



Mississippi Mills 2048
Our Community, Our Future



Project Framework:

Official Plan Amendment 28

Rural Villages & Vitality

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Municipality of Mississippi Mills

Planning Department

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1.0 INTRODUCTION

This Project Framework paper was prepared by Planning Staff at the Municipality of Mississippi Mills in preparation for a proposed Municipally initiated Official Plan Amendment 28 and the related Zoning By-law Amendment to incorporate amendments to the Community Official Plan and necessary Zoning By-law #11-83.

This framework will explain why the Municipality is proposing the amendments to the Official Plan policies and the Zoning By-law provisions.

2.0 BACKGROUND

After the amalgamation of Pakenham, Ramsay and Almonte, a new Community Official Plan was created (approved in 2006) to reflect the uniqueness of the different areas including the agricultural and rural areas and rural villages of each (former) Municipality.

Since 2006, there have been many changes in Mississippi Mills. Inter-provincial migration, changes in the agricultural sector, a COVID-induced real estate market, Provincial planning changes and a housing affordability/supply crisis have all had effects on the rural and agricultural areas of the Municipality.

With a changing rural and agricultural landscape, updated population projections anticipated from Lanark County, and a focus on the viability of rural areas and villages, there is a need to ensure that the Official Plan and Zoning By-law are as up to date with current planning trends and reflect the most current best practices to support one of the backbones of Mississippi Mills – its rural villages and rural vitality.

The effective management of growth and change is the utmost importance to ensure the social, economic and environmental viability of a municipality. This project will seek to provide a planning framework to guide the answers to the following questions:

- What makes a Village unique?
- What are residents missing in a Village?
- How much more development can a Village support?
- How much more development can the rural area support?
- What servicing opportunities exist to support and improve a Village?
- What services are missing right now in the rural areas and Villages?

- Which partners and stakeholders are required to fulfill the vision for the future of the rural areas and villages?

As the project evolves with public consultation and the evaluation of best practices and planning trends, other key questions may be asked (and answered).

3.0 THEMES

3.1 RURAL VILLAGES

There is a need to conduct thorough assessment of the current conditions, needs, opportunities, and constraints of the Rural Villages. Pakenham, Appleton, Blakeney and Clayton Villages are all valuable areas of Mississippi Mills and the community. These Villages are important places of community, culture, and growth.



Villages derive their character for their rural charm and small scale, which the Municipality can support by ensuring that these areas are planned and maintained with the intention of preserving this character while accommodating for the needs of the local, growing community.

3.1.1 Vacant Land Assessment

Staff will conduct a detailed assessment of vacant land in the Villages and assess these locations to determine where future development would be most reasonable, if it were to occur, including an assessment of the lands that are currently within the Village boundaries. Public input regarding the assessment of vacant land and any known constraints will be valuable at this stage of the project. There may be areas which can accommodate for new homes, new services and commercial uses. The identification of vacant land will assist Staff with understanding where growth is possible and what types of development these vacant areas are best suited for.

Information gathered as part of the vacant land assessment will not result in any

immediate changes to Village boundaries; however, it will inform any future comprehensive review studies to evaluate the settlement boundaries of the Villages and Almonte.

Identify constraints/opportunities to development:



Enhancing the quality of life in the Villages is a key component of OPA 28. Through public consultation and using current planning best practices, constraints to development that exist in the villages and how they are impacting the residents will be identified. Constraints could prevent the sustainable and healthy growth of the Villages or could limit the ability of current residents to access their daily needs. Opportunities for development within the Villages by identifying the locations that may benefit the community will also be identified.

With the anticipated completion of the Municipality’s Transportation Master Plan (TMP), any recommendations arising from the TMP will be reviewed and evaluated to determine if any should be included as Official Plan policies.



3.1.2 Rural Village Commercial Review

An assessment of existing commercial uses to determine how they are used, and what opportunities and constraints are present for existing commercial spaces will be undertaken as well as a review of whether there are any opportunities or need for new commercial uses, and if so, what commercial uses the residents would benefit from.



Constraints will also be assessed, which may identify current barriers to the establishment of new commercial uses or barriers to sustain the current commercial uses the Villages. Key commercial corridors for rural village commercial uses will be identified to determine where commercial uses could best be located.

3.1.3 Village Zoning Review

Existing zoning and land use mapping may not accurately reflect the current land uses and vacant land in the Villages. Staff anticipate that there are inconsistencies between the existing planned function (zoning) and existing uses. As a result, Staff will conduct a



zoning review to determine existing uses, local needs, future development opportunities and consult the public in this process.

On site assessments in and around the villages will be undertaken to gain a thorough

understanding of the current land uses. It is important to go on site to conduct land assessments because this will ensure that Staff will be able to adequately assess land uses.

3.2 RURAL VITALITY

3.2.1 Rural and Agricultural Policies

The Planning Department has identified the need for a comprehensive review of the Official Plan's Rural and Agricultural policies. This review is initiated to address an accumulation of discrepancies and redundancies that were found in the Community Official Plan and Comprehensive Zoning By-law #11-83.

The objectives of the proposed Official Plan Amendment and Zoning By-law Amendment are to amend select provisions to:

- Clarify rural commercial and agricultural commercial uses to provide clear guidelines for land use within these designations.
- Align rural and agricultural uses to ensure consistency and coherence in zoning regulations.
- Define the distinction between certain uses specifically as it relates to rural commercial uses and agricultural commercial uses.
- Clarify the role of Site Plan Control as it relates to specific rural and agricultural commercial uses to streamline the development process and ensure compliance with regulations.

A comprehensive review and amendment of Rural and Agricultural policies within the Municipality is a viable step to ensure efficient land use planning and fostering sustainable development in rural areas. By clarifying regulations and addressing inconsistencies, the proposed amendments will provide greater clarity and certainty while promoting the responsible stewardship of agricultural lands.

3.2.2 On-Farm Diversified Uses

The agricultural industry in Mississippi Mills is a pivotal economic and social influence, contributing significantly to the local economy and community fabric. In recognizing the evolving landscape of agricultural practices and economic diversification, there is a growing need to expand the scope of on-farm diversified uses within the Municipality.

