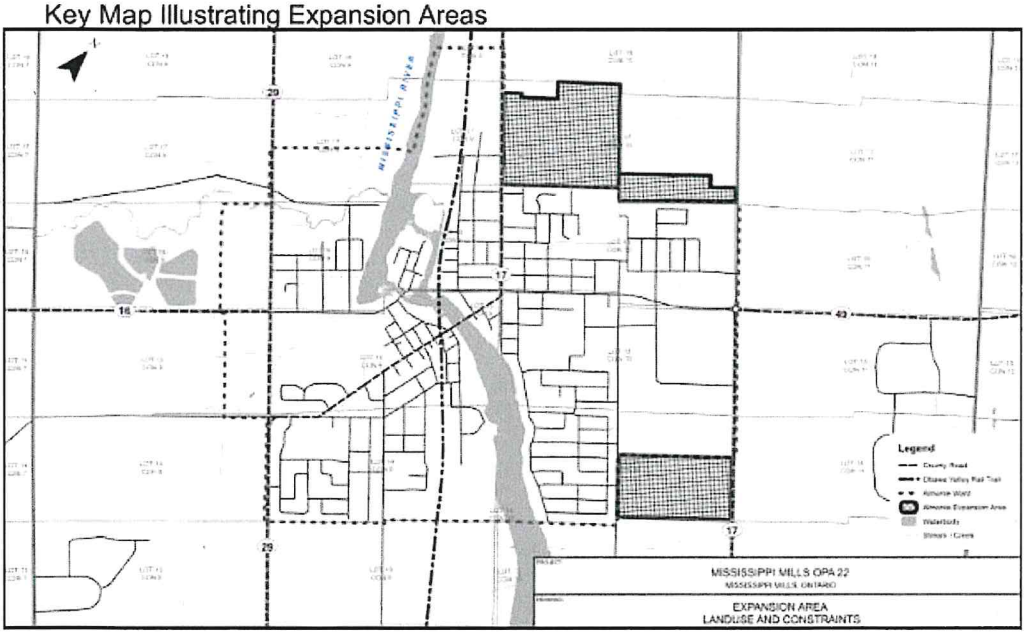
ADDITIONAL INFORMATION including a copy of the proposed OPA No. 22 and the Comprehensive Review, or information for registering and submitting comments, will be available no later than January 4, 2021 by contacting the Planning Department at (613) 256-2064 ext. 259 or by e-mail at myet@mississippimills.ca or its consultant at mrivet@jlrichards.ca.

For more information about this matter, including information about appeal rights, contact Maggie Yet, Planner at (613) 256-2064 ext. 259 or by e-mail at myet@mississippimills.ca or its consultant at mrivet@jlrichards.ca.

Dated at the Municipality of Mississippi Mills this 17th day of December 2020.

Marc Rivet, MCIP, RPP
Planning Consultant
Municipality of Mississippi Mills

Key Map Illustrating Expansion Areas



Item 2. Draft OPA 22 / Comprehensive Review January 2021

Under Separate Cover

Item 3. Public Meeting Summary

CARRIED

K. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

L. PUBLIC MEETINGS

L.1 Official Plan Amendment 22 - Urban Settlement Area Boundary

Maggie Yet, Planner I, provided an overview of the proposed amendments. The Chair invited members of the public to comment. The following members of the public spoke:

- Joe & Terra Henry - Support for OPA 22 and inclusion of Area 3. Lack of housing and affordable housing near Area 3. New areas being added but previous planning for development and infrastructure did not consider those new areas. No guarantee that the lands will be included in the next comprehensive review for the urban settlement boundary.

- Kevin Duguay - Submitted planning brief on behalf of Cornerstone Community Church, Scott Gaw, Charter Properties. Filed OPA to permit additional rural severance on Gaw property for a highway commercial development (exceeded 2 severance maximum). PPS 2014 would not permit extension of municipal services outside of the urban settlement boundary. Proponent of including Gaw lands and Cornerstone Church as part of OPA 22. Developer will be extending sanitary services to the Gaw lands. 2.78ha parcel. Highway commercial gateway. Other properties on Ottawa Street not feasible or available for proposed development. MVCA concerns regarding private services and wellhead protection and natural area features - MVCA would have no similar concerns with municipal servicing.

- Matt Nesrallah - Representing Cavanagh Development - development pressures in City of Ottawa and migration of housing demand into surrounding communities including Mississippi Mills and Almonte. Contends Area 3 scores equal or better than other parcels and should be included in OPA 22 following review of JLR report. Improved infrastructure connectivity and serviceable. Conservative land inventory will drive up prices, unaffordability.

- Laura Maxwell - Servicing for Area 3, previously identified for future expansion. 2012, 2018 considerations as growth area in Water and Wastewater Management Plan, however, still resulted in low scores in the servicing evaluation and excluded from proposed lands for OPA 22. Requests reevaluation of scoring for wastewater - 1) west of Country Street lands should be assumed free of pumping requirements - will be gravity serviced; 2) existing sewer on Country Street should be examined for residual capacity - new homes constructed with low flow toilets and fixtures; 3) County Road 29 should be considered as infrastructure corridor.

- Byrant Cougle - OPA 22 should be postponed until vacant properties in Almonte are developed. Cougle proposing affordable development project on his lands - high demand, serviceable, amenities proposed.

Should anyone wish to make additional comments, they may do so directly to the Planning Department.

M. COMMITTEE OF THE WHOLE REPORT

Resolution No 013-21
Moved by Deputy Mayor Minnille
Seconded by Councillor Holmes

THAT Council approve the Committee of the Whole motions for items M.1 to M.5 and M.7 from the January 12, 2021 meeting;

AND THAT item M.6 be pulled for further consideration.

CARRIED

M.1 Consent Reports

M.2 Developers Request – Bakers Quarry Subdivision

M.3 Safe Property By-law

M.4 2021 Municipal Grants

M.5 Municipal Insurance

M.7 Information List Item #1 - Howick Township re: Background Info for Agricultural Tile Drainage Installation Act Resolution

M.6 Appointment to Carleton Place's Parks and Recreation Committee

Item 4. – Staff Report including Public and Agency Comments / Submissions

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

DATE: April 6, 2021

TO: Committee of the Whole

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

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

KNOWN AS: OPA 22 Urban Boundary Expansion

APPLICANT: Initiated by the Municipality of Mississippi Mills

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RECOMMENDATION No. 1:

THAT Committee of the Whole recommends that Council adopts Official Plan Amendment No. 22 being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area. These expansion areas consist of Area 1 - revised (17 hectares), Area 2 (21.9 hectares) and Area 3A (25.1 hectares).

RECOMMENDATION No. 2:

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

RECOMMENDATION No. 3:

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

RECOMMENDATION No. 4:

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

BACKGROUND:

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

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

The purpose of updating the Community Official Plan was to:

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

ii. has regard to the matters of provincial interest listed in Section 2 of the *Planning Act;* and

iii. is consistent with policy statements issued under subsection 3 (1) of the *Planning Act.*

b) revise the Official Plan, if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

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

These principles are:

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

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

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

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

- The Municipality does not have the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and lands designated and available for residential development; but

- The Municipality has land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- The Municipality has sufficient employment lands.

A detailed analysis (evaluation matrix) was further completed for five (5) potential expansion areas: Area 1 ("Sonnenburg Lands"), Area 2 ("Houchaimi Lands"), Area 3A ("Henry Lands"), Area 3B ("Panmure Alvar") and Area 4 ("Mill Run Extension"). All with the exception of Area 4 have been identified as "Future Expansion" lands as an overlay since the 2006 Community Official Plan (removed with OPA 21).

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

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

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

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

COMPREHENSIVE REVIEW

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

FINANCIAL IMPLICATIONS:

The Master Servicing Plan had considered Areas 1, 2, 3A, and 3B as part of its analysis. An Executive Summary of the Master Servicing Plan was included in Appendix to the Comprehensive Review in support of Draft OPA 22. Future growth areas will require investment in municipal infrastructure. The Municipality has a Development Charges By-law. It is expected that updates to various Master Plans (i.e. Servicing Master Plans) and Development Charge Background Study / By-law will be required should the settlement area boundaries be expanded.

SUMMARY AND RECOMMENDATION

In order to accommodate 70% of the expected growth between 2020 and 2038 (within Almonte), as per OPA 21, it is expected that 2,077 new units would be required. There are currently 1,195 units either draft approved or registered for residential development. Based on the proposed housing mix target being brought forward in OPA 22, it is therefore expected that

there is a demand for an additional 551 low density residential units and 331 medium density residential units. Our analysis has identified a shortfall of 882 units.

This Comprehensive Review therefore supports the addition of 64 hectares of land to the Urban Settlement Area boundary of Almonte, which based on the methodology described in this Comprehensive Review would provide sufficient lands to accommodate urban growth to 2038.

Based on submissions received, an update was completed of the detailed analysis (evaluation matrix) for these four (4) areas. The result of this updated analysis concluded that Area 1 - revised ("Sonnenburg Lands") 17 ha, Area 2 ("Houchaimi Lands") 21.9 ha, and Area 3A ("Henry Lands") 25.1 ha, should be considered for urban expansion.

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

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

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

The review also concluded that there was sufficient employments lands (even with the removal of 3.41 ha for Houchaimi Seniors' Residence – OPA 27). Note, if the share of resident labour force finds employment in the Municipality, we could potentially have a shortage of employment lands over the 20-year planning horizon.

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

1. a review of population and employment projections and which reflect projections and allocations per the approved Lanark County Sustainable Community Official Plan; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;

2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;

3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;

5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and

6. considers cross-jurisdictional issues.

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

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

All as detailed in our recommended motions.

APPENDIX "A"

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

DRAFT

CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

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

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

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

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

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

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

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

1. That Amendment No. 22 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 22 to the Mississippi Mills Community Official Plan.

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

_____ _____

Christa Lowry, Mayor Cynthia Moyle, Acting Clerk

OFFICIAL PLAN AMENDMENT No. 22

TO THE COMMUNITY OFFICIAL PLAN OF THE

MUNICIPALITY OF MISSISSIPPI MILLS

DRAFT

"Almonte Settlement Area Boundary"

Almonte Ward, Municipality of Mississippi Mills

March 2021

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

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

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

_____
Christa Lowry, Mayor

_____
Cynthia Moyle, Acting Clerk

OFFICIAL PLAN AMENDMENT No. 22

TO THE COMMUNITY OFFICIAL PLAN OF THE

MUNICIPALITY OF MISSISSIPPI MILLS

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

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

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

PART D – COMPREHENSIVE REVIEW

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

PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR GIVING OF NOTICE PUBLIC MEETING

I, Marc Rivet, Acting Director of Planning for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 022** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections17(15), 17(17), 17 (19), 17(20), and17(23) of the Planning Act, RSO 1990 as amended.

_____

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

PART B – THE PREAMBLE

BACKGROUND

The first Mississippi Mills Community Official Plan (COP) was adopted by Council on December 13, 2005 and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006. A Report entitled "Population Projections", by Dr. David Douglas, was written in August 2002 to project the population of Mississippi Mills from 2001 to 2026 and was used to develop the "Mississippi Mills Community Official Plan Growth and Settlement Strategy." Following review and debates, the Steering Committee passed a motion supporting a 2026 population target of 18,500 which was endorsed by Council. The 2006 COP assumed that the Municipality's population would increase from 11,650 in 2001 to approximately 18,500 by 2026. The 2006 COP was based on a 50/30/20 Settlement Strategy. The Plan was designed to direct:

- 50% of future growth to Almonte on full municipal services;
- 30% of future growth to rural areas, existing villages with large lots, developed on private services; and,
- 20% of future growth to the existing villages or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square metre (¼ to ½ acre).

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

- Almonte's population increase from 4,650 in 2001 to 8,080 by 2026The purpose of this Official Plan Amendment and supporting Comprehensive Review is to justify additional lands for inclusion into Almonte's urban boundary;
- the rural areas and villages increase from 7,000 in 2001 to 9,050 by 2026; and
- serviced settlement areas other than Almonte have a population of 1,370 by 2026.

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

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

In addition to identifying sufficient lands for the 20-year growth of Almonte (2006-2026), the Plan had also identified lands abutting Almonte which could of been considered for future expansion had a comprehensive review been completed that justified additional lands being added into the urban boundary. These lands were identified during the development of this Plan as being logical extensions of the urban area and which would maintain a compact urban form. Schedule A to the COP had identified these lands with an overlay called "Future Expansion".

Development proposals involving lands within the "Future Expansion" overlay was to be assessed to ensure that they would not hinder future expansion of the urban area should that need ever arise.

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

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

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

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

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

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

An Official Plan Five Year Comprehensive Review was prepared by J.L. Richards & Associates Limited in April 2017. Consistent with the June 2003 "Mississippi Mills Community Official Plan Growth and Settlement Strategy", the medium range projections from the Trend Extrapolation and the Variable Proportions methodologies were used to determine population and growth projections. Mississippi Mills was projected to grow to 17,598 people by 2037 under the medium range projection using these methodologies. This population projection represents an average compound annual growth rate of 1.39%.

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

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

According to the 2006 COP, low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. In general, medium density residential development shall have a maximum net density of 35 units per net hectare.

Furthermore, the Municipality had established a housing mix target of 70% low density (70% of 57.2 ha @ 15 u.p.g.h.) and 30% medium density (30% of 57.2 ha @ 35 u.p.g.h.). The Official Plan also permits other uses compatible with residential neighbourhoods such as parks, public and community facilities, bed and breakfasts, and local commercial uses.

POLICY CHANGES AS A RESULT OF OPA 21:

The Official Plan Amendment - OPA 21 (Five Year Review) was adopted by the Municipality of Mississippi Mills on June 26, 2018 by By-law No. 18-76 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act. The County of Lanark is the approval authority for all changes to the Community Official Plan for Mississippi Mills.

The County of Lanark decided to partially approve Official Plan Amendment No. 21 to the Community Official Plan for the Municipality of Mississippi Mills, as adopted by By-law No. 2019-38 on December 4, 2019 under Section 17 of the *Planning Act*.

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

7. 2.5.3.1 – Population Projection is hereby modified by:

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

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

8. 2.5.3.2.2 – 50/30/20 Settlement Strategy is hereby modified by deleting this section in its entirety and replacing it with the following:

"2.5.3.2.2 70/30 Settlement Strategy

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

- 70% of future growth to Almonte on full services; and
- 30% of future growth to rural areas, existing villages with large lots, developed on private services or new rural settlement areas with a form of servicing which can support lot sizes of approximately 1,000 to 2,000 square feet (¼ to ½ acre)."

9. Section 2.5.3.2.3 General Policies

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

d. Deleting in policy (5) the first two sentences and replacing them with **"Schedule "B" to this Plan presents the "urban" boundary for the Almonte Ward."**

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

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

PURPOSE

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

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

Following the completion of a comprehensive review, the purpose of OPA 22 is to propose an expansion of approximately 64 hectares of land to the Almonte Ward Settlement Boundary. The comprehensive review was prepared based on the same underlying principles that have been established by the County in its changes to OPA 21 as highlighted in the section above.

These principles are:

- new population projections adopted by the County of Lanark for Mississippi Mills (2018-2038) of 21,222; and,
- 70% of future growth to Almonte on full municipal services.

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

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

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

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

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

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

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

LOCATION

The lands affected by this Amendment include a portion of Lot 17, Concession 10 and a portion of Lot 14 Concession 10, Town of Almonte. These areas are referred to as "Area 1 Sonnenburg Lands", "Area 2 Houchaimi Lands", Area 3A ("Henry Lands"), and "Area 4 Mill Run Expansion Lands".

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

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

BASIS

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

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

PART C – THE AMENDMENT

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

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

DETAILS OF THE AMENDMENT

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

Item 1: In accordance with Schedule "A" attached hereto, "Schedule 'A' Rural Land Use and Schedule 'B' – Almonte Land Use" of the Municipality of Mississippi Mills Community Official Plan (COP) are hereby modified by changing the land use designation of the affected lands from 'Rural', "Rural Agriculture Overlay", from "Agriculture" to "Residential" and "Developing Community", from "Rural" to "Highway Commercial" and from "Rural" to "Residential – Community Facility".

Item 2: Section 2.5.2. ii. replace "directing urban development towards existing communities" to "directing urban development towards Almonte".

Item 3: Section 2.5.2 iii. replace "a focus on pedestrian" to "a focus on multi-modal transportation" to include walking, cycling, and multi-use pathways.

Item 4: Section 2.5.3.1 delete the last two sentences of the second paragraph which reads "A comprehensive review will be conducted to plan for the Municipality's population allocation in accordance with the policies of the Provincial Policy Statement and the Sustainable Communities Official Plan for the County of Lanark. The results of the comprehensive review will be implemented as an amendment to this Plan." Being removed as that is the purpose of this amendment.

Item 5: Section 2.5.3.2.2 is revised to change the verb tense in the first sentence from "The 70/30 Settlement Strategy of this Plan will be based on a comprehensive review…" to "The 70/30 Settlement Strategy of this Plan is based on comprehensive review…" Furthermore, "The comprehensive review will include the population projection information…" to "The comprehensive review has included the population projection information…"

Item 6: Section 2.5.3.2.2, the first bullet is revised to change "growth to Almonte on full services" to "growth to Almonte on full municipal services".

Item 7: Section 2.5.3.2.3.4, 2nd sentence is deleted and replaced with the following "Intensification within the built-up areas (including infill and redevelopment) shall be in accordance with the policies of Section 3.6.7 "Infilling". Residential areas that are generally greater than 4 hectares in size and generally developed by plan of subdivision will include a mix of housing types per Section 3.6.5 Range of Housing Types of the Plan with low density residential areas generally being in the range of 15 to 30 units per net hectare and medium density residential areas generally being in the range of 30 to 40 units per net hectare to an average

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

Item 8: Under Section 3.2 Agricultural Policies, add the following sentence at the end of Section 3.2.3.2 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 9: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.3.2 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 10: Under Section 3.3 Rural Policies, add the following sentence at the end of Section 3.3.4.1 "This policy does not apply to development within settlement areas however as part of development the registration of a covenant on the title of the property stating that the property is adjacent to an agricultural area and may therefore be subject to noise, dust, odours and other nuisances associated with agricultural activities might be required". Lands within settlement areas are to be designated and available for growth.

