

Municipality of Mississippi Mills
Special Committee of the
Whole Meeting

OPA No. 22
Urban Settlement Area Review
Comprehensive Review

Prepared by:

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Mississippi
Mills



J.L. Richards

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Agenda

- Step 1 – What do we need as expansion lands to 2038
 - Growth Projections (Demand) – 2020 to 2038 projections (Lanark County)
 - Land Needs Analysis (Supply Versus Demand)
 - Residential Permit Activity
- Step 2 – Determining logical expansion lands
 - Land Supply
 - Site Evaluation (Expansion Areas)
- Step 4 – Virtual Information Session – Public Meeting (consider public submissions)
- Step 5 – Final Draft OPA 22 for COW
 - Difference between OPA 22 (original version) and OPA 22 (revised version)
- Next Steps – Local & County



Growth Projections (Demand)

- 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; a 60% increase.
- Almonte is expected to see a population growth of 4,098 people between 2021-2038 (total 2038 population of 10,977).
- Employment projections: 1,517 jobs / 33.7 ha of land.
- Between 2018 and 2038, 2,077 units would be required to meet growth projections (average of 115 units per year).

Table 1: Population Projections 2016, 2020 and 2038

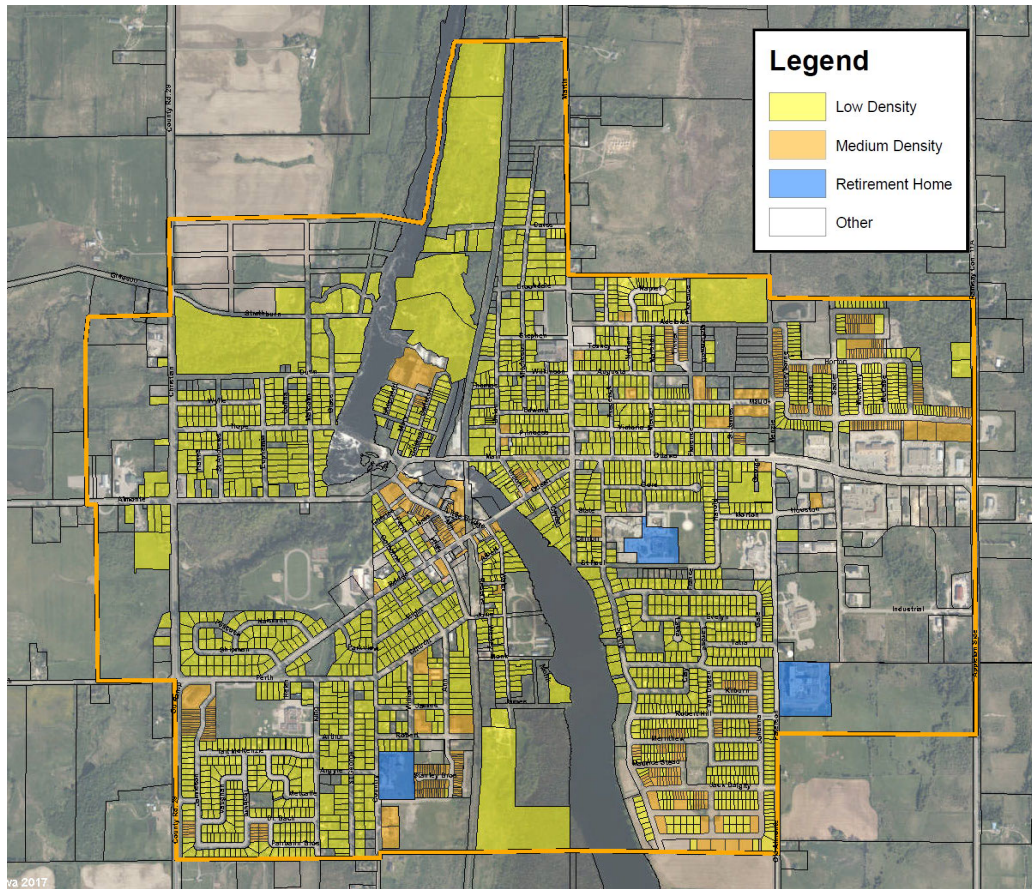
2016, Census Urban population	2016, Census Rural / Villages population	2020 Almonte population (est.)	2020 Rural / Villages population (est.)	2038 Urban population projection (projected)	2038 Rural / Villages population (projected)
5,039	8,124	6,879	8,388	10,978	10,144
13,163		15,267		21,122	