On-farm diversified uses are secondary to principal agricultural uses of a property and are limited in area and



scope. The introduction of on-farm diversification is intended to enable farm operators to diversify and supplement their farm income and to accommodate value-added and agri-tourism uses in prime agricultural areas. Examples of on-farm diversified uses include farm gate retailing, wineries and breweries, small on-farm retail stores selling local produce and farm-related products, as well as accessory uses to on-farm diversified uses including corn mazes, wagon rides, on-site snowshoeing, skating or hiking areas.

The intent is to ensure that the Municipality has supporting policies to encourage these types of uses while ensuring that if a planning process is required, it is as efficient and effective as possible to eliminate barriers to establishing these supportive diversified uses.

To effectively integrate on-farm diversified uses into the municipal planning framework, the following steps will be undertaken:

- Public consultation with farm operators as well as rural residents to understand their needs and identify any barriers to the development of these types of diversified uses.

- A review "[The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#)" developed by Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to determine suitability of on-farm diversified uses in Mississippi Mills, while considering local context and needs to understand if they are appropriate. Additional



research will be undertaken to identify conditions or restrictions that should be required for any on-farm diversified uses along with public consultation to assess the needs of the local farming industry. Further research is required to understand the limitations outlined in the OMAFRA Guidelines including scale and impact of new development associated with the on-farm diversification.

- A best practice review of other rural, municipal on-farm diversified use policies and guidelines. Of note, [Brant County](#) has produced a number of guidelines as well as zoning provisions and Official Plan policies to support their agricultural sector.
- A review of the planning approval process to streamline the implementation of on-farm diversified activities for farmers, including reducing administrative barriers and costs, while maintaining regulatory oversight. A comprehensive review of planning procedures, such as zoning and Site Plan Control, will be reviewed to incorporate appropriate on-farm diversified uses.
- It is anticipated that the Community Official Plan will also need to be amended to update the agricultural and rural policies, incorporating on-farm diversified uses as permitted uses to align with the Provincial Policy Statement, the direction from OMAFRA and current agricultural planning trends.
- The Zoning By-law will also need to be amended to clarify permitted uses for the Agricultural and Rural zones, to align with the updates to the Official Plan. This may include adopting "as-of-right" zoning for agricultural and rural uses and other permitted uses that are compatible and appropriate with agricultural and rural areas. For example, farm gate retailing (small produce stands) could be permitted as-of-right.
- Comprehensive guidelines outlining best practices for planning and implementing for on-farm diversified use projects to ensure consistency and clarity for farmers and

operators is also anticipated to be one of the outcomes of this project.

The integration of on-farm diversified uses is intended to provide one promising avenue for enhancing economic vitality of Mississippi Mills' agricultural community while preserving its rural heritage and natural resources. By carefully considering the impacts and implementation of the strategies above, on-farm diversified uses can contribute to a path towards a more sustainable and resilient agricultural future for the municipality.

By fostering a supportive regulatory framework, clarifying policies, reducing barriers, and streamlining approval processes, Mississippi Mills can harness the potential of on-farm diversified uses to enrich local economies, foster agricultural innovation, and deepen connections between producers and consumers.



3.2.3 Rural Severance Policy Review

In January 2024, Council issued a motion tasking Staff with reassessing the rural severance policies within the Municipality.

This follows a previous directive from August 2011, where Council requested staff to review the current severance policies along with two other options, being permitting allowing a third severance on a land holding that existed as of July 1, 1973, where the retained lot would maintain a minimum lot size of 20 ha (50 ac); and, permitting two severances on a lot that existed as of January 1, 1985. At the time, staff performed a detailed analysis of the number of existing potential severances and rural building lots, the existing municipal infrastructure investment and distribution of lots resulting of the change in policy, and it was recommended to maintain the current rural lot creation policies. For more detailed information, please refer to the attached Building and Planning Report presented to the Committee of the Whole on May 12, 2015, attached to as Appendix A.

As part of the review of the severance policies, additional policies may be added to address common considerations that arise during the severance process that relate to

forced roads, driveway locations, minimum and maximum lot areas for non-farm rural severances as well as the implications of 'as-of-right' additional residential units.

Staff will revisit a review of these policies and supporting documentation to determine if updates to the rural severance policies are necessary and required to align with current objectives and needs for the Municipality and Provincial direction.

3.3 SPECIAL RURAL USES

There are many non-farm, non-residential uses that are often proposed in rural areas because of the need for large areas of land, separation from residential uses, or co-location criteria specific to the use. Examples include battery energy storage systems, solar and wind farms, shooting ranges (both commercial and personal) and commercial-based recreation activities such as paintball fields, driving ranges and dirt bike tracks.

These uses are typically located in rural areas of municipalities, but there may only be one or two of these types of uses in each municipality. These uses not only require large areas, but they may also generate noise, dust, odours, traffic at peak times (such as weekends or during certain times of the year), and use large, expansive areas. These types of uses would not be permitted in the Agricultural designation of the Official Plan but could be considered in the Rural designation. A review of the existing commercial and tourist commercial rural policies will be completed to ensure the appropriate Official Plan policies are in place to evaluate any of these types of uses in the rural areas of the Municipality.

In addition, over the past number of years, the rural areas have been identified as new opportunities for other types of commercial (non-residential uses) such as nature-based day care centres and eco-tourism opportunities (not including campgrounds/trailer parks). These uses will also be evaluated for their appropriateness in the rural context of Mississippi Mills.

4.0 PUBLIC CONSULTATION STRATEGY

Public consultation and feedback from the local village, rural and agricultural communities will inform the development of the Rural Villages and Vitality strategies and policies.

The following proposed schedule will be implemented to ensure that the study is executed effectively and that all stakeholders from varying groups are consulted:



Project Launch (February to March 2024):

At the onset of the project, a dedicated webpage will be developed with an overview of the project, including web links related to different approaches to on-farm diversified uses, agri-tourism opportunities, and other issues or organizations with valuable insight such as local agricultural organizations, the Ontario Federation of Agriculture (OFA) and OMAFRA. A feedback form and surveys will also be available on the webpage to allow participants to provide feedback as soon as the project is launched.