Item 11: Under Section 3.6 Residential, delete Section 3.6.16 Residential Abutting Agricultural Lands" in its entirety. Settlement areas are to be designated and available for growth. Section 3.2.3.2, 3.3.3.2 and 3.3.4.1 cover development adjacent agricultural uses.

Item 12: Section 3.6.5.2 is modified from changing the percentage of low density and medium housing mix targets from 70% and 30% to 60% and 40% respectively.

Item 13: Section 3.6.5.3 is modified by deleting the 2nd sentence and replacing it with "Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in an effort to protect these. In these situations, it is proposed to apply a 10.5 to 21 units per gross hectare for low density areas.

Item 14: Section 3.6.5.4 is modified by deleting the 2nd sentence and replacing it with "Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare. Generally, density will be based on a net density approach. However, in certain instances, a gross density approach may be used where the site includes significant environmental features and/or constraints in

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

Item 15: Section 3.6.5.5, add a new bullet "iv" which reads "designed with a maximum of four (4) stories where the site abuts an arterial or collector road" and renumber the following bullets accordingly.

Item 16: Section 4.6 Transportation, in the third sentence change "roads" to "an active transportation network".

Item 17: Section 4.6.1 Goals and Objectives, as part of the goal change "a balanced transportation system" for "an active transportation system".

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

Item 18: Section 1.7.1 Five Year Review, item i. is revised by changing the "50/30/20 Settlement Strategy to "70/30 Settlement Strategy" as per OPA 21.

Item 19: Section 4.1.1.4.3 reference to Section 3.1.8.2 is revised to Section 3.1.7.2. Section reference adjusted due to renumbering as a result of OPA 21.

Item 20: Section 4.1.1.4.2 Stormwater Management Policies, add a new policy 11 which reads: "Developing Communities shall be subject to the Watershed policies found in Section 4.1.1.3 as they relate to stormwater management.

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

Item 22: Section 4.8.3.1.14 under Public Sewer and Water Policies is repealed and replaced with "The extension of municipal water and sewer infrastructure beyond the limits of the Almonte Ward to support new development will be prohibited, except where required to service urban areas as identified in a Master Servicing Plan and except as permitted in policy 4.8.3.1.15 below."

Item 23: Section 4.8.3.1.15 after an existing designated "Rural Settlement Area" add "known as Riverfront Estates".

Item 24: Section 5.3.1 Zoning By-law at the end of policy 1 add the following sentence: "Council will update its zoning by-law no less than three years after the approval of an official plan five-year review. This is to meet the requirements of the *Planning Act*.

Item 25: Section 5.3.3 Holding Zones, under policy 1 remove "or "h"" after may utilize the Holding Symbol "H". The small 'h' will be reserved to restrict heights in the zoning by-law.

Item 26: Words or terms that are defined in the Provincial Policy Statement and that have a slightly different spelling throughout the document will be revised to be consistent

with PPS terminology and will be presented in bold and italicized throughout the document (i.e. brownfield sites vs brownfield properties).

Item 27: Section 5.14, replace the definitions of 'gross density' and 'net density' with the following:

"Gross density means the total number of dwelling units divided by the total project area."

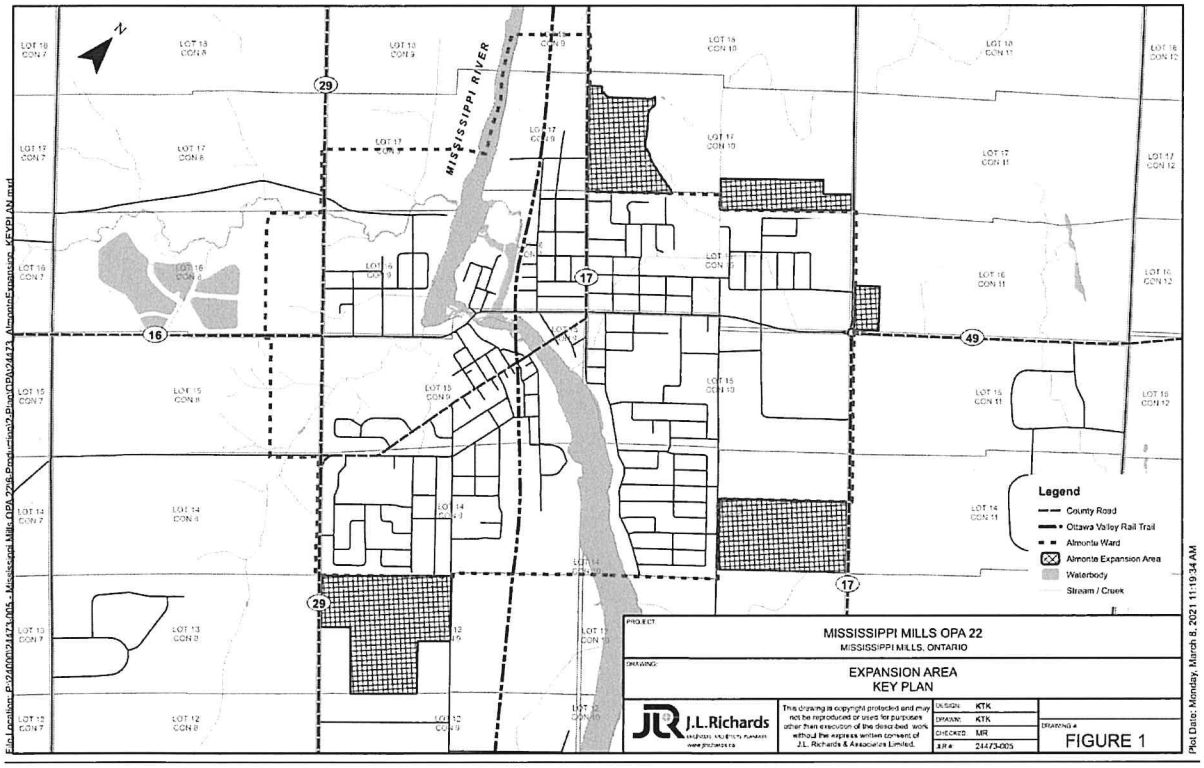
"Net density means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lanes and parking area internal to developments and private amenity areas, but excluding public streets (right-of-way), parks and open space, infrastructure (e.g. stormwater management facilities) and all non-residential uses.

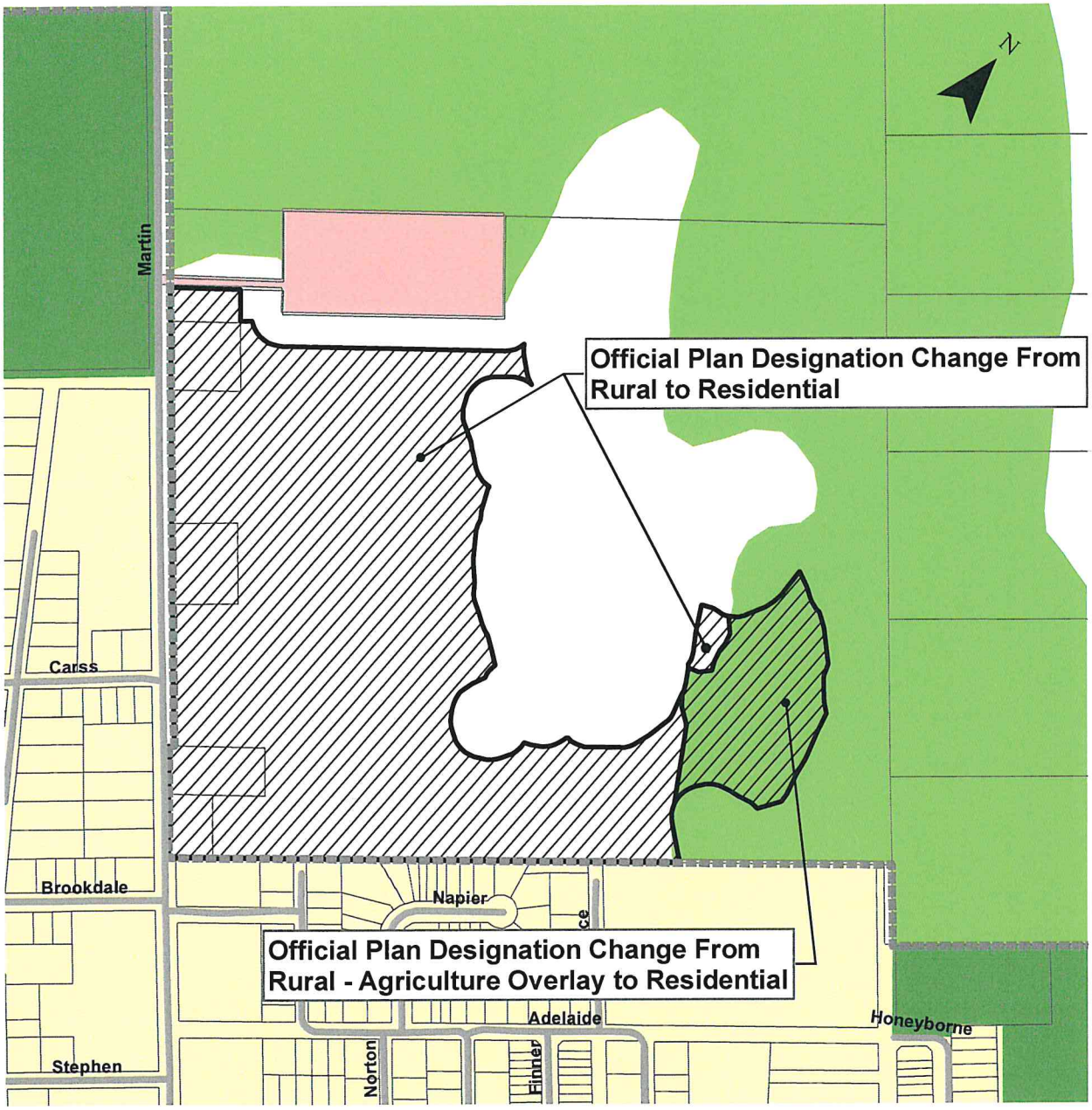
IMPLEMENTATION AND INTERPRETATION

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

Schedule 'A'- Affected Lands

Key Map





Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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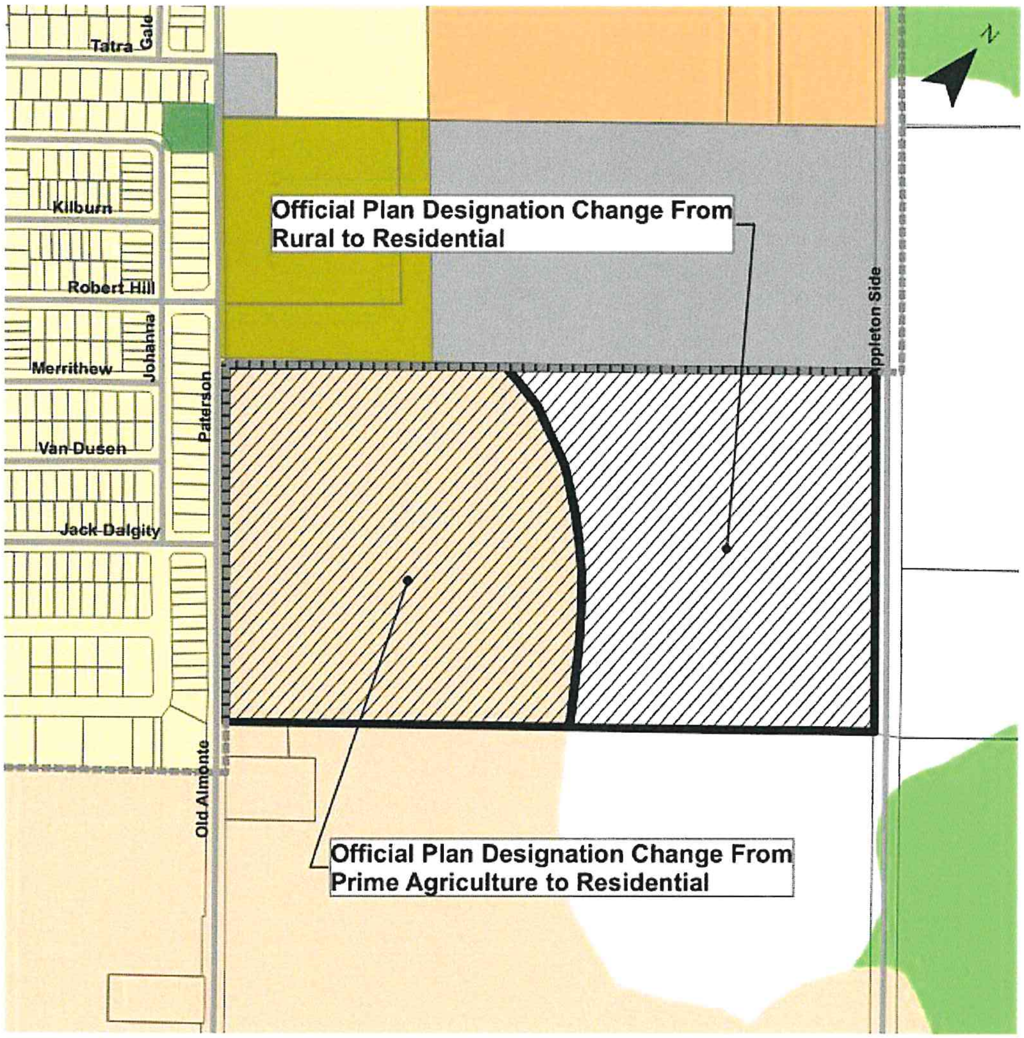

Official Plan Designation Change

- Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS-ARCHITECTES-URBANISTES

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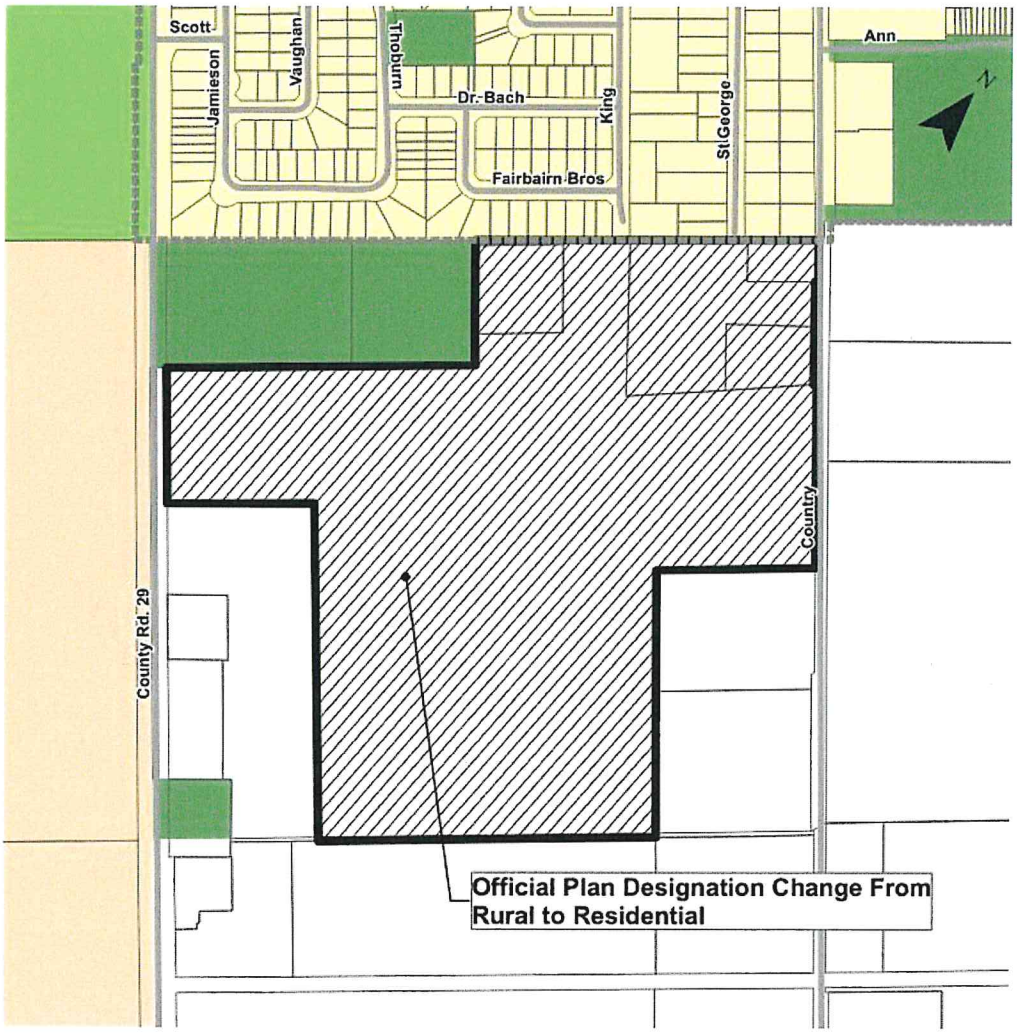

Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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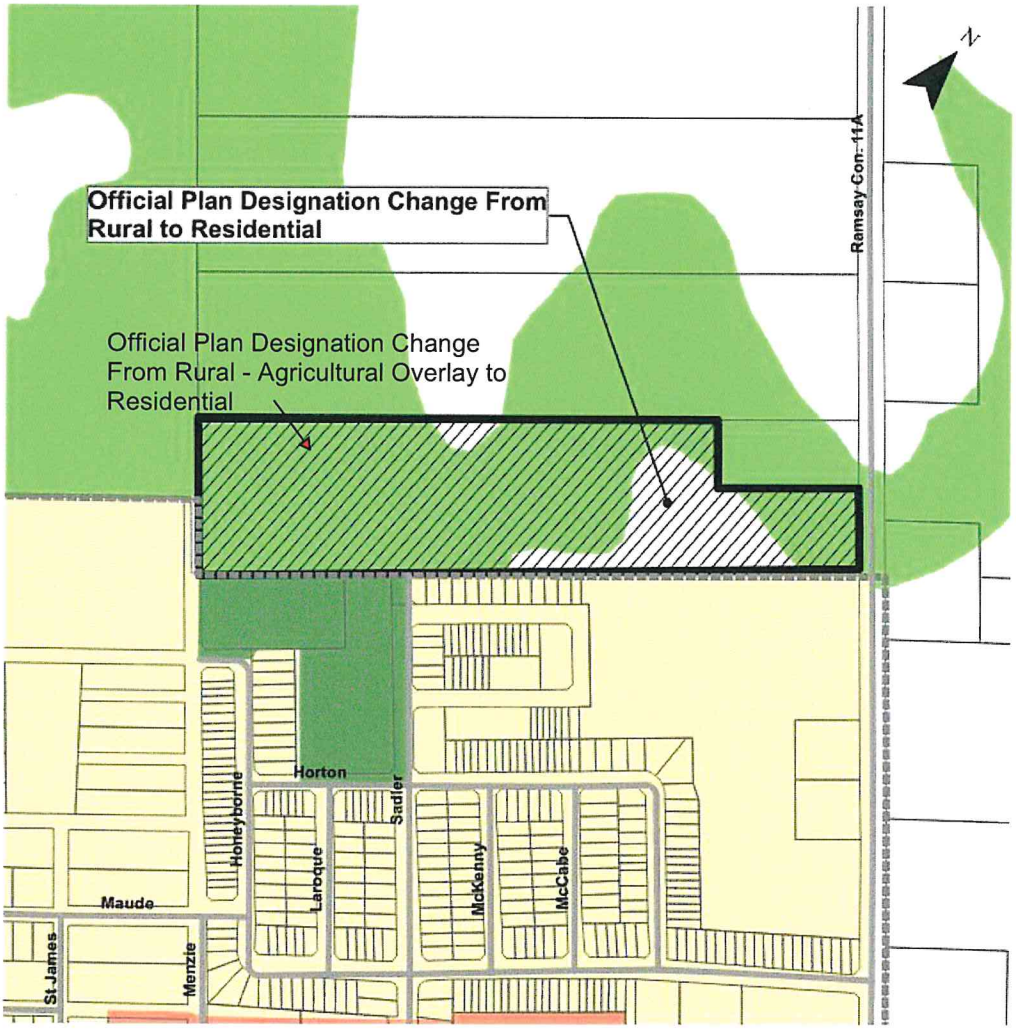

Official Plan Designation Change

Residential

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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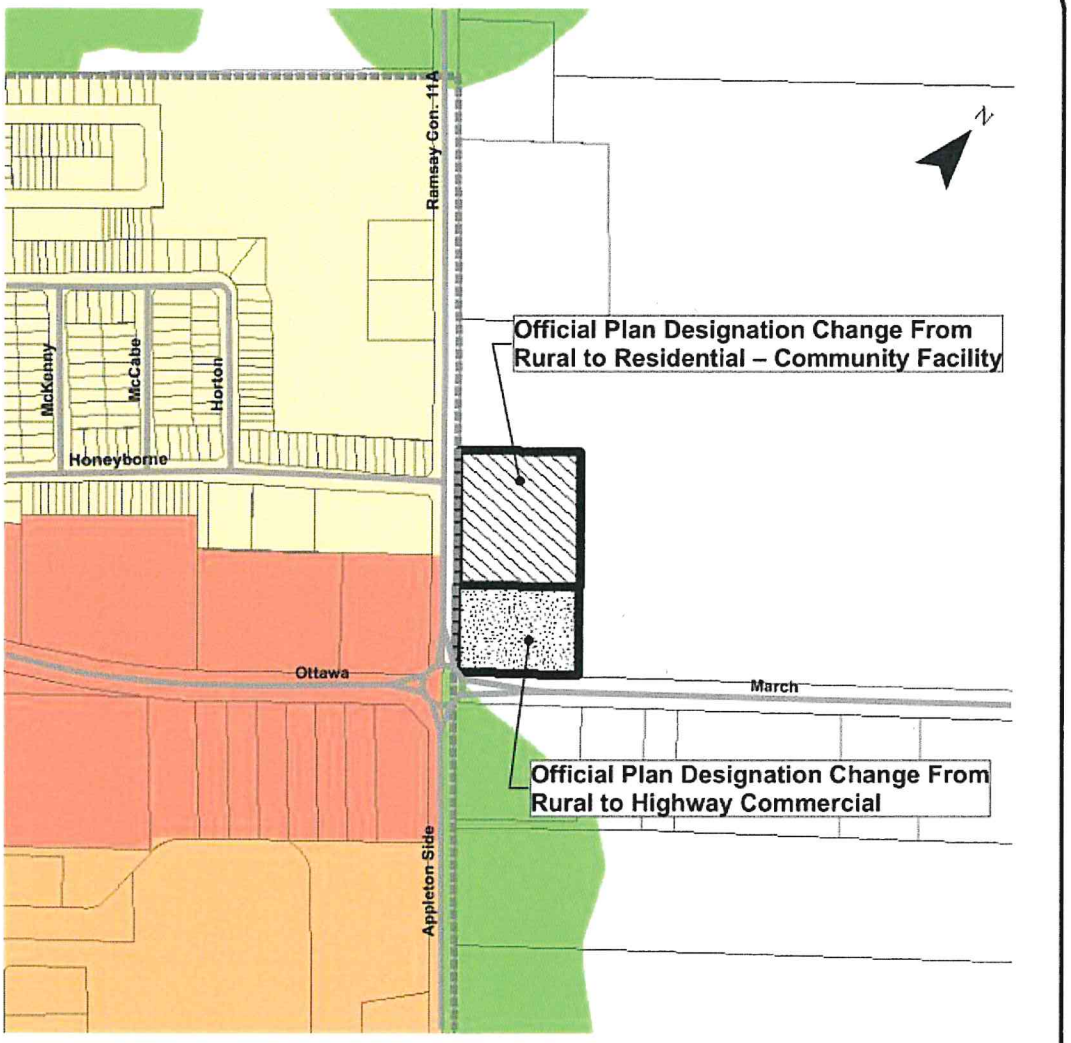

Official Plan Designation Change

- Residential – Community Facility
- Highway Commercial

Official Plan Designations:

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

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

0 50 100 200 300 400 Meters

Scale: 1:6,000

Prepared: March 8, 2021

J.L.Richards
INGÉNIEURS · ARCHITECTES · URBANISTES

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

Plot Date: Monday, March 8, 2021 11:16:01 AM

PART D – COMPREHENSIVE REVIEW

JLR No.: 24473-005.1
Revision: 09

April 1, 2021

MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 22

Comprehensive Review – ADDENDUM
Almonte Settlement Area Boundary

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

Value through service and commitment

Removed from Staff Report - See Comprehensive Review

ITEM 1. CIRCULATION COMMENTS

Mississippi Valley Conservation Authority

20-MM-OPA

February 9, 2021

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

Dear Ms. Yet:

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

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

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

REVIEW

Expansion Area 1:

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

- An unnamed **watercourse** flows through the wetland. A branch of this watercourse also exists in the southwest corner.

➔ We recommend that the Urban Expansion Area be terminated at the Regulation Limit of the MVCA Regulated Wetland, until a full wetland assessment is conducted to determine if any additional expansion could proceed in compliance with MVCA Regulation Policies.

➔ With respect to the watercourse, a Headwaters Assessment will be required as part of an MVCA Permit application to alter it.

Expansion Area 2:

- A small non-evaluated **wetland** exists in the NE corner. While this wetland is not regulated by MVCA, we encourage the preservation of all wetlands.

- An unnamed **tributary** of the Mississippi River flows through the SE corner.

➔ We recommend the preservation of the wetland, ideally with a development setback of 30 m.

➔ With a permit from MVCA, we recommend that the tributary be redirected outside of the urban expansion area.

Expansion Area 3:

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

- **PSW**: This section (i.e. east of the trail) is entirely within the **Regulation Limit (i.e. within 120 m) (Yellow line)** of a Provincially Significant Wetland (PSW). No new development or site alteration is permitted within 30 m of a PSW. For development or site alteration between 30 and 120 m, a permit is required from MVCA.

- **Flood Plain**: The 1:100-year flood line forms the eastern boundary of Area 3. A permit is required from MVCA for any new development and fill placement within the **Regulation Limit (i.e. within 15 m)** of this hazard.

- **MVCA Regulated Wetland**: A part of this section is located within the **Regulation Limit (i.e. within 30 m)** of a non-evaluated wetland that exists along the PSW. This wetland is regulated by MVCA. New development or site alteration within 30m of this feature is not generally permitted. Therefore, prior to any consideration of an expansion into the regulation limit, an assessment would be required to evaluate the function, communities, and boundary of the wetland.

➔ We recommend that the Urban Expansion Area be terminated at the Ottawa Valley Recreation Trail.

Expansion Area 4:

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

➔ We recommend that the Urban Expansion Area exclude the Regulation Limit of the wetland.

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

Yours truly,

Diane Reid

Diane Reid
Environmental Planner

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

Hello Gabrielle,

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

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

Regards,

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

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

Hello Gabrielle

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

Kind Regards,

Jody Metcalfe

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

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

Hi Gabrielle,

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

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

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

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

a. Pakenham PS (K-6):
   i. Northernmost school in this family of schools, not in the scope of the map provided
   ii. School is at 81% capacity, stable enrolment around 130-140
   iii. https://districtintelligence.com/event/public.profile/schid/4195/school/Pakenham%20Elementary/

2. R Tait Mckenzie PS (K-6):
   i. Midway between Area #2 to the south and Area #4 to the north
   ii. School is at 63% capacity, low to declining growth, enrolment just under 300.
   iii. https://districtintelligence.com/event/public.profile/schid/6616/school/R.%20Tait%20McKenzie%20Elementary/

3. Naismith Memorial PS (K-6):
   i. In neighbourhood of Area #3.
   ii. School is at 53% capacity with just under 300 students, offers regular program and french immersion.
   iii. https://districtintelligence.com/event/public.profile/schid/7238/school/Naismith%20Memorial%20Elementary:

4. Almonte DHS
   i. Diagonal from Area #1
   ii. School is at 74% capacity - enrolment update will be Jan 2020 but will be similar
   iii. https://districtintelligence.com/event/public.profile/schid/4130/school/Almonte%20and%20District%20High%20School/

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

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

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

Hello Gabrielle,

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

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

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

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

Regards,

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

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

Hello Gabrielle,

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

Suzanne J. Renaud
Customer Connections Field Rep (covering Ottawa West)/Représentante des connexions à la clientèle (couvrant l'ouest d'Ottawa)
Enbridge Gas Inc. | 400 chemin Coventry Road, Ottawa ON K1K 2C7, Canada
Office/**B**ureau ☎ 613.748.6736 | **F**ax/**T**élécopieur 613.748.6894 | **T**oll-free/**S**ans frais 1.800.267.3616 ext 6736
Email/**C**ourriel ✉ **suzanne.renaud@enbridge.com**

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

enbridgegas.com
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ITEM 2. – PUBLIC – AGENCY COMMENTS

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

Commenting Party	Comment Received	Planning Department's Response for Council's Consideration
Tim and Doug Sonnenburg	Email received 3/31/2021 clarification on the unevaluated wetland mapping – additional 4.6 ha developable.	Planning had received the data set from MVCA Sept 2020. MVCA had made minor revisions to the boundary and drawings have been updated. The net increase is 2 hectares which doesn't affect the overall supply (still meeting the target 64 ha).
Lanark County	Support of methodology in developing 'designated and available' lands. A 5-10% adjustment could be made (minor adjustments) without a need to amend the Plan but only once an EIS, in consultation with the MVCA, is completed.	County supports OPA 22 methodology.
Tim and Doug Sonnenburg	Email received March 24, 2021.	Submission reviewed. No changes proposed.
Diane Reid, Planner, MVCA	Email received March 24, 2021 Recommendation that any future EIS include an Ontario Wetland Evaluation System (OWES) evaluation of the wetland. Prior to implementing MVCA's Regulation Policies to include other wetlands (unevaluated) public consultation was completed in the Fall 2017.	Noted
Benjamin Clare, Planner McIntosh Perry	Email received 9/30/2020 providing background correspondence between McIntosh Perry and Niki Dwyer, former Director of Planning provided to support Area 2 as future expansion lands and concept plans.	Acknowledged. Area 2 is being recommended for expansion.
Seth Richards, westview projects	Email received 11/30/2020 asking if lands at 5400 Appleton Side Road are being considered for urban expansion.	JLR responded that those lands were not being considered. Scope of work was to focus on the "Future Expansion Lands" which have been identified in the 2006 Community Official Plan and related studies.
Joe Henry	Email received (and phone conversation) 12/15/2020 to discuss Area 3.	Following review of submission received to date, Area 3A is being recommended for expansion.
Bryant Cougle	Email received 12/28/2020	JLR has reviewed the concept plan

	Copy of a concept plan "Dover Dec 25 plan A motel" provided and 1981 OMB Hearing decision provided – wants his lands considered.	and the OMB decision. The concept plan has limited information and the OMB decision was to redesignate the lands residential and the OMB did not support this change of use.
Terra Henry	Email received 12/29/2020. Submission to advocate for their land (Area 3A). It is under-utilized, has no overlays of conservation or prime agricultural, has access to roads on all four sizes (including Hwy 29), has direct access to our wonderful OVRT, and has Naismith Memorial P.S. within walking distance, at only 53% capacity.	Following review of submission received to date, Area 3A is being recommended for expansion.
Scott Gaw	Email received 1/6/2021 to discuss development of a Highway Commercial block on Ramsay Concession 11 (corner near roundabout).	Following a meeting with Mr. Gaw and consultant Kevin Duguay, and receipt of a planning justification report, a Highway Commercial block (including adjacent church block) is being recommended for urban expansion.
Steve Maynard	Email received 1/24/2021 – Area 2 Houchaimi Lands should be excluded as portion is Prime Agriculture. Area 3 should be considered.	Following a review of all submissions including a review of prime agricultural areas (Scenario 2 of Agricultural Lands Review 2018) it had recommended that these lands be re-designated Rural Area. Notwithstanding, the Comprehensive Review has been completed in accordance with Provincial Policy Statement 2020 and has evaluated other growth scenarios.
Phyllis & George Beauregard	Email received 1/25/2021 Concerns about water shortage as a result of growth. Would like to see more retail opportunities.	Engineering has received the matter of water shortage and provided a response during the virtual information session. MMills has many existing properties designated / zoned for Highway Commercial and retail uses. The Municipality is looking at adding more uses to its Business Park. An area specific amendment is being proposed near the round about for a new Highway Commercial use (restaurang / gas station).
Andrew Brown	Email received 01/25/20201 – concerned their lands were being excluded from the study (Strathburn Street / "Brown Lands")	These lands are already within the Urban Settlement Area – no change being proposed.

Tracy Julian	Email received 01/26/2021 in regard to affordable housing, housing tenure, and density.	OPA 22 includes a revised housing target mix and slightly increased densities.
Erin O'Connor	Email received 01/27/2021 to indicate support of Area 4 within the urban boundary.	Acknowledged. Area 4 is being recommended for expansion.
Melodie Mortensen	Email received 3/4/2021 Concerned about development abutting White Tail Ridge and multi-unit development within White Tail Ridge.	None of the expansion areas abut White Tail Ridge and no policy change is being proposed for White Tail Ridge.

ITEM 3. – SUBMISSIONS

NOVATECH
Engineers, Planners & Landscape Architects

March 24, 2021

Municipality of Mississippi Mills
Municipal Office
3131 Old Perth Road
Almonte ON K0A 1A0

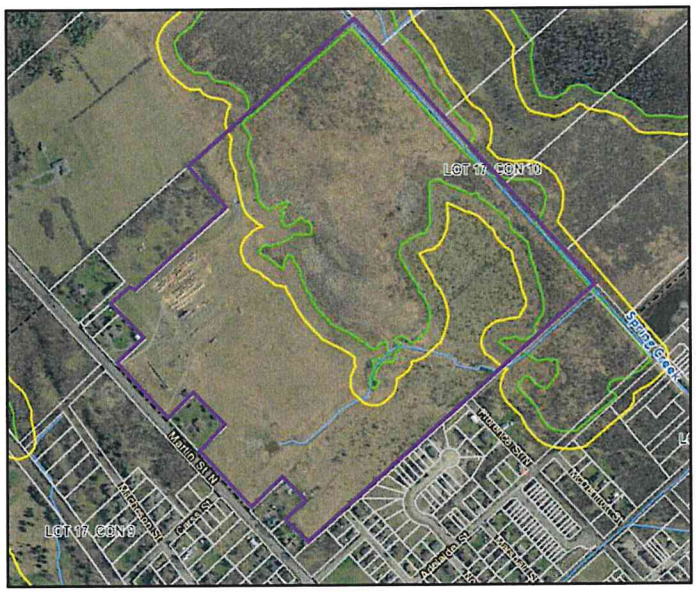
Attention: **All Councillors**

Reference: **Municipality of Mississippi Mills Official Plan Amendment No. 22 – Comprehensive Review (Urban Settlement Area Boundary)**
Area 1 / Sonnenburg Lands - Wetland Boundary
Our File No.: 121045

Dear Councillors

In January this year we made a submission on behalf of Neilcorp Homes Inc. on the Comprehensive Review of the Urban Settlement Area Boundary. The submission concurred with the recommendation of J.L. Richards that the Area 1 or 'Sonnenburg' lands should be included in the expanded urban area of Almonte in their entirety.

We understand that these lands are still being recommended for inclusion in the urban boundary but that it is now being recommended that part of the lands be excluded from consideration because they are an unevaluated wetland. For background, the excerpt from the Mississippi Valley Conservation Authority (MVCA) mapping shows the unevaluated wetland extent in green and the regulation limit in yellow. The subject is outlined in magenta. It is clear that a significant portion of the site is affected:



Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com

The MVCA designates the wetland as 'Unevaluated'. Evaluation of a wetland, typically through an environmental study, determines its significance but also its boundary or extent. As this wetland has not been evaluated, its characteristics and extent are unknown.

We are advised that the recommendation to exclude the unevaluated wetland from the urban area at this early stage (i.e. without knowing its significance or extent) is based on the assumption that the part of the subject site that is brought into the urban area will be redesignated for development and presumably the wetland would be redesignated appropriately to ensure its protection.