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

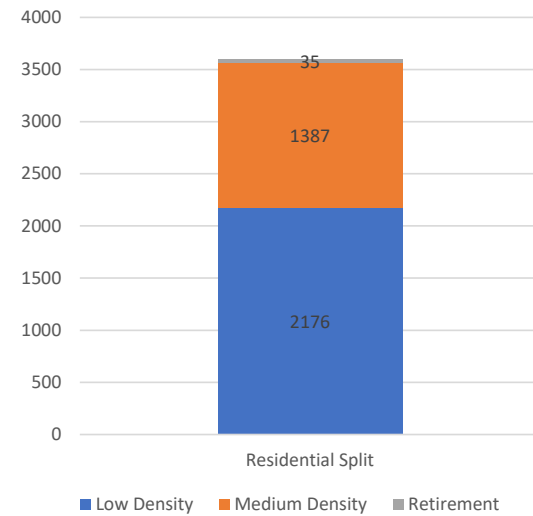


Residential Densities



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

Number of Dwellings According to Density Type



Residential Permit Activity

2010 – 2020 Building Permit Activity:

- Mississippi Mills: 110 units / year average
- **Almonte Urban: 80 units / year average**

- **72% Urban / 28% Rural/Villages.**

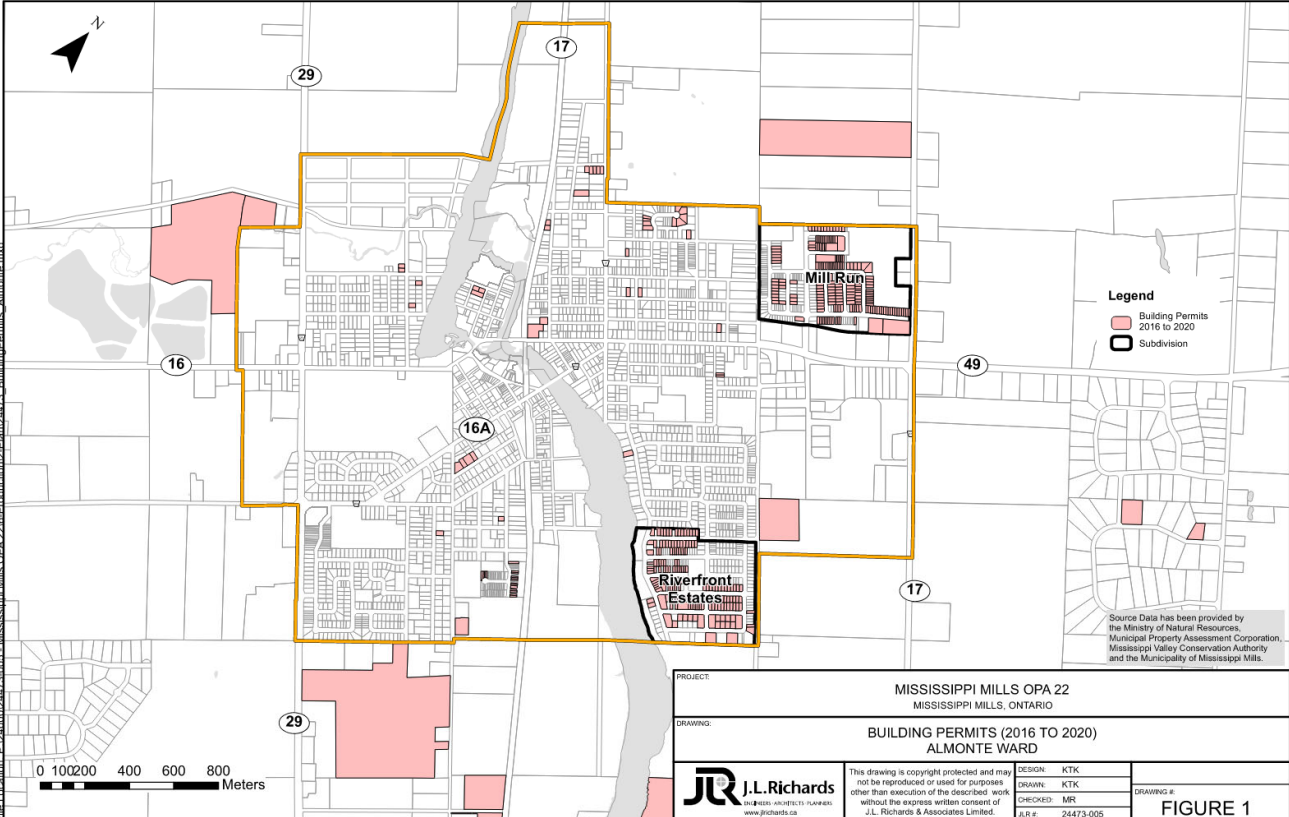
Building Permit Activity last 5 years:


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

This review is projecting an average number of units / permits at 115 units per year between 2021-2038.



Residential Permit Activity



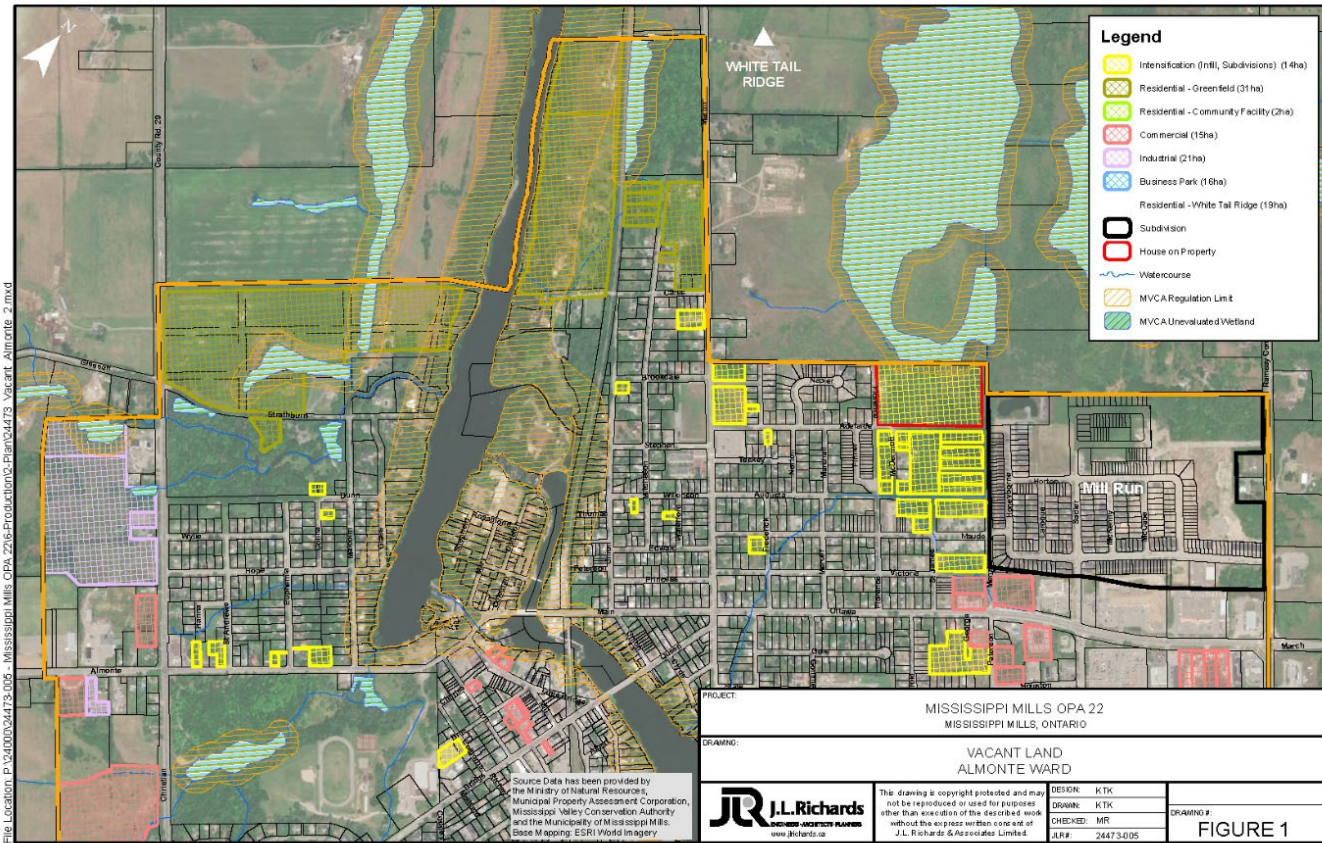
PROJECT:	MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO	
DRAWING:	BUILDING PERMITS (2016 TO 2020) ALMONTE WARD	
 J.L. Richards <small>ENGINEERS · ARCHITECTS · PLANNERS</small> <small>www.jrichards.ca</small>	DESIGN: KTR	DRAWING #: _____
	This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.	
	DRAWN: KTR	CHECKED: MR
	DATE: 24473-005	FIGURE 1