Initial Public Consultation (March to May 2024):

Initial public consultation sessions will be arranged to introduce the overall project and gather feedback from:

- Council;
- Local rural community groups – Staff will attend local community meetings as guests to present the project and gather feedback;
- Open house or drop-ins in the Village Communities, such as:
 - Pakenham Library
 - Clayton Community Centre
 - Union Hall Community Centre
 - North Lanark Regional Museum, Appleton
 - Blakeney Park, Blakeney

Draft Policy Development (June to August 2024):

At this stage, staff will review all the information from the consultation and best practice

review to develop policies.

Final Consultation (September to October 2024):

Staff will return to the local communities to share draft policies and for further consultation similar to the initial public consultation process.

Draft Amendments (November 2024 to March 2025):

Planning Staff will circulate the application in accordance with the provisions of the *Planning Act* to the public, internal departments and external agencies and organizations.

Draft Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for each theme will be presented to Council for consideration.

5.0 PURPOSE AND INTENT

This study, and the implementation of proposed amendments, will establish clear and uniform policies and provisions for the above noted policies across the entire Municipality. These provisions will reflect the intent of the Official Plan and the Provincial Policy Statement, remain cognizant of the Municipality’s needs, and respect the Municipality’s existing rural character.

6.0 AFFECTED LANDS

The subject Official Plan Amendment and Zoning By-law Amendment are Municipality-wide Amendments. All lands within the Municipality rural and agricultural areas are subject to this amendment.

7.0 NEXT STEPS

The webpage will be launched in March along with the beginning of public consultation.

For more information, please contact:

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Mississippi
Mills

THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

BUILDING and PLANNING REPORT

MEETING DATE: May 12th, 2015

TO: Committee of the Whole

FROM: Stephen Stirling - Planner MCIP, RPP

SUBJECT: **MISSISSIPPI MILLS RURAL LOT CREATION POLICIES
COMMUNITY OFFICIAL PLAN REVIEW**

RECOMMENDATION:

“THAT the Committee of the Whole recommends Council maintain the current rural lot creation policies of the Community Official Plan.”

BACKGROUND:

In 2010, the Town of Mississippi Mills began its five-year review of the Community Official Plan and its land use planning policies until 2025. Staff consulted with Council, senior managers and local sub-committees in an effort to review current policies and identify any issues. In 2011, there was a change in the members of Council which resulted in a request to review the current rural lot creation policies, including severances and plans of subdivision.

On April 22, 2013, JL Richards completed a review of the current severance policies in the Community Official Plan (attached). The review included a review of the previous severances and a GIS calculation/simulation of the current severance policies. Using a number of filtering criteria, including the agricultural designation, municipal road access, lots under 2 ha and the aggregate buffer, but not including minimum distance separation, hydrogeological, wetlands or ANSI's because these factors are site-specific and rarely result in the elimination of a potential lot. The results of the analysis determined the number of potential lots and where they might be located. In the end, the study concluded that current lot creation policies would potentially create a total of 748 building lots, with the majority of them being located in Ramsay Ward. The intent of this study was to review the rural lot creation policies in the Community Official Plan and determine if there was a need to revise the local policy.

While the background study indicated that there is sufficient land available in the rural area to accommodate limited rural development, Council has directed staff to assess two rural lot creation policy options (severances) to create a more flexible severance policy that would allow for the creation of lots in more desired locations in an effort to meet the growth strategy objectives.

On June 10th, 2014, a public meeting was held to discuss the issues of rural development in Mississippi Mills, including rural subdivisions, cluster lot development and rural severances. The policy review included a survey of the public to gauge feedback on the current Community Official Plan Policies regarding rural development and any potential change in policy. The Town received a total of 189 responses to the request for public feedback, which included completed surveys, letters or e-mail

responses. The public survey reflected many of the feelings being discussed around the Council table. The data concluded that the community was not interested in permitting estate lot subdivisions and supported maintaining cluster lot development. At the same time the majority wanted to retain current severance policies. Of those who responded to the survey, 55% (104) wanted no change, while 45% (85) of the public wanted some change to the severance policies.

Community Official Plan – Severance Policies

The Provincial Policy Statement directs that the majority of growth occur within settlement areas, while allowing a limited amount of growth in the rural area. The current land severance policies in the COP reflect this directive mandated by the Province of Ontario. The Growth Strategy Plan for the Town of Mississippi Mills directs that 50% of the growth occur in the urban area, 30% in the rural area (i.e. severance) and 20% in the rural settlement area on communal systems.

The current Community Official Plan (also known as COP) policy limits the number of non-farm residential lots created by severance per land holding to two plus the remnant lot. The Community Official Plan defined a land holding as “a parcel of land held in conveyable ownership as of July 1st, 1973 or an original Township Lot”. The COP also permits an intensified form of rural development by way of consent, called Cluster development. Depending on the number of previous severances from the original Township lot, this form of development could permit up to a maximum of five lots clustered together being accessed by a private road. The intent of this policy was to allow rural development in a manner that was more sympathetic to the rural character.

SEVERANCES

The current severance policy has been in place since the adoption of the Community Official Plan in late 2005, and approved by the Ministry of Municipal Affairs and Housing in 2006. Over the last five years the Town as averaged 16.4 new severance lots per year and is ranked second in the County, only behind Drummond North Elmsley, who has no subdivision development. The table below summarizes severance activity in the Town over the last five years:

SEVERANCE ACTIVITY SUMMARY							
Municipality	Type	2010	2011	2012	2013	2014	Total
Mississippi Mills	Severance	15	18	12	14	23	82
5 Year Average							16.4

RURAL DEVELOPMENT ACTIVITY

When reviewing the severance policies it is also important to note the building permit activity. While lots can be created they would remain vacant if there is no desire to develop them. The table below summarized the new dwelling building activity in the rural community only:

RURAL BUILDING PERMIT ACTIVITY-NEW DWELLINGS												
TYPE	2010		2011		2012		2013		2014		TOTAL	
	RAM	PAK	RAM	PAK								
New Dwelling	12	12	16	6	19	8	22	6	23	2	92	34
5 Year Rural Average (25.2)											18.4	6.8

METHODOLOGY

The process to determine which properties would have the ability to be subdivided went through a two-step process by determining which lots could be severed based on current policy and then refining the lots by filtering out the lots with development constraints.