It is correct that the subject site would be redesignated, but it is premature to determine the boundary between the development designation and the environmental protection designation without having the wetland evaluated.

It also pre-empts the fact that development applications would be filed by the proponent of development on the land. In this case they would include a Zoning By-law Amendment and Draft Plan of Subdivision. The application requirements for these are rigorous and include studies and plans that show that the site has been analyzed and that constraints of development have been identified. As part of this process an environmental study would be required which would determine the significance and extent of any environmental features on the subject site. It is through this process that the boundary between the environmental feature and the developable area on the subject site would be determined, rather than assuming in this case that the entirety of an unevaluated wetland is undevelopable.

This is consistent with the approach suggested by the MVCA in their letter to the Mississippi Mills Municipality dated February 9, 2021:

> *"...prior to any consideration of an expansion into a mapped wetland, an assessment would be required to evaluate the function of the wetland, its communities, and its boundaries."*

It is standard practice in other municipalities that lands designated as environmental features are based on more detailed mapping sources than the Official Plan. It is also worth noting that the Official Plan designation will not affect the underlying status of the wetland itself – by the Municipality, the MVCA or the province.

It is good planning to make decisions on land uses and environmental protection only when complete information is available. It is clear that not all the information is available for an unevaluated wetland. Pre-emptive assumptions about designation and zoning boundaries should not form part of the OPA 22 process.

Based on this submission, we suggest that the 'Residential' designation on the subject site be adopted as it is set out in the revised Staff report, but that in addition a site-specific policy be included in the Mississippi Mills OP that allows for the designation to be adjusted without the need for a further OPA. This will ensure that the mapping in the Mississippi Mills OP will continue to be consistent with the mapping in the County of Lanark OP, but it will also allow for the correct boundary between the wetland and the developable area to be determined through the development application process as outlined above. The wetland will also enjoy the protection of the Development zoning until such time as the development application process determines its extent and therefore the correct boundary between the wetland and the development area.

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NOVATECH
Engineers, Planners & Landscape Architects

Sincerely,

NOVATECH

Prepared by:

James Ireland, BUPD
Planner

Reviewed by:

Greg Winters, MCIP, RPP
Senior Project Manager

cc: Maggie Yet, Planner, Municipality of Mississippi Mills
Marc Rivet, Associate, J.L. Richards
Forbes Symon, Jp2g Consultants
Ken Kelly, Chief Administrative Officer, Municipality of Mississippi Mills
Matt Nesrallah, Cavanagh Developments
Robert Dick, Neilcorp Homes

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NOVATECH
Engineers, Planners & Landscape Architects

March 24, 2021

Municipality of Mississippi Mills
Municipal Office
3131 Old Perth Road
Almonte ON K0A 1A0

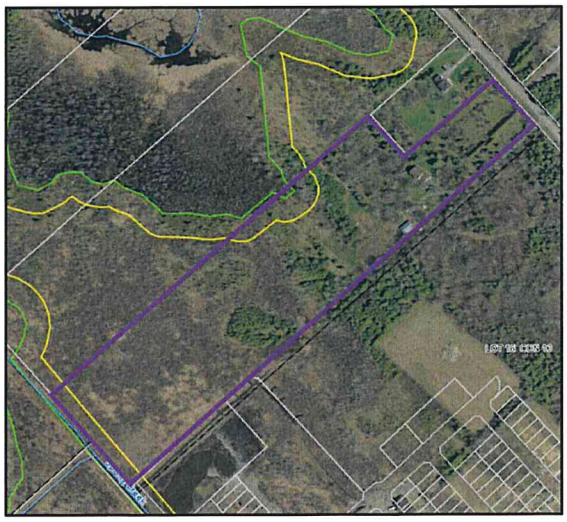
Attention: **All Councillors**

Reference: **Municipality of Mississippi Mills Official Plan Amendment No. 22 – Comprehensive Review (Urban Settlement Area Boundary)**
Area 4 / Mills Lands - Wetland Boundary
Our File No.: 220JGR

Dear Councillors

In March this year we made a submission on behalf of Regional Group on the Comprehensive Review of the Urban Settlement Area Boundary. The submission concurred with the recommendation of J.L. Richards that the Area 4 or 'Mills' lands should be included in the expanded urban area of Almonte in their entirety.

We understand that these lands are still being recommended for inclusion in the urban boundary in their entirety. We made a separate submission on the Area 1 ('Sonnenburg') lands because the area to be included in the urban area has been reduced to accommodate an unevaluated wetland on the site. We note that the area of the Area 4 lands to be included has not been revised, but that 0.8 ha of the lands is also affected by an unevaluated wetland. If it is proposed to similarly revise the area of the Area 4 lands, we make the following submissions which are similar to those we made for the Area 1 lands. For background, the excerpt from the Mississippi Valley Conservation Authority (MVCA) mapping shows the unevaluated wetland extent in green and the regulation limit in yellow. The subject is outlined in magenta.



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The MVCA designates the wetland as 'Unevaluated'. Evaluation of a wetland, typically through an environmental study, determines its significance but also its boundary or extent. As this wetland has not been evaluated, its characteristics and extent are unknown.

We are advised that the recommendation to exclude the unevaluated wetland from the urban area at this early stage (i.e. without knowing its significance or extent) is based on the assumption that the part of the subject site that is brought into the urban area will be redesignated for development and presumably the wetland would be redesignated appropriately to ensure its protection.

It is correct that the subject site would be redesignated, but it is premature to determine the boundary between the development designation and the environmental protection designation without having the wetland evaluated.

It also pre-empts the fact that development applications would be filed by the proponent of development on the land. In this case they would include a Zoning By-law Amendment and Draft Plan of Subdivision. The application requirements for these are rigorous and include studies and plans that show that the site has been analyzed and that constraints of development have been identified. As part of this process an environmental study would be required which would determine the significance and extent of any environmental features on the subject site. It is through this process that the boundary between the environmental feature and the developable area on the subject site would be determined, rather than assuming in this case that the entirety of an unevaluated wetland is undevelopable.

This is consistent with the approach suggested by the MVCA in their letter to the Mississippi Mills Municipality dated February 9, 2021:

> *"…prior to any consideration of an expansion into a mapped wetland, an assessment would be required to evaluate the function of the wetland, its communities, and its boundaries."*

It is standard practice in other municipalities that lands designated as environmental features are based on more detailed mapping sources than the Official Plan. It is also worth noting that the Official Plan designation will not affect the underlying status of the wetland itself – by the Municipality, the MVCA or the province.

It is good planning to make decisions on land uses and environmental protection only when complete information is available. It is clear that not all the information is available for an unevaluated wetland. Pre-emptive assumptions about designation and zoning boundaries should not form part of the OPA 22 process.

Based on this submission, we suggest that the whole of the subject site should be brought into the urban area and that once the necessary studies have been done to evaluate the wetland's characteristics and extent, it should be suitably designated to ensure its protection. This can be achieved with a site-specific policy in the Mississippi Mills OP so that a further OPA is not required. The mapping in the Mississippi Mills OP will continue to be consistent with the mapping in the County of Lanark OP. The wetland will also enjoy the protection of the Development zoning until such time as the development application process determines its extent and therefore the correct boundary between the wetland and the development area.

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NOVATECH
Engineers, Planners & Landscape Architects

Sincerely,

NOVATECH

Prepared by:

James Ireland, BUPD
Planner

Reviewed by:

Greg Winters, MCIP, RPP
Senior Project Manager

cc: *Maggie Yet, Planner, Municipality of Mississippi Mills*
Marc Rivet, Associate, J.L. Richards
Forbes Symon, Jp2g Consultants
Ken Kelly, Chief Administrative Officer, Municipality of Mississippi Mills
David Kardish, Regional Group
Erin O'Connor, Regional Group

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Almonte Settlement Area Boundary Review
Mississippi Mills Official Plan Amendment No. 22

March 24, 2021

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

Attention: **Ken Kelly, Chief Administrative Officer**
Members of Council

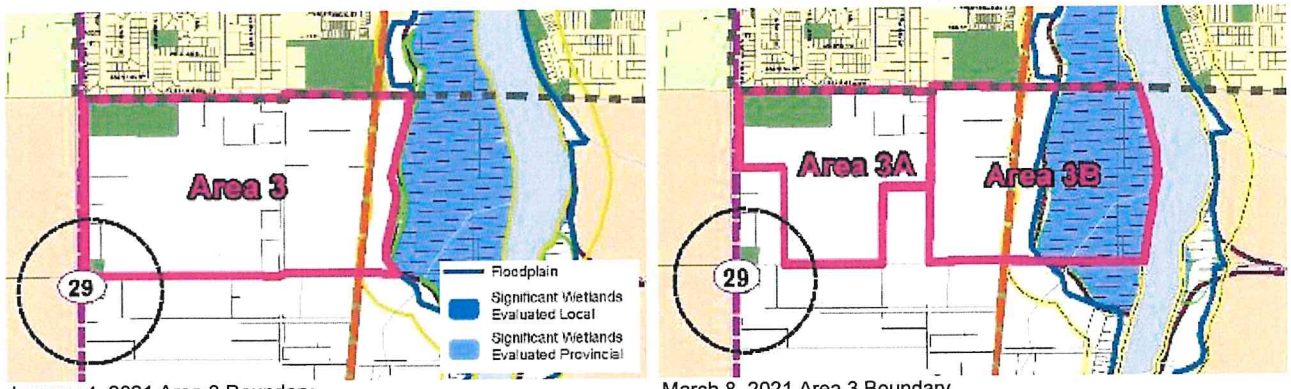
RE: **Staff Report, Official Plan Amendment No. 22**
Almonte Settlement Area Boundary Review

Dear Mr. Kelly,

Further to our memo dated January 16, 2021, we have been retained by Cavanagh Developments (Cavanagh) to review the revised Official Plan Amendment No. 22 (OPA 22) as it relates to the "Area 3" lands in the southwest corner of Almonte.

We have reviewed the revised Comprehensive Review – Addendum, Almonte Settlement Area Boundary report prepared by JL Richard and dated March 8, 2021 and the proposed OPA 22. We appreciate the revisions made to this report and the proposal to include a portion of Area 3, now known as Area 3A, within the settlement area boundary. Per our previous memo however, we continue to believe that Area 3B, and specifically the portion of the lands west of the Rail Trail, should be included within the boundary expansion.

The March 2021 Comprehensive Review proposing a significant boundary expansion for Area 3 (Figure 1). Of note, the previously excluded Provincially Significant Wetland (PSW) and Floodplain area along the banks of the Mississippi River has been added to Area 3B.



January 4, 2021 Area 3 Boundary

March 8, 2021 Area 3 Boundary

Figure 1: Area 3 Boundary Comparisons

Per the Provincial Policy Statement (PPS), development shall generally be directed to areas outside of hazardous lands adjacent to river systems which are impacted by flooding hazards and/or erosion hazards. In conformity with the PPS, the current Community Official Plan Policy 3.1.3.1.2 states that "No development shall be permitted within the flood plain except for flood or erosion control structures, shoreline stabilization, water intake facilities and marine facilities, such as docks."

The Flood Plain, together with the Mississippi Valley Conservation Authority regulation area, covers all lands east of the Rail Trail corridor. Lands within the regulation area may be subject to specific development requirements.

Consistent with the above, it is our opinion that the lands within the PSW and the Floodplain should be excluded from the evaluation and scoring of Area 3B. Based on our review, it's our opinion that the balance of Area 3B would score very similarly to Area 3A, and warrant expansion of the boundary onto these lands.

We would ask that Council include Area 3B, together with Area 3A, in the expansion of the Almonte Settlement Area boundary.

Sincerely,

Paul Black, MCIP RPP
Senior Planner

cc. Matt Nesrallah, Cavanagh Developments
Laura Maxwell, David Schaeffer Engineering Ltd.

david schaeffer engineering ltd
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120 Iber Road, Unit 103
Stittsville, Ontario, K2S 1E9
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Fax (613) 836-7183
www.DSEL.ca

January 15, 2021

Cavanagh Developments
9094 Cavanagh Rd.
Ashton, Ontario
K0A 1B0

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

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

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

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

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

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

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

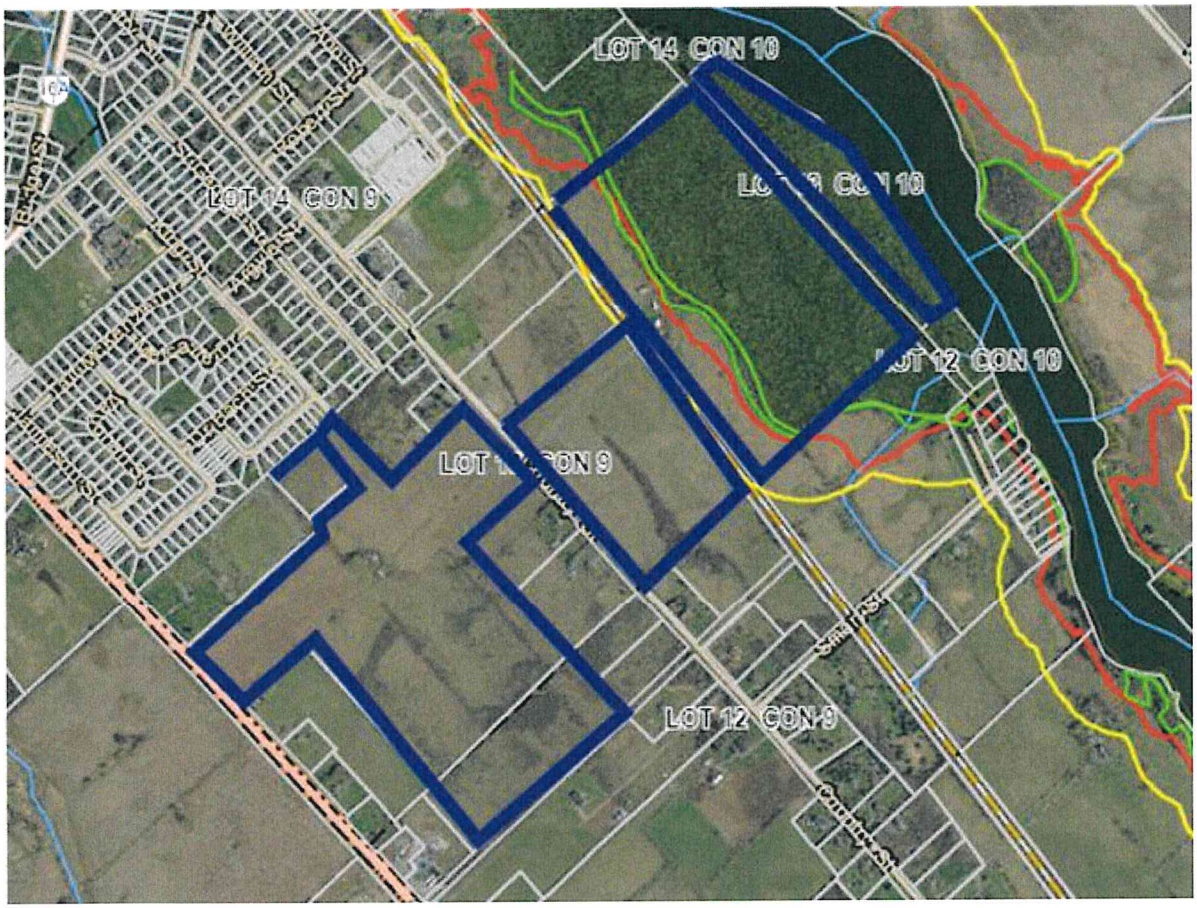

Figure 1: Sketch showing Cavanagh Developments Land Interests (Jan 2021)

Site Characteristics

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

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

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

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

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

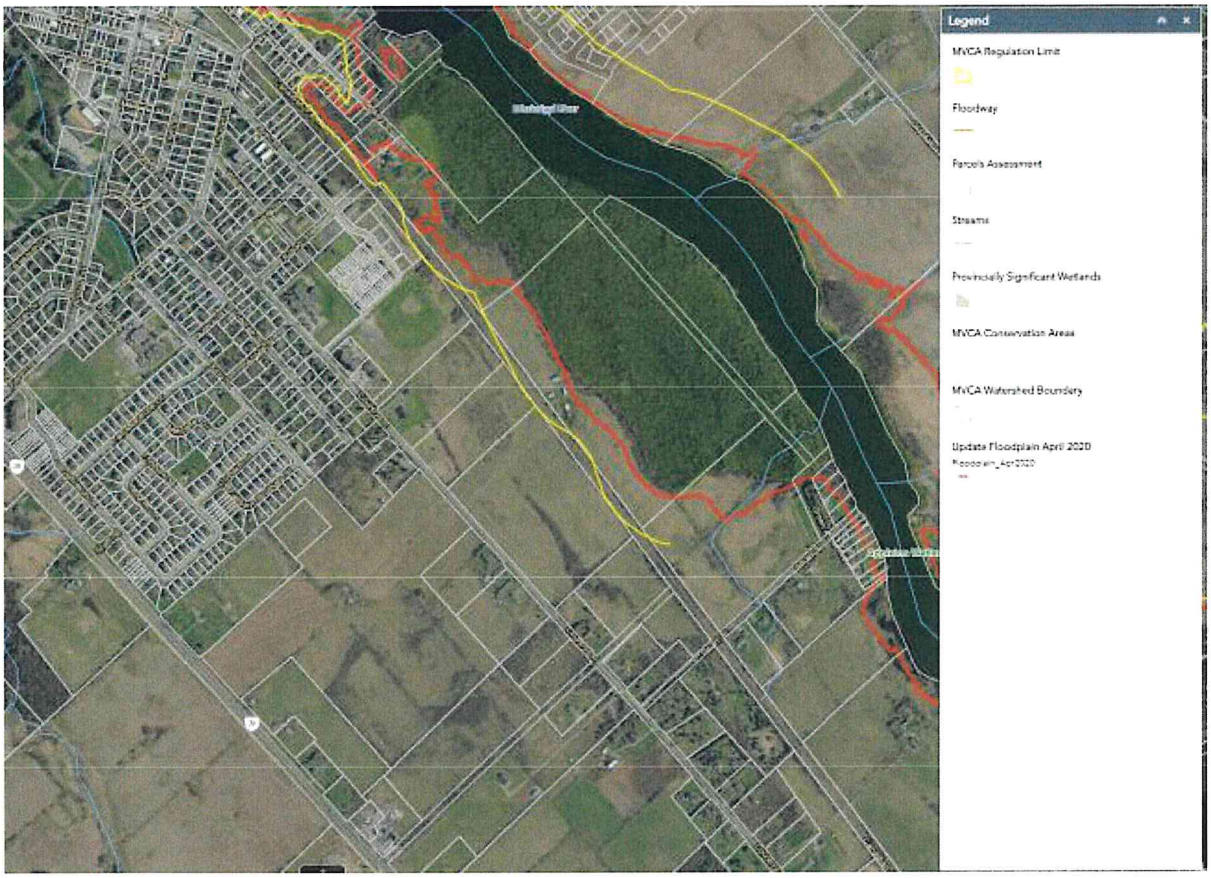

Figure 2: Excerpt from MVCA Mapping (Jan 2021)

From a source water protection lens:

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

General Comments on OPA No.22

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

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

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

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

Water Servicing Approach

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

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

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

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

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

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

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

Wastewater Servicing Approach

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

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

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

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

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

Stormwater Management Approach

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

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

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

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

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

Expansion Area Scoring Considerations

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

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

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

Table 1: Engineering (Serviceability) Factors and Scoring

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

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

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

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

Yours truly,
David Schaeffer Engineering Ltd.