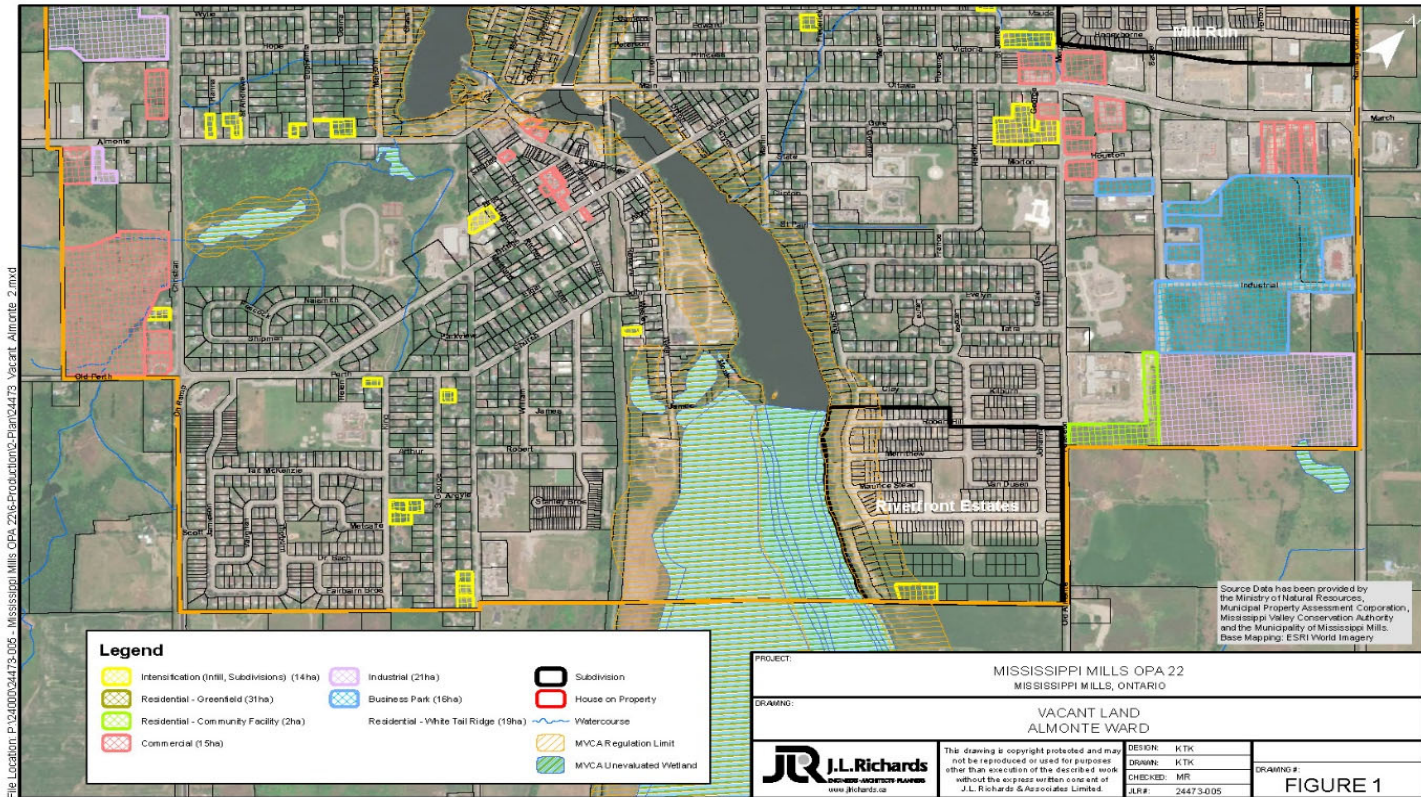
Land Supply

- **Infill properties (including additional units) per Infilling Policies of the COP.**
 - 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.
 - Infill areas in character with established neighbourhoods would represent an average 160 units.
- **Greenfield properties (generally greater than 4 