Town staff reviewed the severances that occurred within the Town of Mississippi Mills (Pakenham and Ramsay Wards) over the last 41 years and created a database to itemize the severance details. JL Richards then filtered all parcels within the rural community of the municipality to determine the pool of land available for future severances with five main filters. These filters included prior severances, agriculturally designated lands, lots less than 2 hectares of area, lands with no frontage on a municipal maintained road, properties within the 500 buffer of a quarry and 300m of a pit.

Factors, such as provincially significant wetlands, environmentally sensitive areas and Minimum Distance Separation were considered, but were not ruled out because these issues are addressed through site specific review and supporting studies. Furthermore, provincial planning policies and local polices allow development to occur, such as lot creation, provided that it has no negative impact on the feature.

SEVERANCE OPTIONS

1. No Change

The current rural lot creation policy permits two severances per land holding held in a conveyable ownership as of July 1st, 1973. For parcels of land that fall within the Natural Heritage Plan, the lot creation policy would limit the potential number of severances to one.

2. Permit an additional severance on a lot where the retained parcel is greater than 20ha (49.4ac)

This option maintains the existing land holding standard date of July 1, 1973. Where a lot is being held in a conveyable ownership as of July 1, 1973, consideration can be given for the subdivision of the land to a maximum of two lots. If after the two severances, the subject property retains a parcel area of 20 ha (49.4ac) or greater, consideration may be given for a third severance, provided it can satisfy all other policies of the COP.

3. Move the Land Holding Date from July 1st, 1973 to January 1st, 1985

This option proposes a maximum number of severances to two, plus a retained with a land holding creation date being moved from July 1, 1973 to January 1st, 1985. For parcels of land that fall within the Natural Heritage Plan, the lot creation policy would limit the potential number of severances to one. A land holding would be a parcel of land held in conveyable ownership as of January 1st, 1985.

4. Land Holding Date of January 1st, 1985 with Natural Heritage Area (Lots with a min 20ha)

This option proposes a maximum number of severances of two, plus a retained with a land holding creation date being moved from July 1, 1973 to January 1st, 1985 with the subject lot having a minimum lot area of 20ha. For parcels of land that fall within the Natural Heritage Plan, the lot creation policy would limit the potential number of severances to one. A land holding would be a parcel of land held in conveyable ownership as of January 1st, 1985.

The table below summarizes the impacts of the severance options identified above:

SEVERANCE POLICY SUMMARY			
Options	Lot Potential		
	NHA-No Lots	1 Lot in NHA	2 Lots in NHA
Current Policy (2 Plus retained)	370	447	522
3 rd Severance with 20ha retained lot	687	764	839
1985 Land Holding Date	1129	1301	1464
1985 Land Holding Date (20ha retained)	612	690	768
NOTES Totals do not include vacant retained lots. All options include NHA as a filter. Total of 77 lots (447-370) in the NHA that potentially could be severed based on 1973 date. Total of 95 lots (88 lots + 7 lots from Option 3) in the NHA that potentially could be severed based on 1985 date. NHA refers to the Natural Heritage Area.			

DISCUSSION:

Both Provincial and local planning policies currently direct the majority of the Town’s growth to occur within the established settlement areas while allowing limited rural development to occur in an effort to achieve municipal sustainability. Through the growth strategy policies outlined in the Community Official Plan, the Town is striving to find that balance. A review of the current severance policies have projected a total of 469 building lots between the two rural wards (excluding the Natural Heritage Area), including 370 severance potential lots and 99 retained vacant lots. Based on current lot severance rates, the Town has a potential 32 year supply (approx.), which exceeds the life span of the Community Official Plan. Furthermore, based on the average current rate of new home construction in the rural wards, the available supply of lots would exceed 18 years. If the Town permits limited lot creation within the Natural Heritage Area, the number of severances and building lots will only increase depending on the number allowed. The table above looks at three options that could see an increase in severances from 370 to 522. Current development trends do not suggest that there is a need to change the current policy.

It is important to note that the Town can only create lots/building lot opportunities through policy, where the decision to sever a lot or not ultimately rests with the property owner. If property owners chose not sever their lot, or to sever and hold the lot, the desired effect of rural growth may not ultimately be achieved. It is staff’s opinion that the current policy creates a sufficient supply of lots.

The previous Council raised concerns regarding growth pressures in Almonte Ward, significant rural growth in Ramsay Ward impacting the rural character, and future expansion of Almonte Ward and sustainability of Pakenham Ward due to such limited growth. It is important to remember that the Town has invested significant capital into local infrastructure, including the new sewage treatment plant, and as such the Town needs to grow in these settlement areas to pay for these investments. When growth is encouraged in under-developed rural areas, this will require future municipal improvements including road upgrades, widening, surfacing, storm ditch improvements, lighting, traffic lights and other upgrades.

Recognizing that the owners of some of the potential lots that can be severed may not sever the lots, the previous Town Council requested that staff look at two options that would not significantly deviate from the current policy but would allow for an easing up on the severance policy and the possibility of

creating some additional lots while addressing some of their concerns. The two options that were reviewed included allowing a third severance on a land holding that existed as of July 1, 1973, where the retained lot would maintain a minimum lot size of 20 ha (50ac) and the second would permit two severances on a lot that existed as of January 1st, 1985.

Allowing a third severance on a land holding that existed as of July 1, 1973, where the retained lot would maintain a minimum lot size of 20 ha (50ac) would increase the potential number of severed lots from 370 to 687 and building lots from 469 to 786. The overall change in development potential within the rural wards in Mississippi Mills is 317 severances or new building lots. It is important to note that the lot distribution would be slightly higher in Ramsay Ward than in Pakenham Ward. Some have suggested that the Town should create different severance policies for different wards. The creation of policies that treat wards differently would be difficult to maintain while creating a perception of being treated differently depending on which ward the subject lands would fall within.

Moving the land holding date from July 1st, 1973 to January 1st, 1985, would create the most significant change between the two options. Once again the majority of the severances would be within Ramsay Ward, but there would be an increase in development potential in Pakenham Ward as well. The main benefit to the Town by moving the date forward, other than the development potential, is associated the Land Division records. The file details are much more complete and detailed than the older files, which would be beneficial to the Town with respect to processing these applications.