Prepared by:

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

and

Stephen Pichette, P.Eng.
Ottawa Manager

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From [redacted]
Sent: January 29, 2021 9:43 AM
To: Maggie Yet <myet@mississippimills.ca>
Cc [redacted]
Subject: Mississippi Mills OPA 22 - public comments

Good morning Ms. Yet,

As residents of Mississippi Mills we would like to comment that:

Tim and Doug Sonnenburg are in support of Mississippi Mills OPA 22 as presented at the January 19th open house meeting.

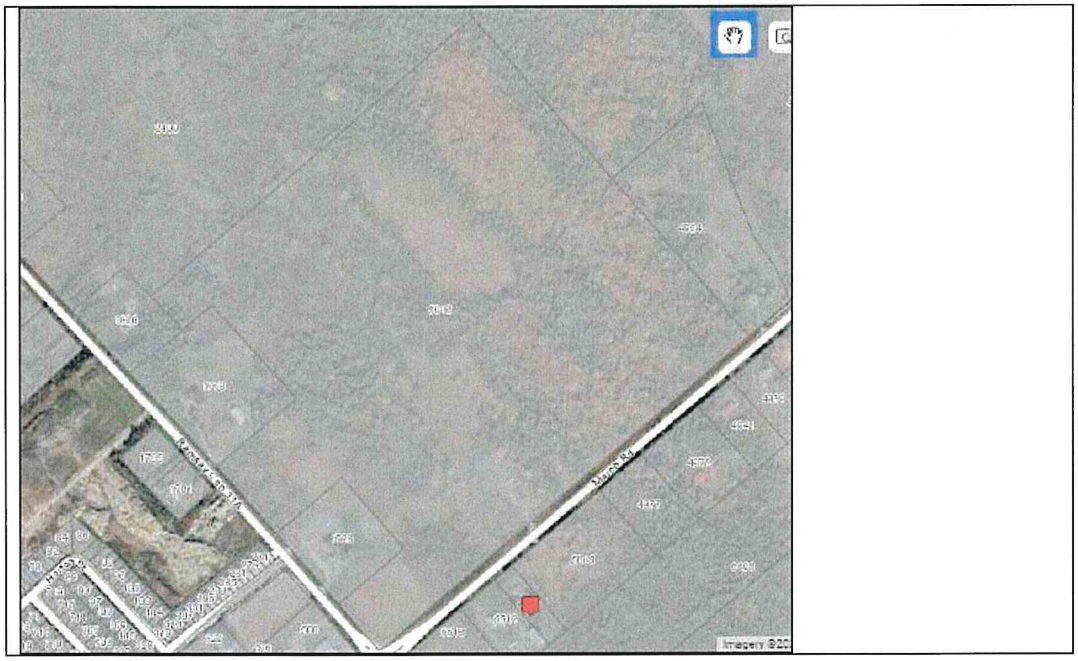
Thank you.

Tim Sonnenburg and Doug Sonnenburg

Kevin M. Duguay
Community Planning and Consulting Inc.

Planning Brief (January 22, 2021) -

Request to include certain lands as part of the Official Plan Amendment No. 22 Municipality of Mississippi Mills, Official Plan Almonte Urban Settlement Area Expansion



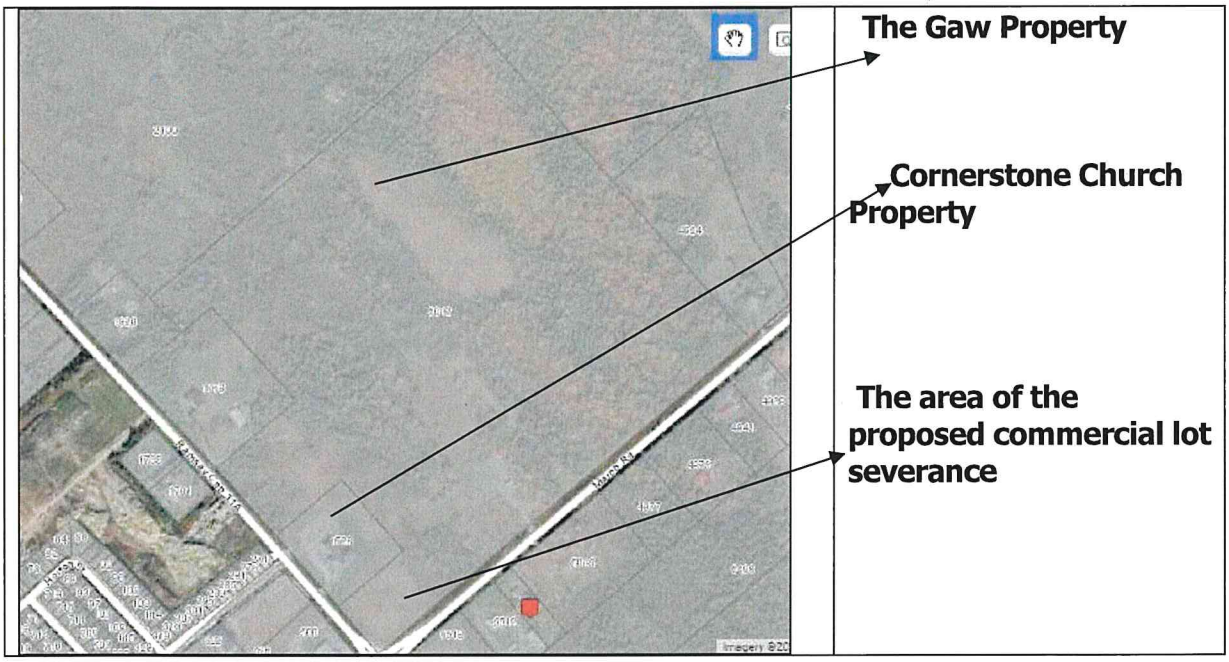
Prepared by Kevin M. Duguay, MCIP, RPP
Kevin M. Duguay Community Planning and Consulting Inc.

Introduction

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

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

The Property



(Source: County of Lanark Website, January 2021)

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

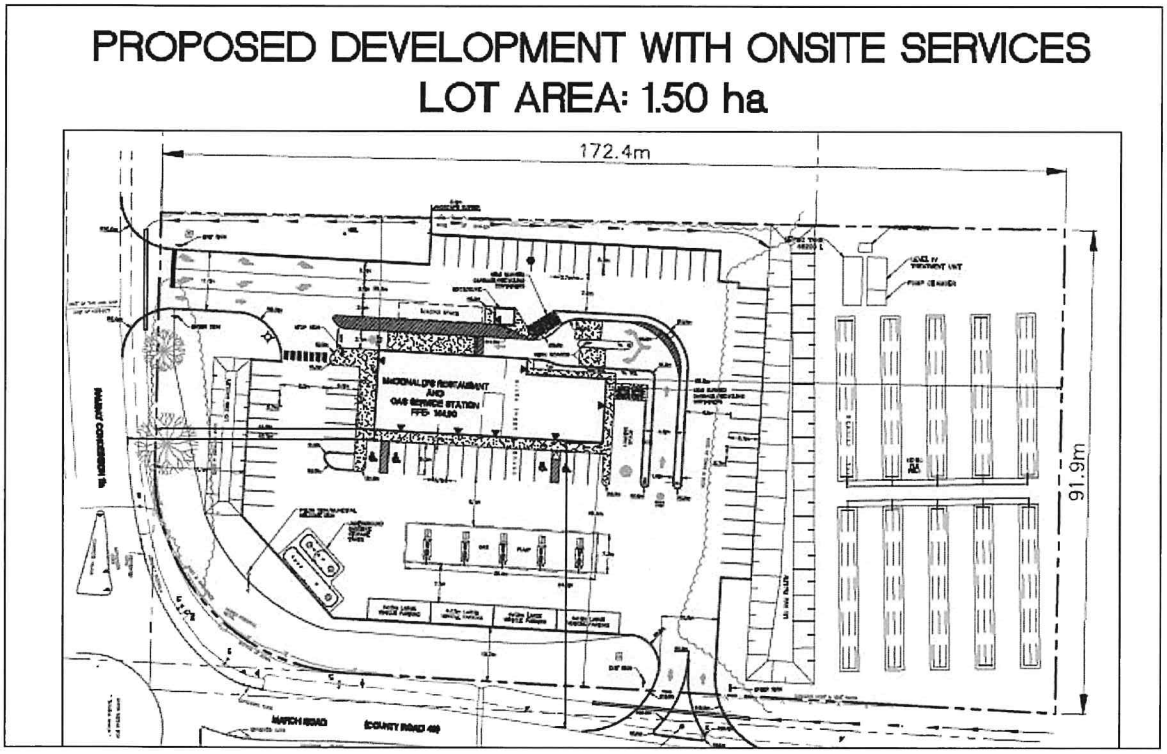
The Proposed Development

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

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

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

The Concept Plan (Private Services Scenario)



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

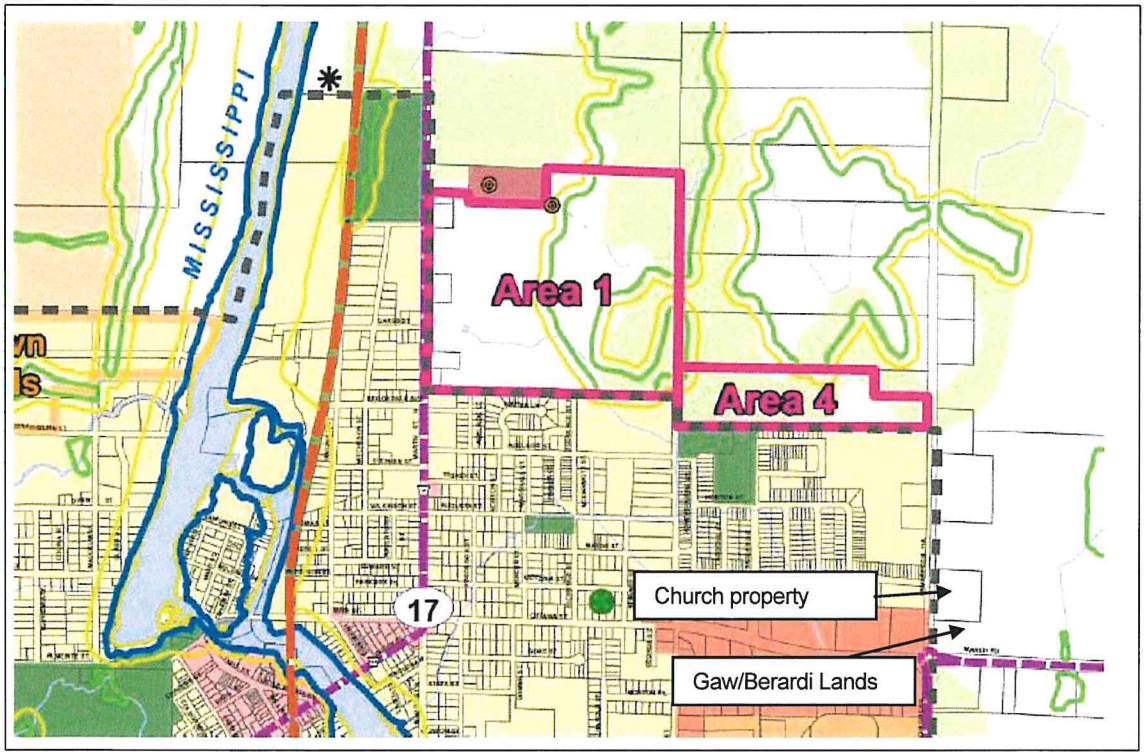
The above-captioned proposed concept plan illustrates a development predicated on private water and waste-water facilities. Approximately one-third of the development land base (0.43 hectares) is needed for on-site waste-water facilities.

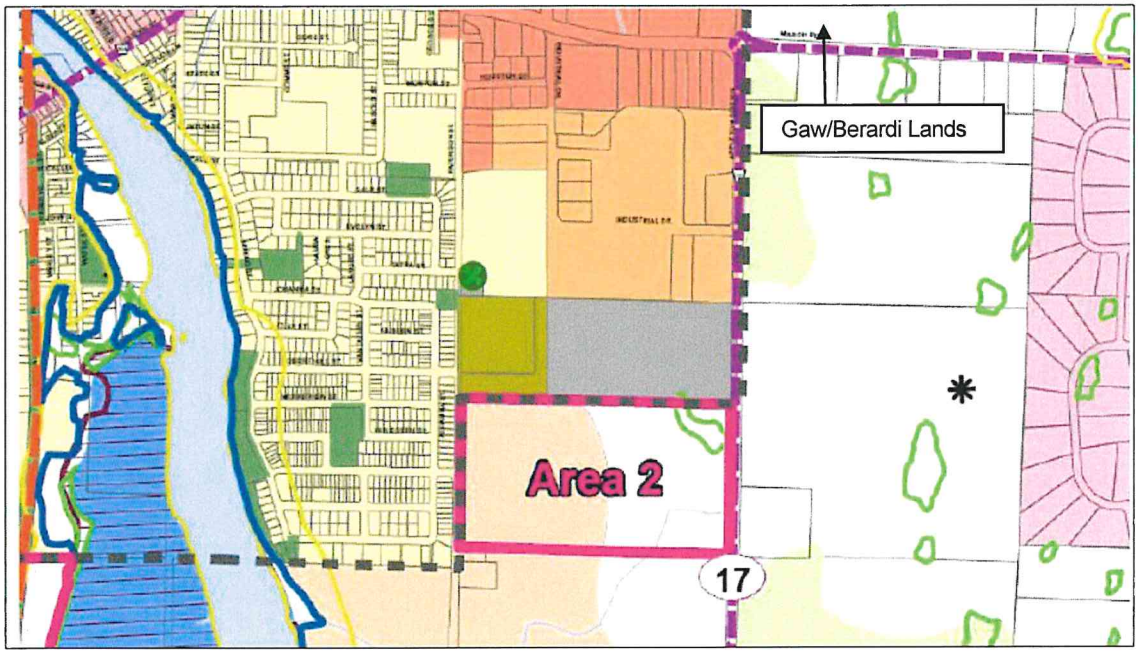
The Municipality's Planning Department has initiated the processing of the Official Plan Amendment Application (to permit the proposed land severance). The Rideau Valley

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

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

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



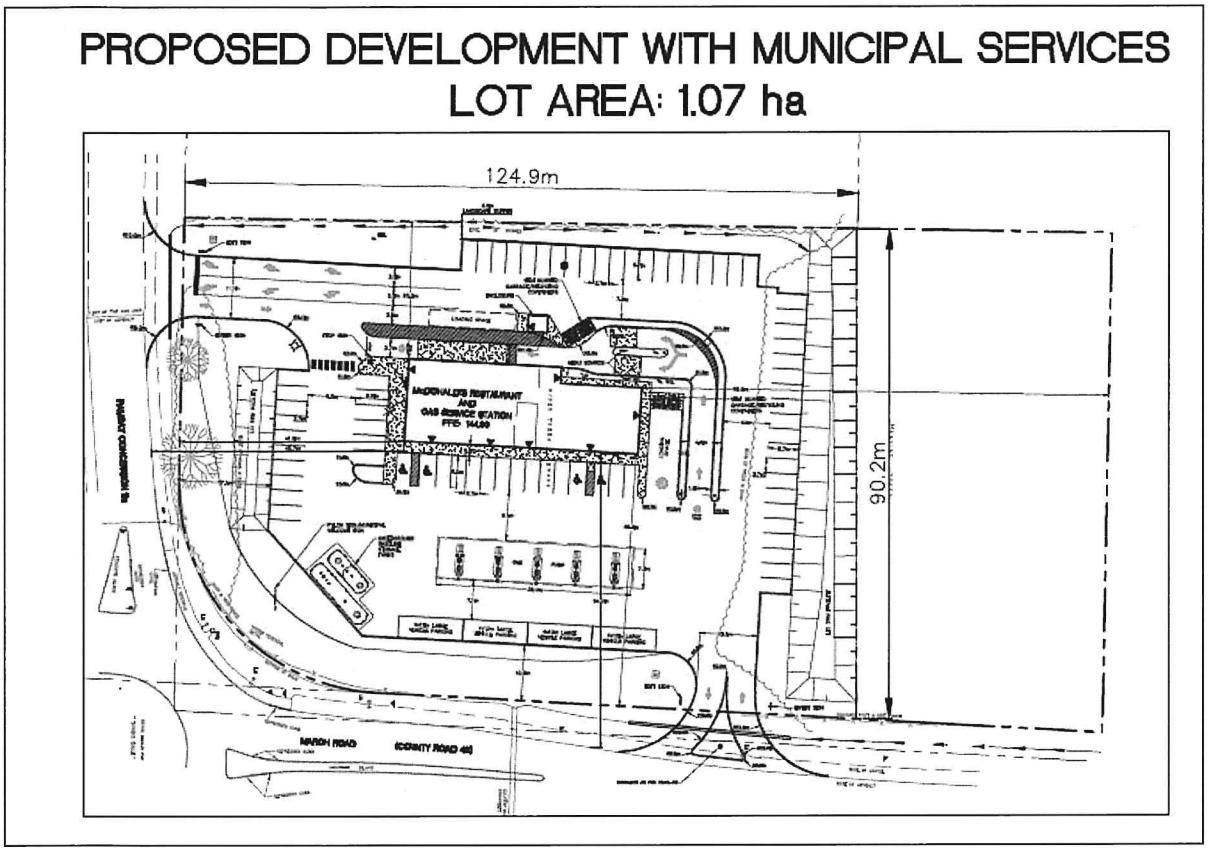


The Revised Concept Plan (Municipal Services Scenario)

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

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

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



(Source DM Wills, project Engineer, January 2021)

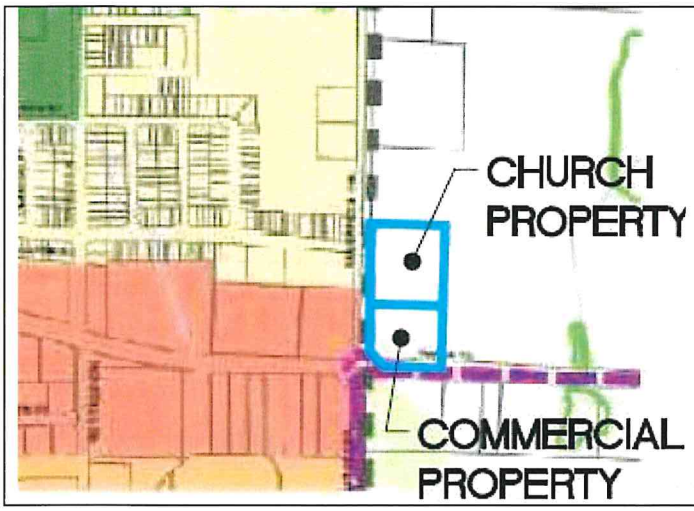
The Request

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

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

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

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



Church Property
1.71 Hectares

Commercial Property
1.07 Hectares

The Facts

1. Property Location

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

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

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

2. Gateway Entrance Function

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

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

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

3. Planned Function

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

- Market demand; and
- Local population growth.