hectares and generally developed by site plan and/or plan of subdivision).**
 - 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).
 - Mix of Housing Types at 60/40 split
 - **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).**

Land Supply



Land Supply



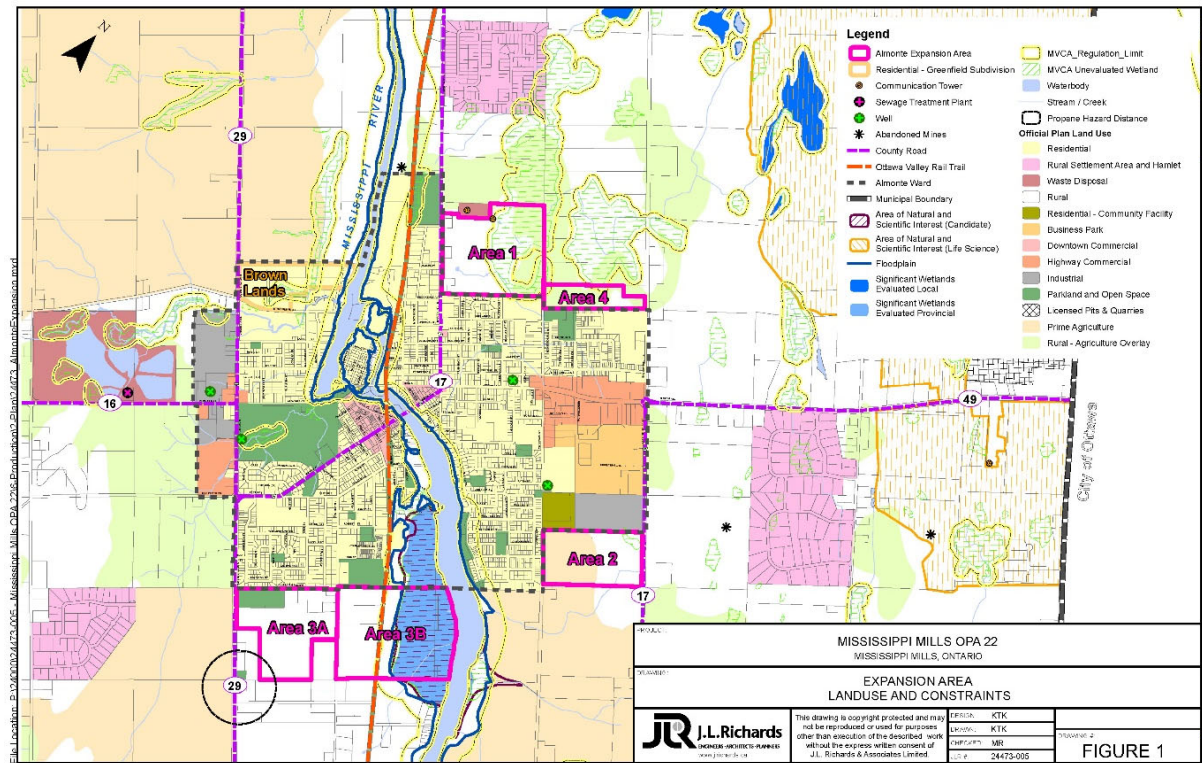
Land Needs Analysis (Supply Versus Demand)