The final option moved the date forward to January 1, 1985 and allows a maximum of two severances on a land holding that was 20ha in size or greater. While this option maintained a limited growth in the rural area, it would take away severance rights from 109 properties that currently can be severed, which will likely create opposition within the community. If the municipality achieves a similar rural development rate in the rural area without taking away current owners' severance rights, that approach should be the preferred one.

CONCLUSION:

In regards to the current rural lot creation polices, Council requested staff to review the current severance polices along with two other options, being permitting allowing a third severance on a land holding that existed as of July 1, 1973, where the retained lot would maintain a minimum lot size of 20 ha (50ac); and, permitting two severances on a lot that existed as of January 1st, 1985. Keeping in mind the number of existing potential severances and rural building lots, the existing municipal infrastructure investment and distribution of lots resulting of the change in policy, it is staff's recommendation to maintain the current rural lot creation policies.

All of which is respectfully submitted.

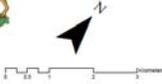
Stephen Stirling, MCIP, RPP
Planner

Reviewed by CAO
Diane Smithson

OPTION 2 - THIRD SEVERANCE LAND HOLDING JULY 1, 1973 WITH RETAINED LOT OF 20HA



POTENTIAL FUTURE SEVERANCES - Option 2 One additional Severance for lots > 20ha Corporation of the Town of Mississippi Mills



Legend

Roads

- Maintained
- Not Maintained

Natural Heritage Area (MVFN, MVCA)

- Natural Heritage Area

Aggregate Site

- Pit (300m Buffer)
- Quarry (500m Buffer)

Existing Official Plan Agriculture

- Existing Official Plan Agriculture (28969 ac)

Number of Potential Lots Inside Natural Heritage Area

- Area 2ha to 3ha - 2 Existing Lots (1 Existing dwelling, 1 Vacant retained)
- Area > 3ha - 75 Existing Lots (28 Existing dwellings, 47 Vacant retained)
- Area > 20ha - 1 Future = 75 Existing Lots

Potential Future Severances (687 Lots)

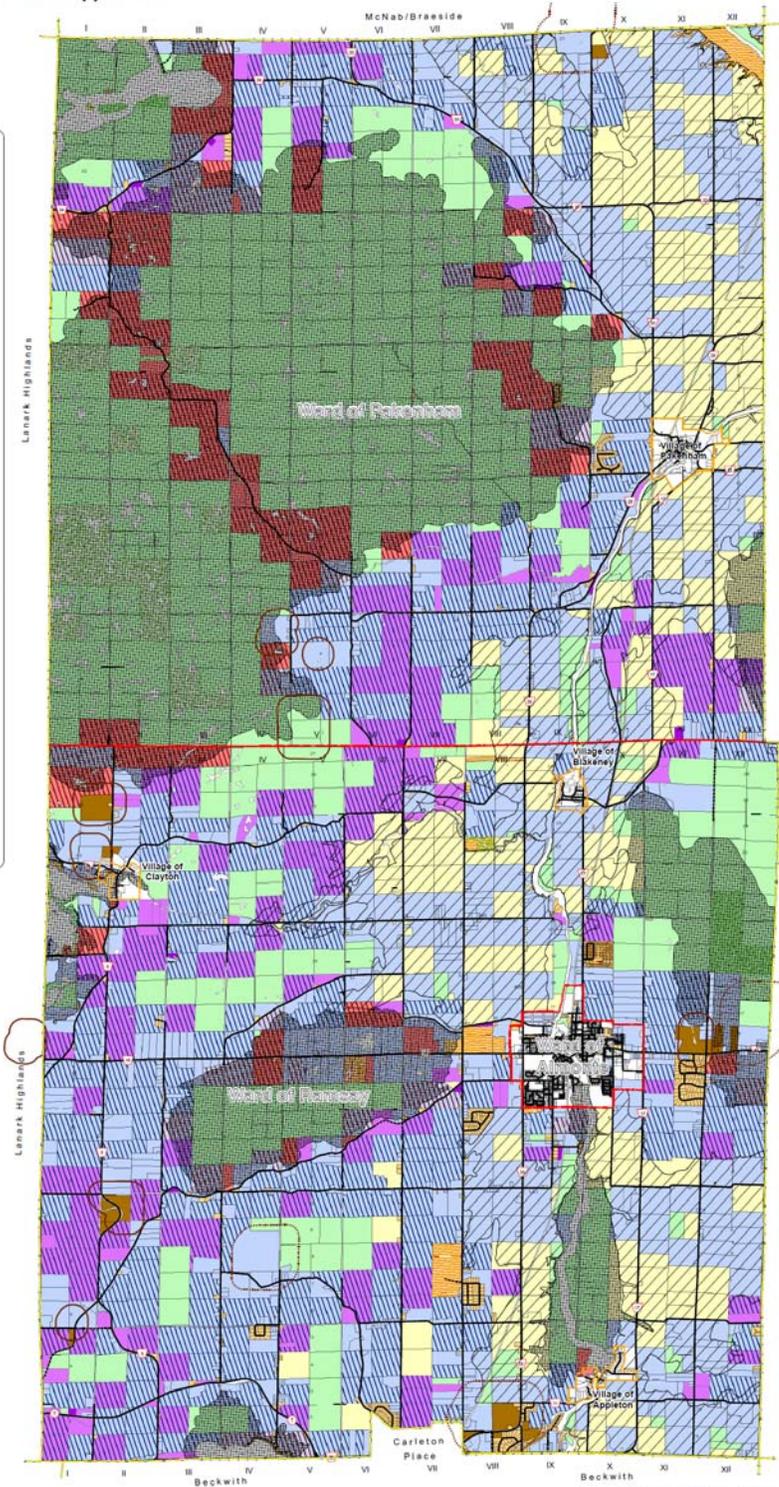
- Area 2ha to 3ha - 1 Retained & 1 Future (14 Lots: 8 Existing dwellings, 6 Vacant retained) = 14 Potential Future Severances
- Area > 3ha - 1 Retained & 2 Future (178 Lots: 85 Existing dwellings, 93 Vacant retained) = 356 Potential Future Severances
- Area > 20ha - 1 Future = 317 Potential Lots