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

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

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

4. Available Commercial Land

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

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

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

5. Proposed Commercial Development, work to date

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

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

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

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

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

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

6. Municipal Services

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

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

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

7. 2020 Provincial Policy Statement (2020 PPS)

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

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

8. The Principle of Good Planning

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

The request is representative of good planning.

Respectfully submitted,

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

Cornerstone Community Church
1728 Concession 11A
Almonte, Ontario
K0A 1A0

To whom it may concern:

This letter is to confirm that the board of Cornerstone Community Church has reviewed the brief put forth by Kevin M. Duguay Community Planning and Consulting Inc on behalf of Scott Gaws, with regards to Official Plan Amendment 22. In principle, we are in favour of Mr. Gaws request to have our property included in this application, so long as there is no cost or commitment to Cornerstone Community Church.

If you have any question, please feel free to contact us at (613) 256-4995.

Sincerely,

Dave Moriarity
Lead Pastor, Cornerstone Community Church

NOVATECH
Engineers, Planners & Landscape Architects

M E M O R A N D U M

DATE: **MARCH 3, 2021**

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

FROM: **GREG WINTERS, NOVATECH**
JAMES IRELAND, NOVATECH

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

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

On behalf of Regional Group who have interest in area for lands located in the lands known as the 'Mills Lands' located to the north of the Town of Almonte,

Novatech has reviewed the report titled *Comprehensive Review – Urban Settlement Area Boundary* (J.L. Richards, December 7, 2020 Rev.3). This J.L. Richards report is the basis for a proposal to expand the urban settlement area boundary of Almonte detailed in the Staff Report to Council dated December 15, 2020. In both these reports the subject lands are known as 'Area 4'. They are 9.7 ha in area and are located just north of the existing urban boundary of Almonte with access from Sadler Drive in the existing 'Mill Run' subdivision (refer to map at Attachment 1).

The J.L. Richards report concludes that 60 ha of land needs to be added to Almonte's urban settlement area to accommodate growth to 2038. The lands in Area 4 are proposed to be included in the expanded urban settlement area and we support this. We do however intend to make a separate submission on the score that the J.L. Richards report gave to Area 4 (34) as we believe it should be revised.

The purpose of this memo is to outline why it is our view that additional lands beyond the 60 ha proposed should also be included in the urban boundary. Based on our significant experience with development in Mississippi Mills and in the Town of Almonte specifically, the City of Ottawa and other surrounding municipalities, we are concerned that the rates of development have been underestimated and that more land is needed.

Land Supply Time Horizon

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

Section 1.1.2 of the PPS requires that sufficient land shall be made available to accommodate a mix of land uses to meet projected needs for a time horizon of up to 25 years. Section 1.1.2

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

Projected Demand

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

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

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

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

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

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

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Alternate Growth Scenarios

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

The 120 units/year and associated 92ha of land is a more realistic scenario that still allows for a growth rate somewhat less than it has been in the last five years. The combined area of Areas 1, 2, 3 and 4, net of constraints, is 85ha, which would be close to accommodating this 120 units/year projected growth. Therefore, all four parcels should be added to the urban settlement area.

Summary

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

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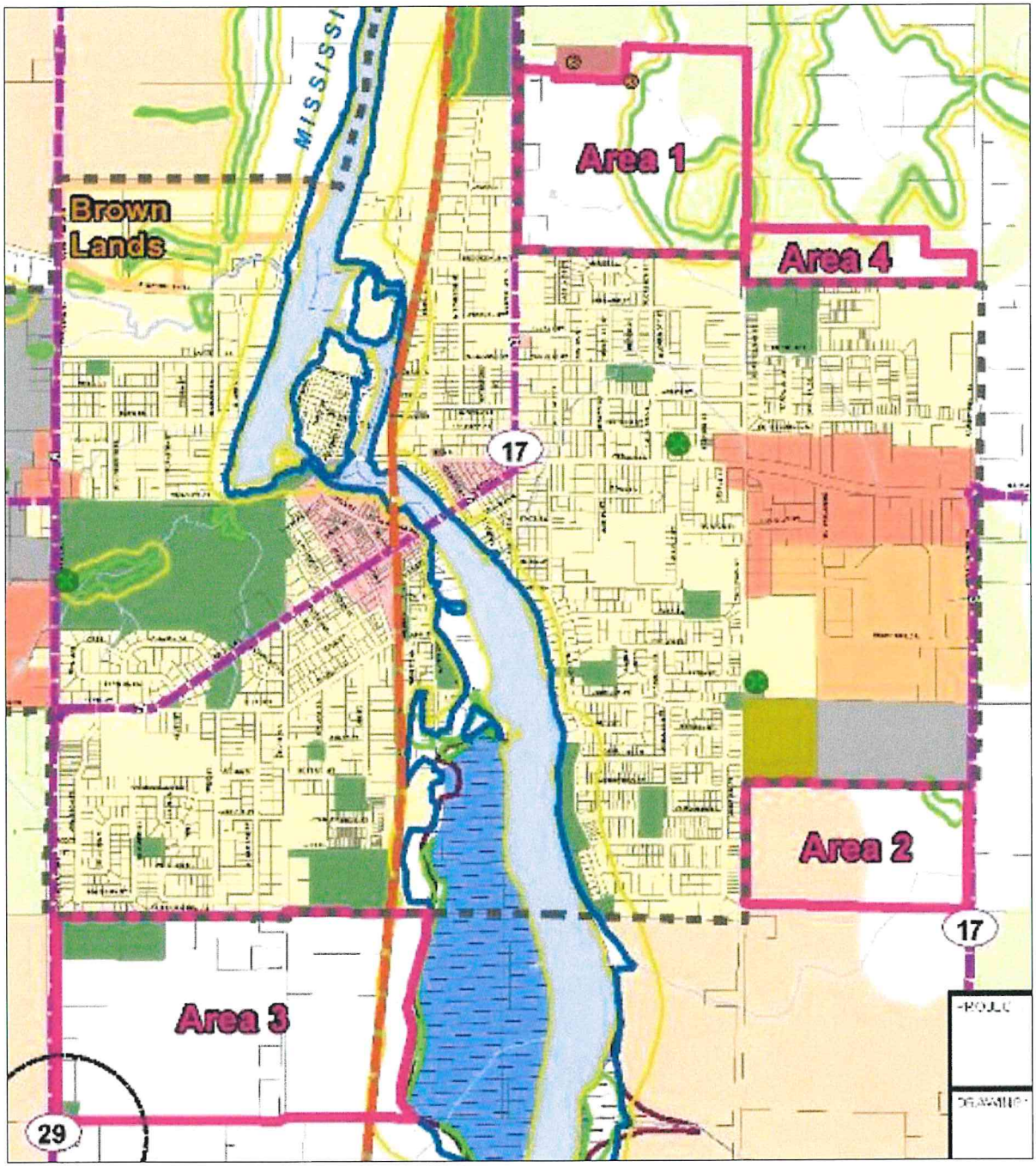
Attachment 1
Map showing Areas 1, 2, 3 and 4 (Source: J.L Richards Report)



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NOVATECH
Engineers, Planners & Landscape Architects

M E M O R A N D U M

DATE: **MARCH 3, 2021**

TO: **KEN KELLY, MARC RIVET**

FROM: **JOHN RIDDELL**

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

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

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

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

The following provides specific comments on Appendix 2:

1. Under the heading: PROFILE SUMMARY – Almonte Transportation

   Pedestrian Connections

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

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

   Cycling Connections

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

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

2. Under the heading: PROFILE SUMMARY – Almonte Potential Expansion Area 4

   i) <u>Servicing</u>

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

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

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

ii) Land Use Constraints

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

3. Under SITE EVALUATION CRITERIA – Theme 2: Servicing

i) Water Services - Based on the readily available water connections (three potential) through Mill Run, we believe Area 4 should score 4 or 5 instead of 2. Certainly no major upgrades are required to accommodate this size of a parcel.

ii) Wastewater Services - Based on the readily available connections (two potential) through Mill Run, we believe Area 4 should score at least a 3 instead of 2. No major upgrades are required to accommodate this parcel, beyond that which is already planned for in the Master Plan.

iii) Stormwater - Based on the existing SWM facility and suitable topography all similar to Mill Run, drainage through an expanded SWM pond is extremely feasible, and therefore the lands should score 4 or 5 instead of 3.

iv) Connections to Sidewalks - Based on our assessment of available sidewalk and walkway connections to Mill Run, we believe this parcel should score 3 instead of 2.

v) Land Use Constraints - Based on the fact that the parcel is not prime agricultural land, the agricultural overlay should not be considered a constraint, and therefore the only constraint is the MVC unevaluated wetland, which represents less than 10% of the land. Based on this, the subject parcel should score 5 instead of 2.

Novatech agrees with all of the other scoring categories.

Conclusion

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

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

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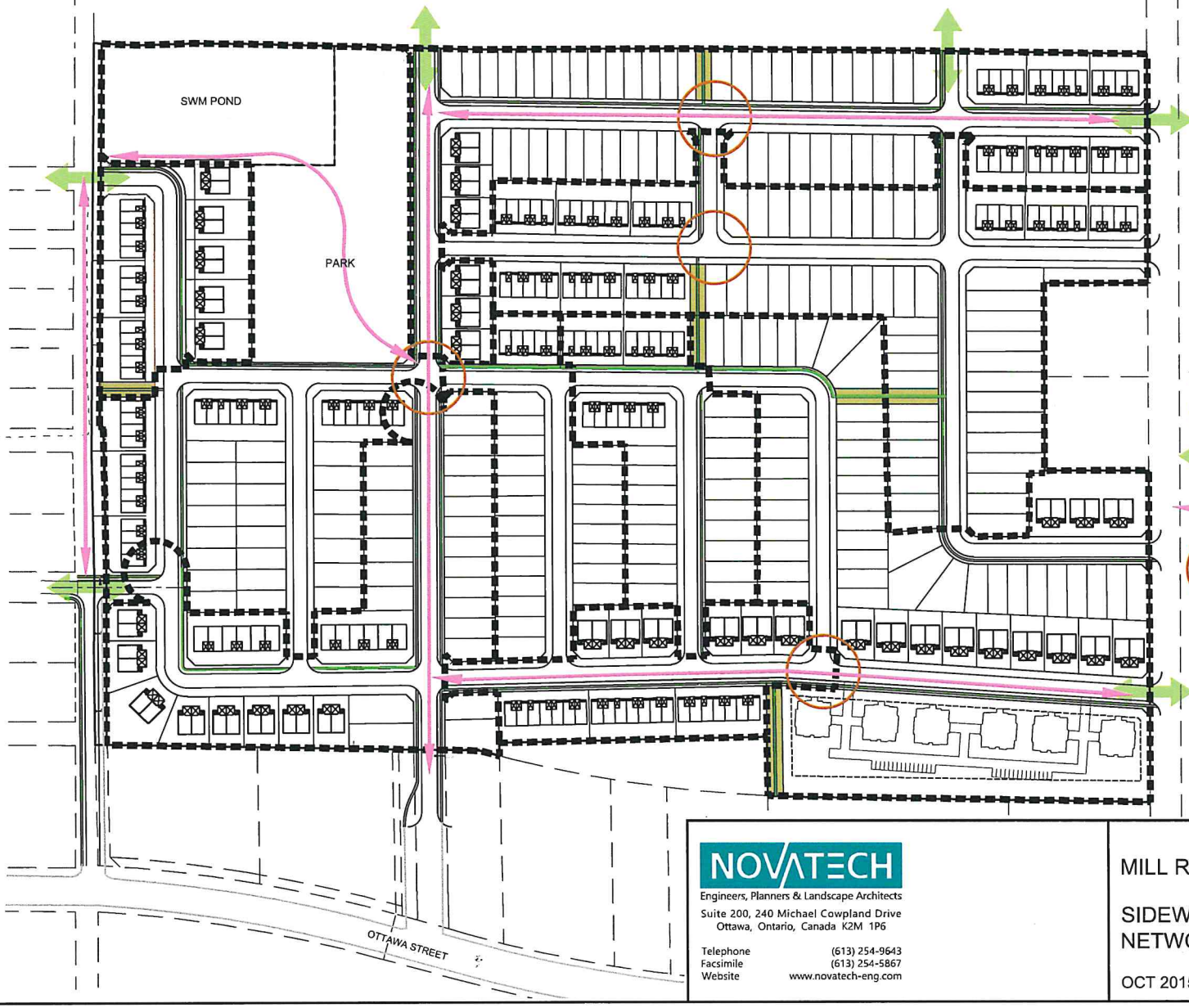

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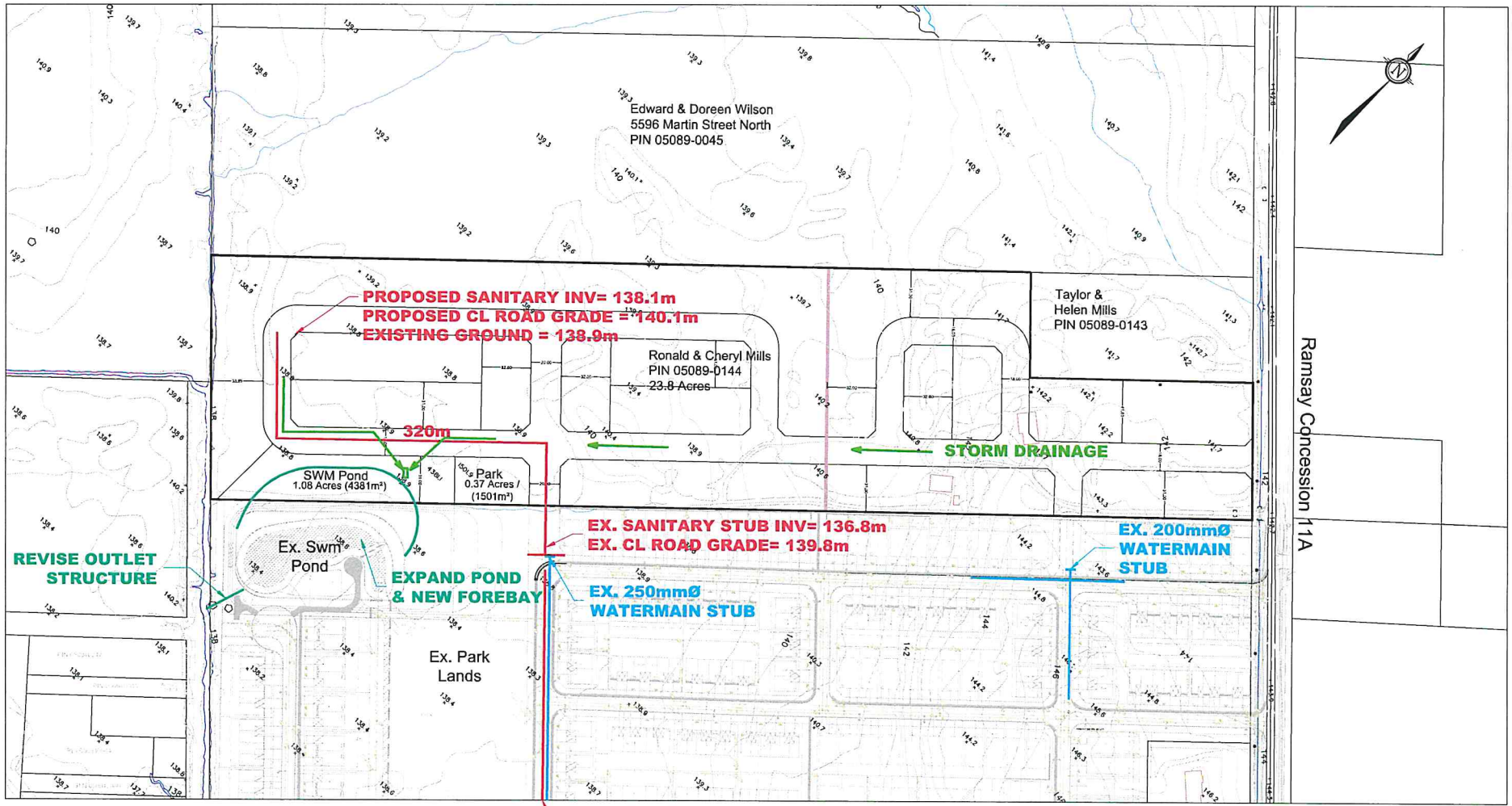
MILL RUN AT ALMONTE

SIDEWALK AND PATHWAY NETWORK PLAN

OCT 2015 110046 FIGURE 2



POTENTIAL APPROXIMATE UNITS: 150

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Town of Almonte
MILLS PROPERTY

CONTEXT PLAN
SERVICING

SCALE 1 : 2500 (0, 25, 50, 75, 100)
DATE MAR 2021
JOB 110046
FIGURE Figure 1

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

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February 16, 2021 **By Email**

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

Dear Mr. Kelly,

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

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

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

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

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

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

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

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

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

Please let me know if you have any questions.