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

Land Needs Analysis (Supply Versus Demand)

- There is a shortfall of 882 units / lots to meet projections and therefore a demand for 2,077 new units between 2021-2038.
- **An average of 115 permits per year (between 2021-2038) will be required to accommodate growth within Almonte.**
- 64 hectares of expansion lands are required to accommodate growth to the year 2038 (assuming 55% residential = 35.2 ha)



SUBMISSIONS & COMMENTS

Residents

DESL (Area 3A)

Fotenn (Areas 3A, 3B, 2)

Novatech (Areas 1, 3A, 3B, 4)

McIntosh Perry (Area 2)

Zander Plan (Greenfield)

Kevin Duguay Planning (Highway Commercial @ roundabout)

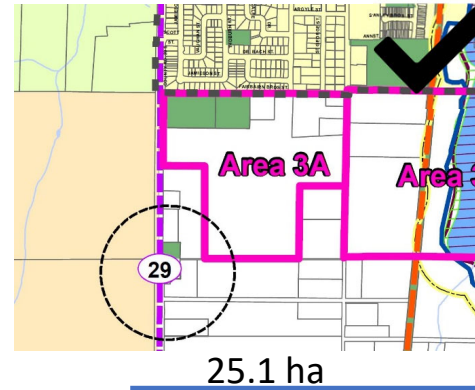
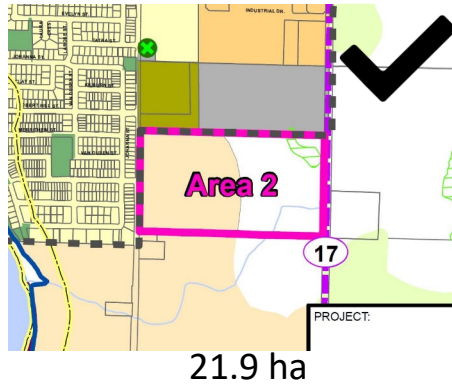
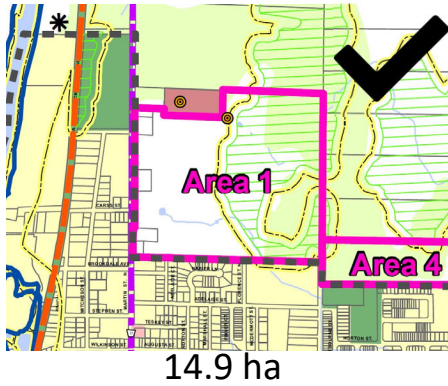
Lanark County

Mississippi Valley Conservation Authority

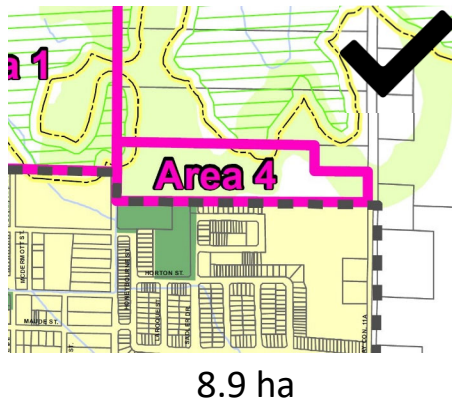
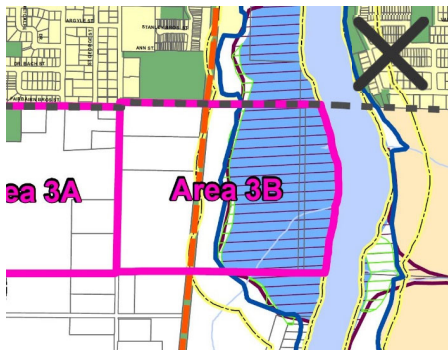
Public Utilities and School Boards