Crown Land

- Crown Land

Removed from Potential Future Severances

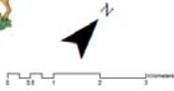
- Already Severed
- AG Land Option 3
- No Road Frontage
- Urban
- Parcel Area < 2ha
- Aggregate Buffer
- OTHER



OPTION 3 – 1985 LAND HOLDING DATE



POTENTIAL FUTURE SEVERANCES - Option 3 1985 Cut-Off Year Corporation of the Town of Mississippi Mills



Legend

Roads
 ~ Maintained
 ~ Not Maintained

Natural Heritage Area (MVFN, MVCA)
 [Pattern]

Aggregate Site
 [Pattern] Pit (300m Buffer)
 [Pattern] Quarry (500m Buffer)

Existing Official Plan Agriculture
 [Pattern] (28969 ac)

Number of Potential Lots Inside Natural Heritage Area

1973 cut-off year
 Area 2ha to 3ha - 2 Existing Lots (1 Existing dwelling, 1 Vacant retained)
 Area > 3ha - 75 Existing Lots (28 Existing dwellings, 47 Vacant retained)

1985 cut-off year
 Lot Area 2ha to 3ha - 7 Existing Lots (4 Existing dwelling, 3 Vacant retained)
 Lot Area > 3ha - 88 Existing Lots (62 Existing dwellings, 26 Vacant retained)

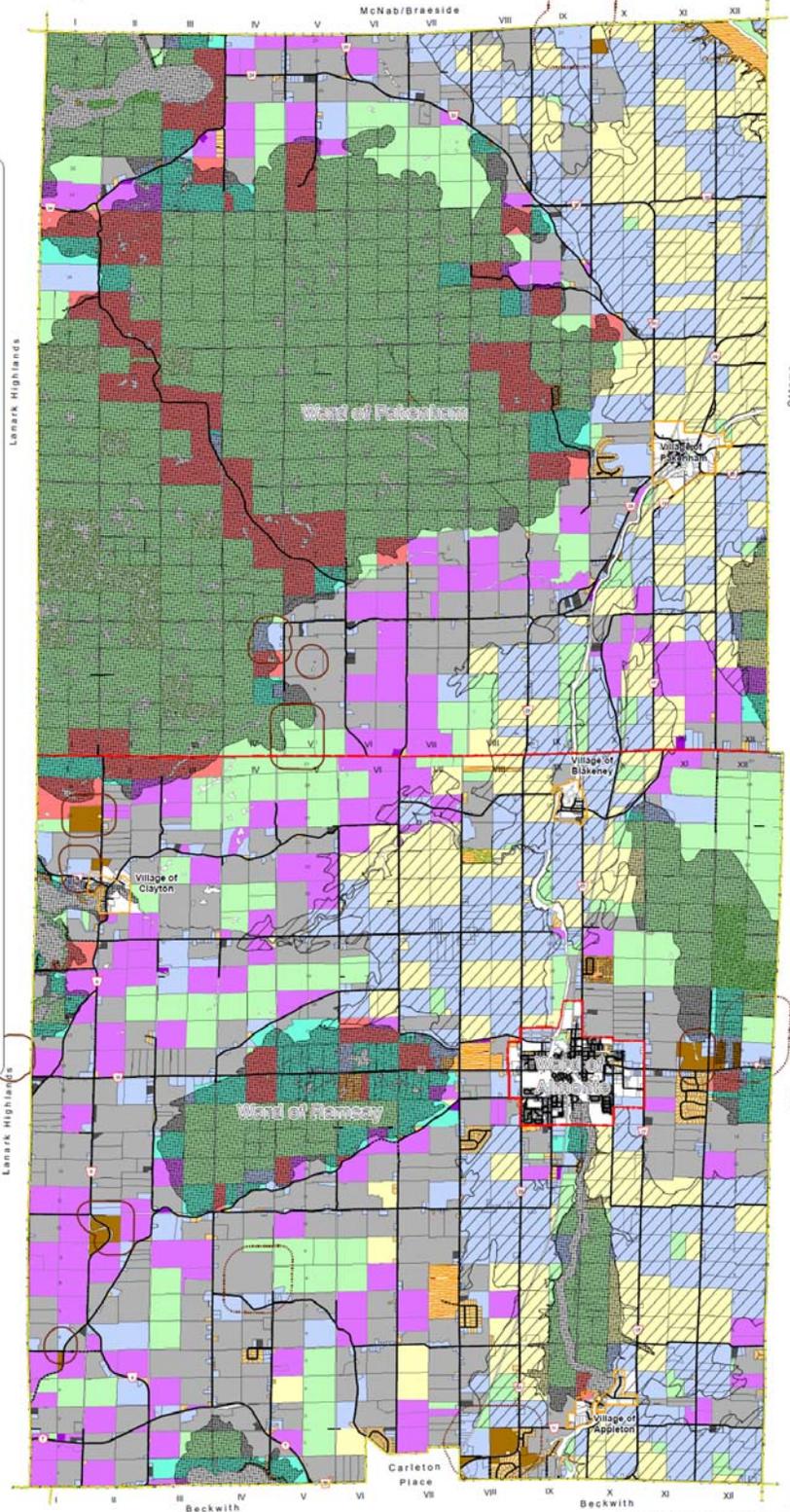
Potential Future Severances (1129 Lots)

1973 cut-off year
 Area 2ha to 3ha - 1 Retained & 1 Future (14 Lots: 8 Existing dwellings, 6 Vacant retained) = 14 Potential Future Severances
 Area > 3ha - 1 Retained & 2 Future (178 Lots: 85 Existing dwellings, 93 Vacant retained) = 356 Potential Future Severances

1985 cut-off year
 Area 2ha to 3ha - 1 Retained & 1 Future (47 Lots: 41 Existing dwellings, 6 Vacant retained) = 47 Potential Future Severances
 Area > 3ha - 1 Retained & 2 Future (356 Lots: 182 Existing dwellings, 174 Vacant retained) = 712 Potential Future Severances

Crown Land
 [Pattern]

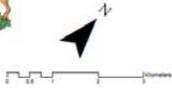
Removed from Potential Future Severances
 [Pattern] Already Severed
 [Pattern] AG Land Option 3
 [Pattern] No Road Frontage
 [Pattern] Urban
 [Pattern] Parcel Area < 2ha
 [Pattern] Aggregate Buffer
 [Pattern] OTHER