Yours truly,

NOVATECH

Steve Pentz, MCIP, RPP
Senior Project Manager

cc: Marc Rivet, Planning Consultant, JL Richards

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January 18, 2021

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

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

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

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

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

Land Supply Time Horizon

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

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

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Projected Demand

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

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

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

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

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

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

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Alternate Growth Scenarios

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

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

Summary

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

Sincerely,

NOVATECH

Prepared by:

James Ireland, BUPD
Planner

Reviewed by:

Greg Winters, MCIP, RPP
Senior Project Manager

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

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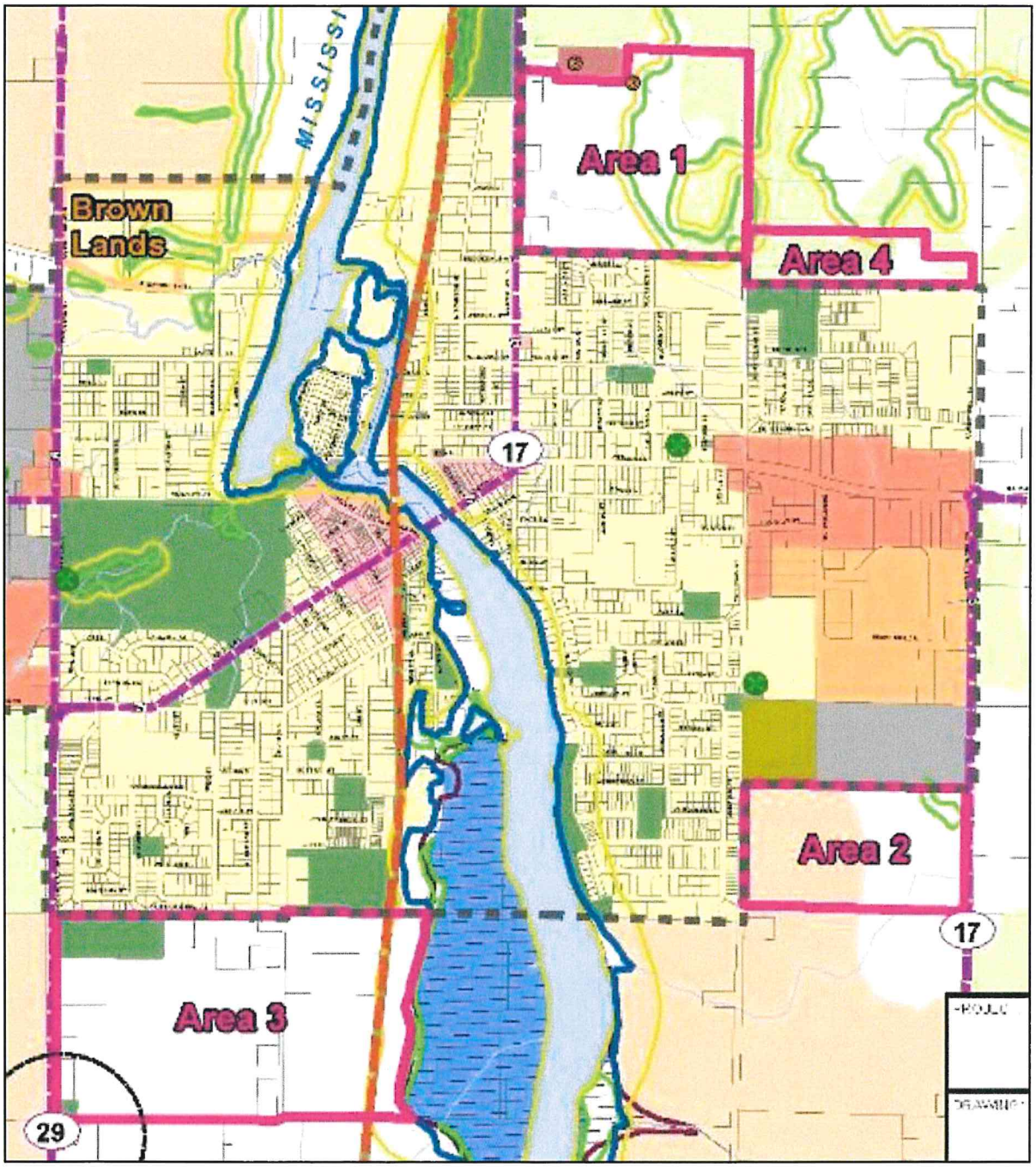
Attachment 1
Map showing Areas 1, 2, 3 and 4 (Source: J.L Richards Report)



Almonte Settlement Area Boundary Review
Mississippi Mills Official Plan Amendment No. 22

January 16, 2021

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

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

Dear Sir or Madam,

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

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

Background

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

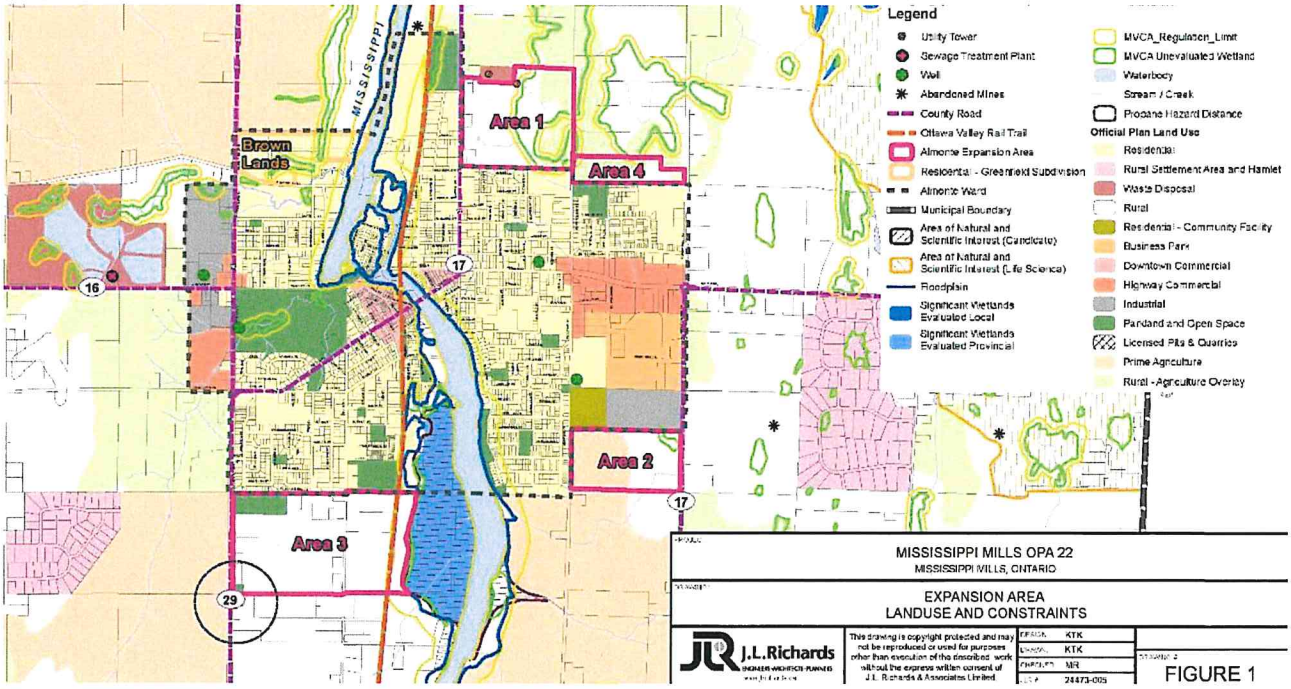


Figure 1: Proposed Expansion Areas

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

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

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

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

Area 3 Represents an Appropriate Expansion of the Settlement Area

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

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

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

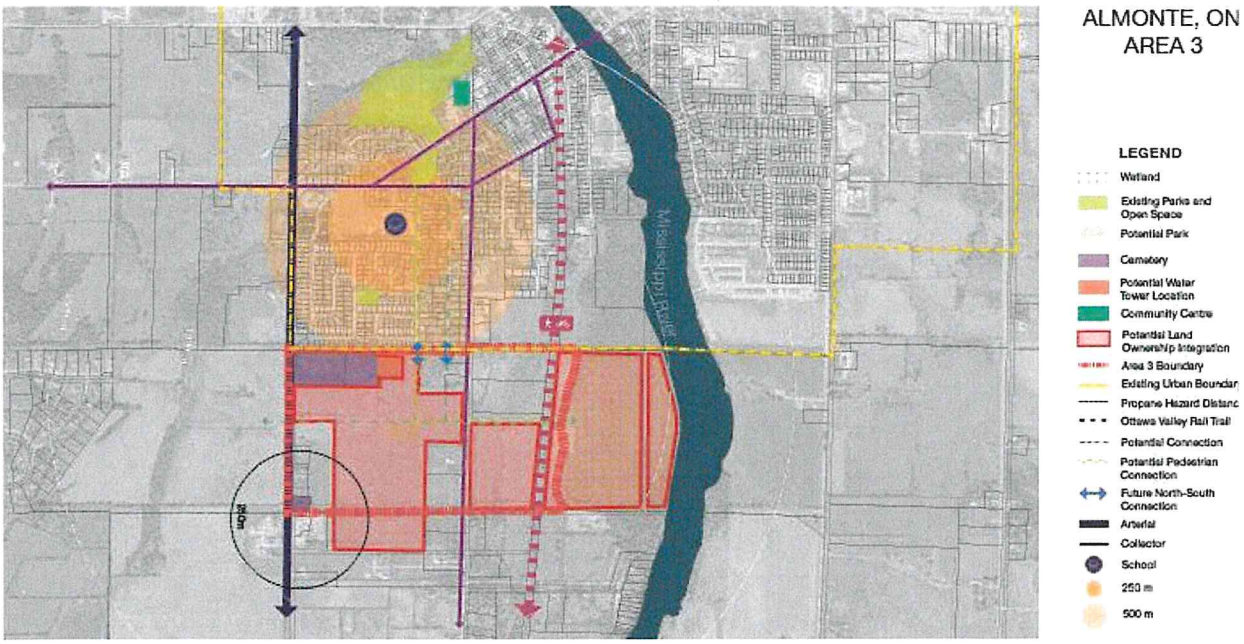


Figure 3: Opportunities and Constraints Map (prepared by Fotenn Planning + Design, January 2021)

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

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

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

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

- 87% of the residential growth has been located in Almonte on full services;
- 13% of residential growth has been in the rural areas and villages on private services;
- Almonte Urban: 146 units/year average
  - Low Density Residential: 70 units/year average (48%)
  - Medium Density Residential: 77 units/year average (52%)
- Villages: Low Density Residential: 2 units/year average
- Rural: 20 units/year average

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

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

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

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

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

The Comprehensive Review Does Not Comprehensively Review Growth in the Municipality

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

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

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

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

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

Proposed Expansion Areas are Constrained

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

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

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

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

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

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

Servicing Upgrades are Required for All Expansion Areas

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

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

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

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

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

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

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

The Ownership Structure Within Area 3 Has Recently Changed

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

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

Land Constraints for Area 3 Were Incorrectly Scored

The Urban Expansion Criteria Evaluation includes a section that is attributed to Land Constraints. As specified in the Report, the subject lands display a total area of 64.4 hectares, including 55.1 hectares of rural land, 6.1 hectares of parkland and open space and 3.2 hectares of developed lots. In reviewing the information presented in the report, we note that 10.7 hectares of Area 3 is subject to a land use constraint[1], being 6.1 hectares of parkland and open space and 4.6 hectares of buffer space around the existing propane storage facility.

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

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

Natural Heritage Constraints were Incorrectly Scored

The Urban Expansion Criteria Evaluation includes a section that is attributed to Natural Heritage Constraints[2]. As specified in the Report, the Area 3 lands have a total area of 64.4 hectares, including 55.1 hectares of rural land, 6.1 hectares of parkland and open space and 3.2 hectares of developed lots. The Comprehensive Review specifies that only 5.9 hectares (9%) is subject to the MVCA regulation limit. The Comprehensive Review has assigned a score of 4, which applies to lands which exhibit between 10-25% of land area that is constrained in nature.

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

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

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

Scoring Considerations

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

Criteria	Points	Proposed Area 3 Score	Current JLR Area 3 Score OPA 22
Parcel ownership is not fragmented and can be easily consolidated	1 point – the lands consist of many small parcels owned by various landholders. 2 points - the lands consist of some small parcels owned by some landholders. 3 points – the lands consist of large parcels owned by a few landholders. 4 points – the lands consist of one large parcel owned by one landholder	3	2
The lands can be easily connected to water services	1 point – servicing is not feasible or significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points - some major upgrades required; some residual capacity; some infrastructure and water crossings required; and topographic constraints present. 4 points - no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present. 5 points – servicing is feasible, easily connected.	3	1
The lands can be easily connected to wastewater services	1 point – servicing is not feasible or significant overhaul. 2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present. 3 points - some major upgrades required; some residual capacity; some infrastructure and water crossings required; and topographic constraints present. 4 points - no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present. 5 points – servicing is feasible, easily connected.	4	2
Stormwater can be easily managed on site and connected to nearby facilities	1 point – stormwater management is not feasible, significant overhaul. 2 points – many anticipated grade restrictions and topographic constraints; and many anticipated issues with the capacity and condition of the receiving outlets. 3 points – some grade restrictions anticipated; some topographic constraints; and some anticipated issues with the capacity and condition of the receiving outlets. 4 points – grade restrictions are minimal; few topographic constraints; few anticipated issues with the capacity and condition of the receiving outlets. 5 points – stormwater management is feasible, easily connected.	5	3
The lands have few land use constraints and future development will conform to applicable policies	1 point – the land is almost all constrained (over 75%). 2 points – the land is mostly constrained (51-75%). 3 points – a significant portion of the land is constrained (26-50%). 4 points – some of the land is constrained (10-25%). 5 points – a small portion of the land is constrained (less than 10%).	4	3

Criteria	Points	Proposed Area 3 Score	Current JLR Area 3 Score OPA 22
The lands have limited natural heritage constraints and future development will conform to applicable policies	1 point – the land is almost all constrained (over 75%). 2 points – the land is mostly constrained (51-75%). 3 points – a significant portion of the land is constrained (26-50%). 4 points – some of the land is constrained (10-25%). 5 points – a small portion of the land is constrained (less than 10%).	5	4
Cumulative Score of Other Criteria Not Adjusted		19	
Comparative Total Score		**43**	**34**

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

Summary of Findings

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

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

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

Based on the foregoing, we would ask that:

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

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

Sincerely,

Paul Black, MCIP RPP
Senior Planner

Ghada Zaki, MCIP RPP
Planner

Miguel Tremblay, MCIP RPP
Partner

david schaeffer engineering ltd
SMART SUBDIVISIONS™

120 Iber Road, Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax (613) 836-7183
www.DSEL.ca

January 26, 2021

Cavanagh Developments
9094 Cavanagh Rd.
Ashton, Ontario
K0A 1B0

Attention: **Mr. Matt Nesrallah**
Re: **Municipal Engineering Review for Almonte Area 3 – Wastewater Clarification Request**

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

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

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

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

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

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

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

- **Existing Country Street sewers should be examined for residual capacity to support development of part of the Area 3 lands.** Infrastructure capacity calculations for existing infrastructure on Country Street should take into account that new homes in Area 3 would be constructed with low flow toilets and other low flow fixtures in homes, consistent with recent industry practices.

- **County Road 29 should be considered as a potential infrastructure corridor for connecting the site to the downstream sanitary sewer network/wastewater treatment plant.** A trunk watermain is already proposed on County Road 29 in support of the Area 3 development. The opportunity to pair infrastructure by extending wastewater infrastructure in this corridor should also be considered.

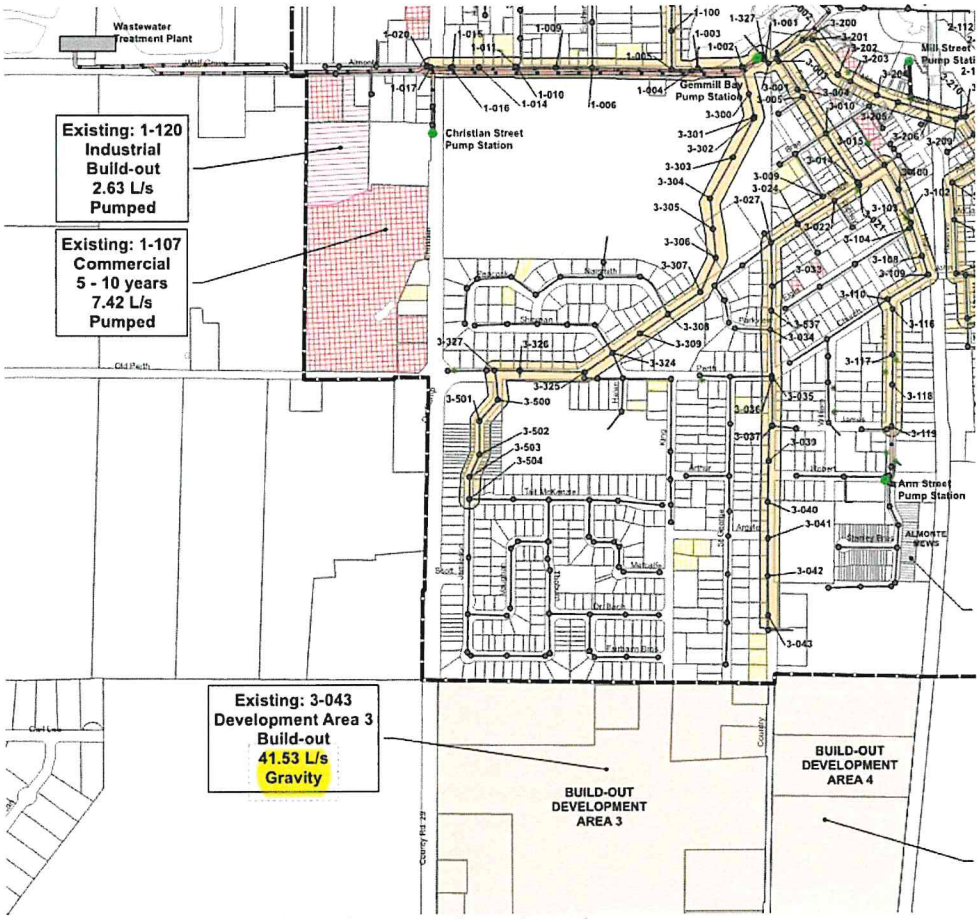


Figure 1: Excerpt from Figure 25, Master Plan Update Report (JLR, Feb 2018)

Yours truly,
David Schaeffer Engineering Ltd.