OPTION 4 – 1985 LAND HOLDING DATE (Lots with a minimum area of 20ha)



POTENTIAL FUTURE SEVERANCES - Option 4 1985 Cut-Off Year and Lots > 20ha
 Corporation of the Town of Mississippi Mills



Legend

Roads
 ~ Maintained
 ~ Not Maintained

Natural Heritage Area (MVFN, MVCA)
 [Pattern]

Aggregate Site
 [Pattern] Pit (300m Buffer)
 [Pattern] Quarry (500m Buffer)

Existing Official Plan Agriculture
 [Pattern] (28009 ac)

Number of Potential Lots Inside Natural Heritage Area

1973 cut-off year
 Area > 20ha - 46 Existing Lots
 (18 Existing dwellings, 28 Vacant retained)

1985 cut-off year
 Area > 20ha - 32 Existing Lots
 (17 Existing dwellings, 15 Vacant retained)

Potential Future Severances (612 Lots)

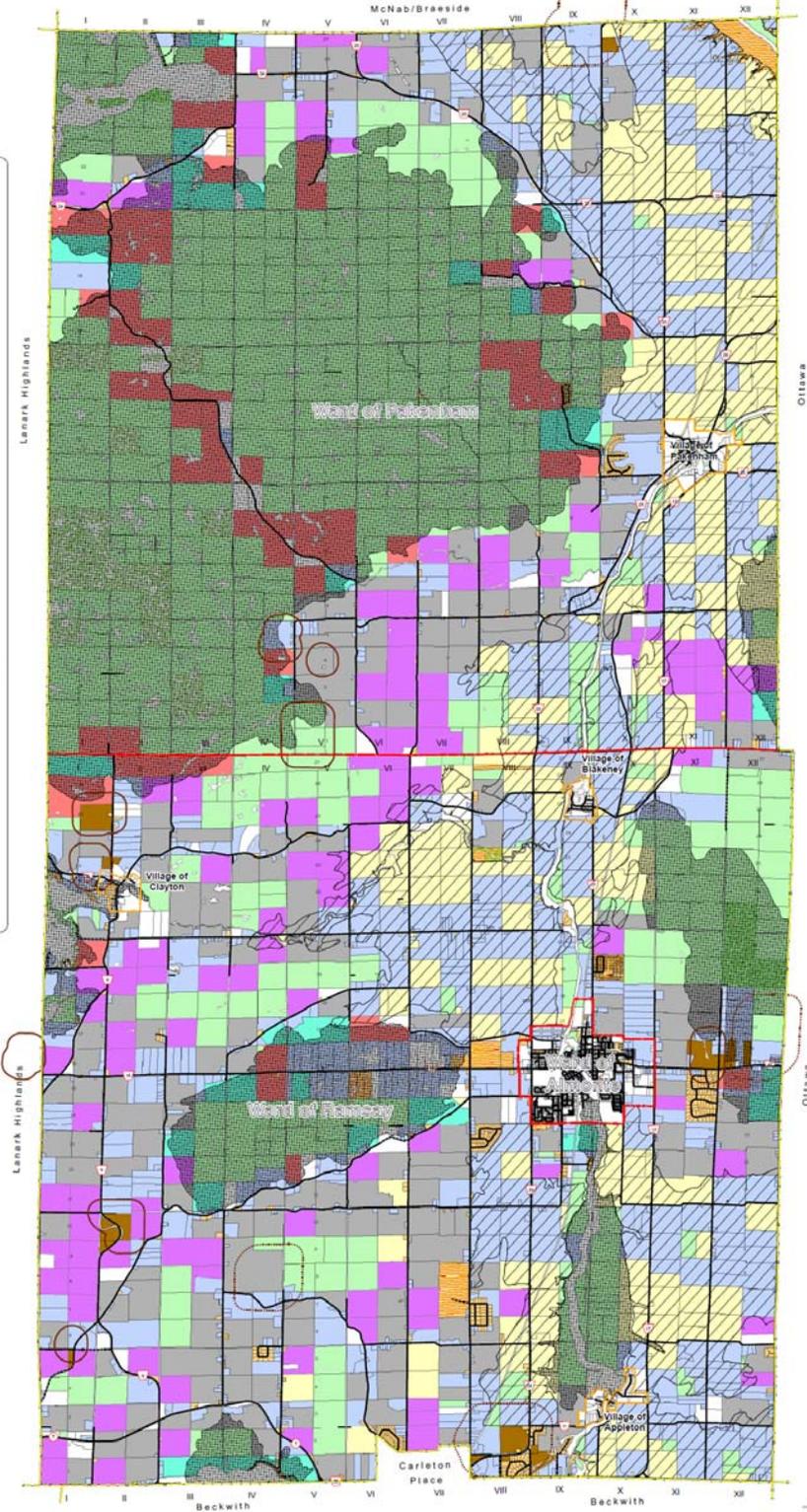
1973 cut-off year
 Area > 20ha - 1 Retained & 2 Future
 (114 Lots: 52 Existing dwellings, 62 Vacant retained)
 = 228 Potential future severances

1985 cut-off year
 Area > 20ha - 1 Retained & 2 Future
 (192 Lots: 67 Existing dwellings, 125 Vacant retained)
 = 384 Potential future severances

Crown Land
 [Pattern]

Removed from Potential Future Severances

- Already Severed
- AG Land Option 3
- No Road Frontage
- Urban
- Parcel Area < 2ha
- Aggregate Buffer
- OTHER



MEMORANDUM

PAGE 1 OF 4

TO: Stephen Stirling, MCIP, RPP
Town Planner
Town of Mississippi Mills

DATE: April 22, 2013

FROM: Marc Rivet, MCIP, RPP

JOB NO.: 24473-02

RE: Mississippi Mills Potential Future Severances

CC:

Supplemental Report to the Comprehensive Review

Section 1.1.4.1 a) of the Provincial Policy Statement (2005), stipulates that within the Rural areas, permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses.

The current Community Official Plan has established a 50/30/20 Settlement Strategy. The Plan is designed to direct 50% of future growth to Almonte on full municipal services, 30% to rural areas and villages with large lots (private services), and 20% to existing villages or new rural settlement areas with a form of servicing that can support 1,000 to 2,000 square metres.

According to the Comprehensive Review report prepared as part of the Official Plan Review, it was projected that 2,493 new lots/units would be required to meet the 20 year growth projection. Based on the Settlement Strategy, this would translate into some 748 new lots/units in the Rural area and Village on large lots.

The Community Official Plan prohibits new rural estate lot subdivisions.

Section 2.5.3.2.3.9 of the Community Official Plan permits:

"The creation of new residential lots outside of identified settlement areas shall take place by consent to sever. Generally, non-farm rural residential lots shall be 1 ha (2.4 acres) in size. The number of lots created by consent per land holding shall be a maximum of two plus the remnant lot, except as otherwise provided for in this Plan. A holding is defined as either a parcel of land held in a conveyable ownership as of July 1, 1973 or an **original township lot**. Consents for a boundary adjustment, partial discharge of mortgage, easement or right-of-way shall not be considered toward the maximum consents per holding. Notwithstanding the above, consideration may be given to "cluster lot" development proposals in compliance with the policies contained in Section 3.3.7 of this Plan."

Based on records from the consent approval authority, an average of 21 lots per year are created through applications for consent to sever rural residential lots over the past five (5) years. Of these, 82.5% are outside Rural Settlement Areas. Assuming this constant, an additional 347 lots/units could be added to the rural land supply over the twenty-year planning horizon (excluding the retained parcel). Of these, 347 lots/units would be in the Rural area (20 year planning horizon).

This number is expected to decline in the future as the number of lots conforming to the rural residential consent policies diminishes.

The question then becomes: Are there sufficient rural lands that could (possibly) meet the rural residential consent policies to meet the 20 year projection and maintain the 50/30/20 Settlement Strategy?

Potential Future Rural Severances

The objective of this exercise was to evaluate how many rural lots in The Corporation of the Town of Mississippi Mills (Town) are available for future rural severances. A Geographic Information System (GIS) application was used to analyze different datasets and apply a series of filters to the lot fabric layer to display the lots that met certain requirements for future rural severances. Datasets for the exercise were supplied by the Ministry of Natural Resources and the Town itself.

The final output was a GIS layer showing all potential future rural severances. This is a very high level desktop analysis exercise using various qualities of datasets. Below is a description of the filters used to remove lots for potential future rural severances.

Urban Area Filter

This is a rural area study so any lands inside a settlement area, such as the Ward of Almonte or any of the smaller villages and certain estate lot subdivisions were removed from the potential rural severances layer.

Lands Already Severed

The Town undertook a study that looked at past lot severances going back to 1972. The Town tried to assess which parcels had already received consent approval to create a rural lot so they could be removed from the future potential rural severances layer. This was a very time consuming task especially when dealing with old severances with little background information and limited plans or drawings.

Agricultural Land (Ex Official Plan)

Any lots covered by 50% or more of agriculture were removed from the selection. The agricultural boundary from the Town's existing Official Plan was used to filter these lots. This screening criteria was used rather than evaluating Minimum Distance Separation (MDS I or MDS II) from livestock and manure facilities.

Less than 2 Hectares Lot Area

For a severance to occur a rural lot is required to have an area of at least two hectares (1 ha severed and 1 ha retained). Lots not meeting this requirement were removed.

No Frontage on a Municipally Maintained Road

Any land that did not have frontage (minimum 45 metres) on a year-round municipally maintained road was removed from the selection.

Aggregate 500 metre Buffer

Any lots within 500 metres of a licensed pit or quarry were removed as a potential future rural severance.

Others

This includes lots that were filtered out based on input from the Town as a result of previous screening methods that deemed certain lots not eligible for future severances.

Summary of Potential Future Rural Severances

Based on the potential future severances exercise, it was assumed that some 547 rural lots could be created by consent. In addition, there would be 152 retained lots (without structures) which also form part of the rural lot land supply. There is therefore a possibility for some 699 rural lots in the Rural areas.

Vacant Rural Lots and Large Village Lots

In addition to the potential future rural severances in the Rural areas, there are also some 42 vacant rural estate lots within previously approved rural plans of subdivision and a potential for some 42 rural lots through cluster lot policies.

According to the Settlement Strategy, the 30% can also include large lots within the Villages. A Land Use Survey was also completed as part of the Comprehensive Review, this survey identified some 178 hectares of vacant lands. Assuming a split of 65% residential and 35% non-residential, and the Community Official Plan policy for 0.4 hectare lots, there is a potential for 289 lots/units with the Rural Settlement Areas (Villages).

In summary, in addition to the potential lots created by rural consent, there are also some 373 potential lots/units in the Rural Area and Villages (existing estate lot subdivisions, cluster lots, large village lots).

Conclusion

The Potential Future Severances (rural) exercise has demonstrated that there are sufficient growth opportunities in the Rural Area to meet projections of 387 lots/units in the Rural Area (excluding large Village lots). Furthermore, this exercise and the land use inventory have demonstrated that there are sufficient opportunities in the Rural Area and Villages (large lots) to meet the growth strategy which could translate into 748 lots/units.

Regards,

J.L. RICHARDS & ASSOCIATES LIMITED



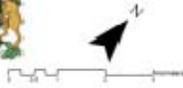
Marc Rivet, MCIP, RPP

MR:jd

Attach. - Potential Future Severances Figure



POTENTIAL FUTURE SEVERANCES
 Corporation of the Town of Mississippi Mills



Legend

Roads

- Maintained
- Not Maintained

Crown Land

Potential Future Severances

- Area 2ha to 3ha - 1 Retained & 1 Future
 (9 Existing, 8 Retained + 17 Future Severances
 = 25 Potential Lots / Units)
- Area > 3ha - 1 Retained & 2 Future
 (121 Existing, 144 Retained + 530 Future Severances
 = 674 Potential Lots / Units)

Future Severances (Removed)

- All other values
- Already Severed (Remove from Selection)
- AG Land Option 3 (Remove from Selection)
- No Road Frontage (Remove from Selection)
- Urban (Remove from Selection)
- Parcel Area < 2ha (Remove from Selection)
- Aggregate 500m Buffer
- OTHER