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

Stephen Pichette, P.Eng.
Ottawa Manager

z:\projects\001_proposals\cavanagh-almonte\mem_2021-01-26_urbanexpansionarea3_sanclarification.docx

From: Bryant Cougle <[redacted]>
Sent: Monday, December 28, 2020 1:30 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [redacted]>; Jeanne Harfield <[redacted]>
Subject: almonte

Marc, I need to get the land through now .I need the OP changed as Mr Kelly and the mayor had promised [redacted] the land as residential.I am quite willing to do the zoning amendment using [redacted] company . It will be the same as enclosed with commercial and industrial .
I had hoped to hear from Min of Housing who were looking for the agreement between [redacted] and the ministry in the archives where my land could be developed as res and comm. As you know the OMB hearing states that highest and best use is res . I have many tenants that want my units.
Can you contact [redacted] to discuss.
Thank you,
Bryant Cougle

From: Bryant Cougle <[redacted]>
Sent: Tuesday, January 19, 2021 3:59 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

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

From: Bryant Cougle <[redacted]>
Sent: Tuesday, January 19, 2021 2:47 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>
Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

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

From: Bryant Cougle [redacted]
Sent: Wednesday, December 9, 2020 5:26 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: OP

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

From: Bryant Cougle <[redacted]>
Sent: Tuesday, January 19, 2021 2:09 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Urban Settlement Area Expansion (Almonte) Official Plan Amendment No. 22 - VIRTUAL INFORMATION SESSION (OPEN HOUSE) Invitation

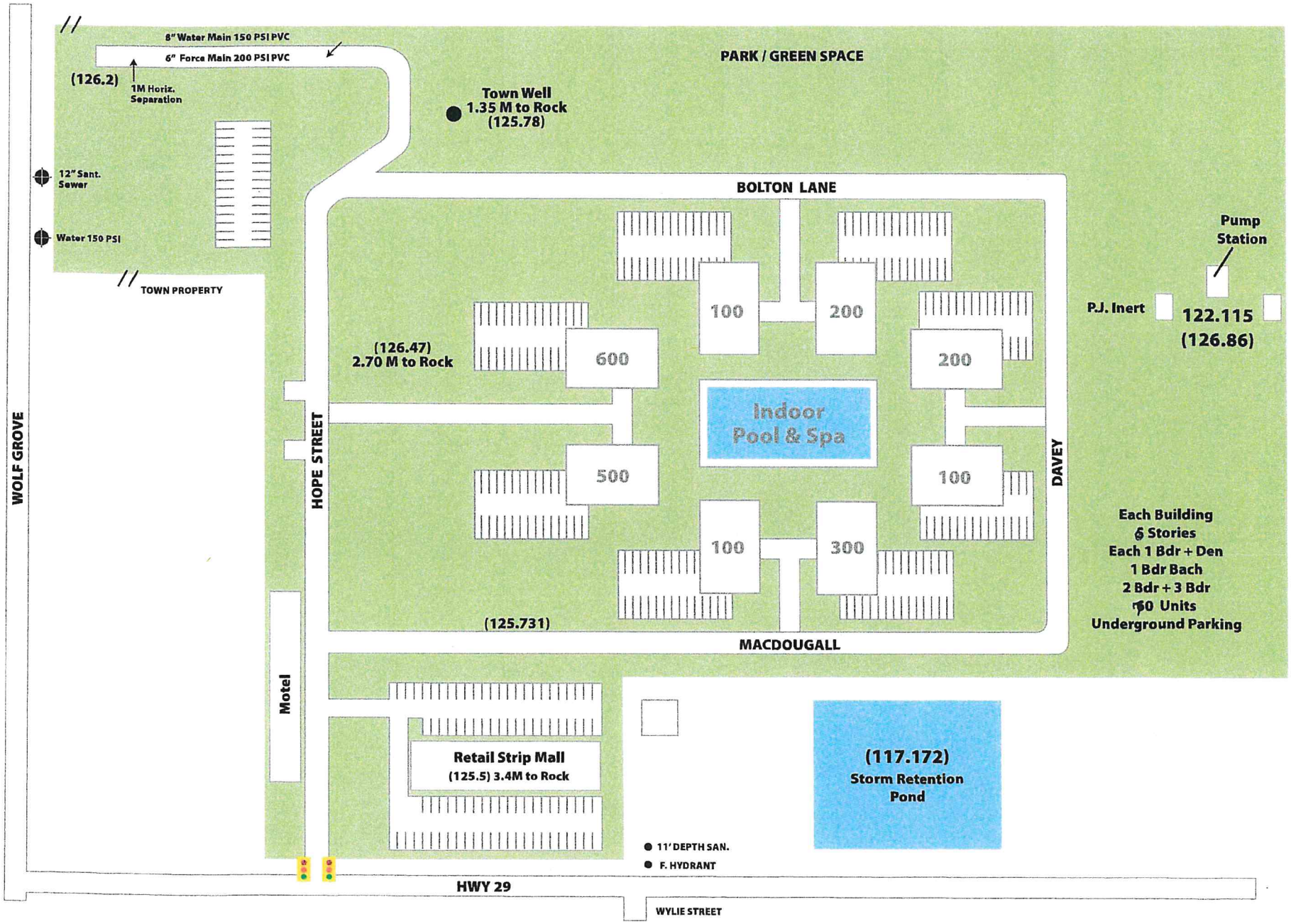
there is a hundred feet at the back in the township.i need that for a dog park for my tenants.
thx marc

From: Susan Hodges <[redacted]>
Sent: Monday, January 18, 2021 9:30 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: 22 acres in Almonte proper

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

ALMONTE
Dovercliffe Pool / Spa / Wellness / Fitness Centre

PLAN A



Jan. 9, 2021

To: Mississippi Mills Municipal Council

Re: Amendment of the Almonte Settlement Area and Official Plan

Dear Councillors,

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

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

Thank you for your attention.

Vincent Marquis and Paule Marquis
1474 Clayton Road
Almonte, ON K0A 1A0
[redacted]

From: Terra Henry <
Date: December 28, 2020 at 8:42:01 AM EST
To: rminnille@mississippimills.ca, jdalgity@mississippimills.ca, jmaydan@mississippimills.ca, bholmes@mississippimills.ca, cguerard@mississippimills.ca, dferguson@mississippimills.ca
Subject: OPA 22

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

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

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

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

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

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

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

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

Thank you for your time, and stay safe!

Terra and Joe Henry
550 Country Street

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

Good afternoon Maggie,
My apologies for missing your call.
I wanted to reach out regarding the Official Plan Amendment to expand the urban settlement boundaries. We have been following this closely as it directly affects our lands at 550 Country St., also know as 'AREA 3' (southwest quadrant). During our review of the amendment, we were pleased to see that our property was being considered for expansion and included in the initial report by JL Richards. In the most recent staff report dated December 15th we noticed that AREA 3 was not included potential expansion areas that are to be presented to council this evening.
We were hoping for some insight on the conclusion to exclude AREA 3 from the report, and perhaps an opportunity for us to provide some feedback to advocate for this area to be included.
We do understand that there are concerns about servicing constraints, however, if given the opportunity to discuss the issues at hand, we may have had some creative solutions to present and perhaps offered a resolution.
If there is any information you can provide us about this recommendation, it would be greatly appreciated.
Thank you for your time,

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

ALMONTE FUTURE EXPANSION AREA
MISSISSIPPI MILLS, ONTARIO

August 14, 2018

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

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

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

Dear Ms. Stewart and Ms. Dwyer,

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

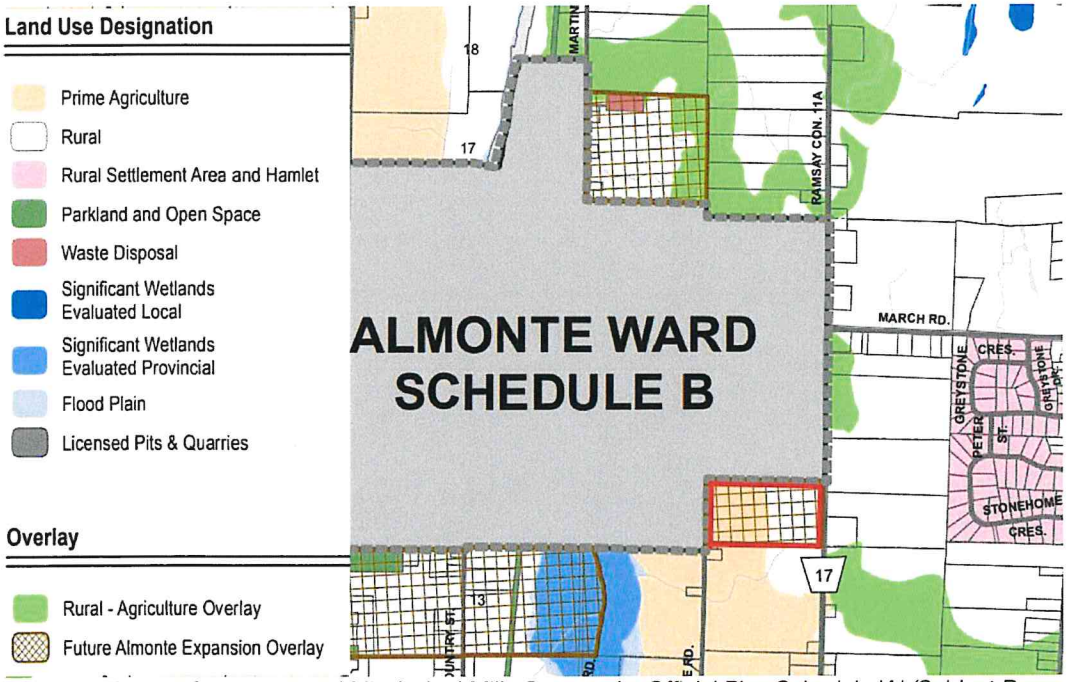


Figure 1: Excerpt from proposed Mississippi Mills Community Official Plan Schedule 'A' (Subject Property highlighted in Red)(

FOTENN Planning + Design

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

fotenn.com

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

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

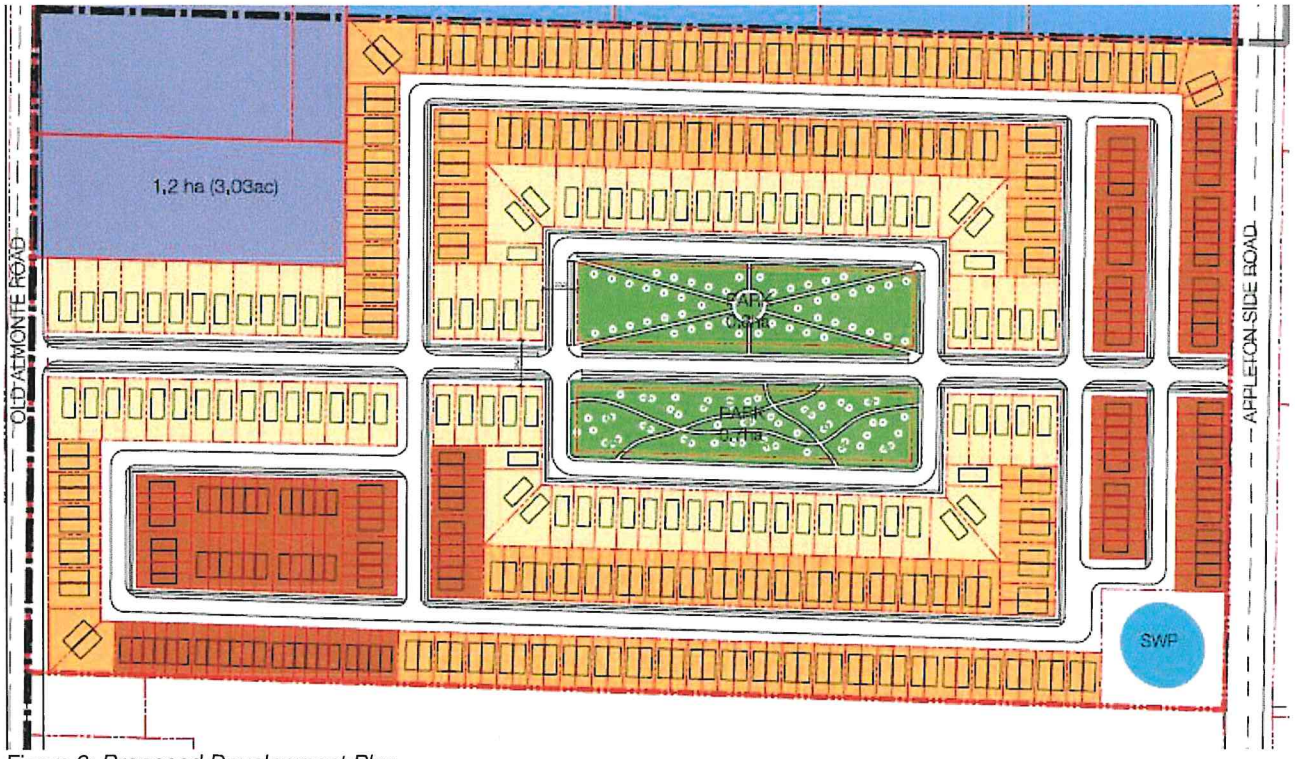


Figure 2: Proposed Development Plan

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

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

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

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

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

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

Regards,

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

CC: Billy Houchaimi, Houchaimi Holdings Inc.

McINTOSH PERRY

February 18, 2020

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

Dear Ms. Dwyer,

Re: COP Amendment No. 22 / Municipal Comprehensive Review

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

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

Matters Discussed January 28, 2020

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

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

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

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

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

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

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

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

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

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

Moving Forward

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

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

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

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

Sincerely,

Benjamin Clare, MCIP RPP
Senior Land Use Planner

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McINTOSH PERRY

January 21, 2021

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

Dear Sir or Madam,

Re: COP Amendment No. 22 / Municipal Comprehensive Review

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

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

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

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

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

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

THEME 3: TRANSPORTATION AND ROAD

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

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

THEME 5: LAND USE CONSTRAINTS

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

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

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

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

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

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

Sincerely,

Benjamin Clare, MCIP RPP
Senior Land Use Planner

Copy: Billy Houchaimi
Houchaimi Holdings Inc.
Billy@Houchaimi.com

Item 5. – Committee of the Whole Minutes

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW097-21
Moved by Councillor Ferguson
Seconded by Mayor Lowry

THAT the minutes dated March 16, 23 and 25, 2021 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW098-21
Moved by Councillor Maydan
Seconded by Councillor Dalgity

THAT the following consent reports and committee minutes be received.

CARRIED

E.1 Accessibility Advisory Committee Meeting Minutes - January 15, 2020

E.2 Parks and Recreation Committee Meeting Minutes - February 23, 2021

E.3 Community Economic Development Advisory Committee Meeting Minutes - February 25, 2021

F. STAFF REPORTS

Building and Planning

F.1 Official Plan Amendment (OPA) 22 - Almonte Settlement Area

Marc Rivet's presentation is attached to the minutes.

Resolution No CW099-21
Moved by Councillor Dalgity
Seconded by Councillor Maydan

Motion 1

THAT Committee of the Whole recommends that Council adopts Official Plan Amendment No. 22 being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area. These expansion areas consist of Area 1 - revised (17 hectares), Area 2 (21.9 hectares) and Area 3A (25.1 hectares).

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

CARRIED

Resolution No CW100-21
Moved by Councillor Holmes
Seconded by Councillor Maydan

Motion 2

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

CARRIED

Resolution No CW101-21
Moved by Councillor Ferguson
Seconded by Councillor Dalgity

Motion 3

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

CARRIED

Item 6. Council Resolution

Mississippi Mills

COUNCIL RESOLUTION

April 20, 2021

Resolution No 068-21
Moved by Councillor Ferguson
Seconded by Councillor Dalgity

L.2 Official Plan Amendment (OPA) 22 - Almonte Settlement Area

Motion 1

THAT Council adopts Official Plan Amendment No. 22 being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area. These expansion areas consist of Area 1 - revised (17 hectares), Area 2 (21.9 hectares) and Area 3A (25.1 hectares).

AND THAT Council include Area 4 (8.9 hectares) to Almonte's Settlement Area Boundary as part of OPA 22 since OPA 26 is under appeal and therefore should not be considered as 'designated and available' for the purpose of this Comprehensive Review. Furthermore, Area 4 would provide enough lands to meet a 20-year planning horizon as per OPA 21.

Motion 2

THAT Council approve an Official Plan Amendment for lands located along the east side of Ramsay Concession 11A to be included within the Urban Settlement Area and to re-designate approximately 1.07 hectares of lands from "Rural" to "Highway Commercial" and re-designate approximately 1.71 hectares of land at 1728 Concession 11 A from "Rural" to "Residential - Community Facility".

Motion 3

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

I, Jennifer Russell, Deputy Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.

Jennifer Russell, Deputy Clerk

A Natural Place to Grow