Site Evaluation (Expansion Areas)

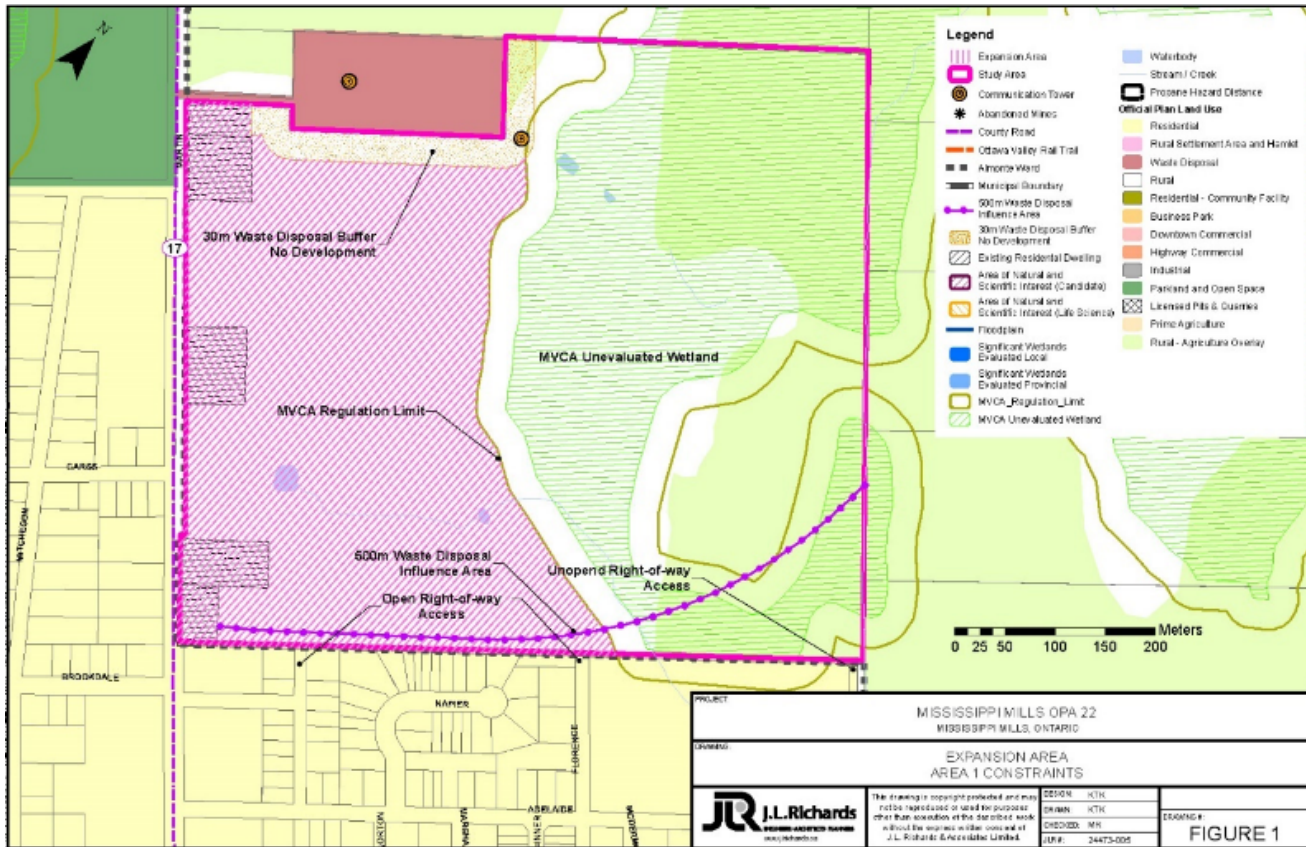


70.8 hectares of expansion lands

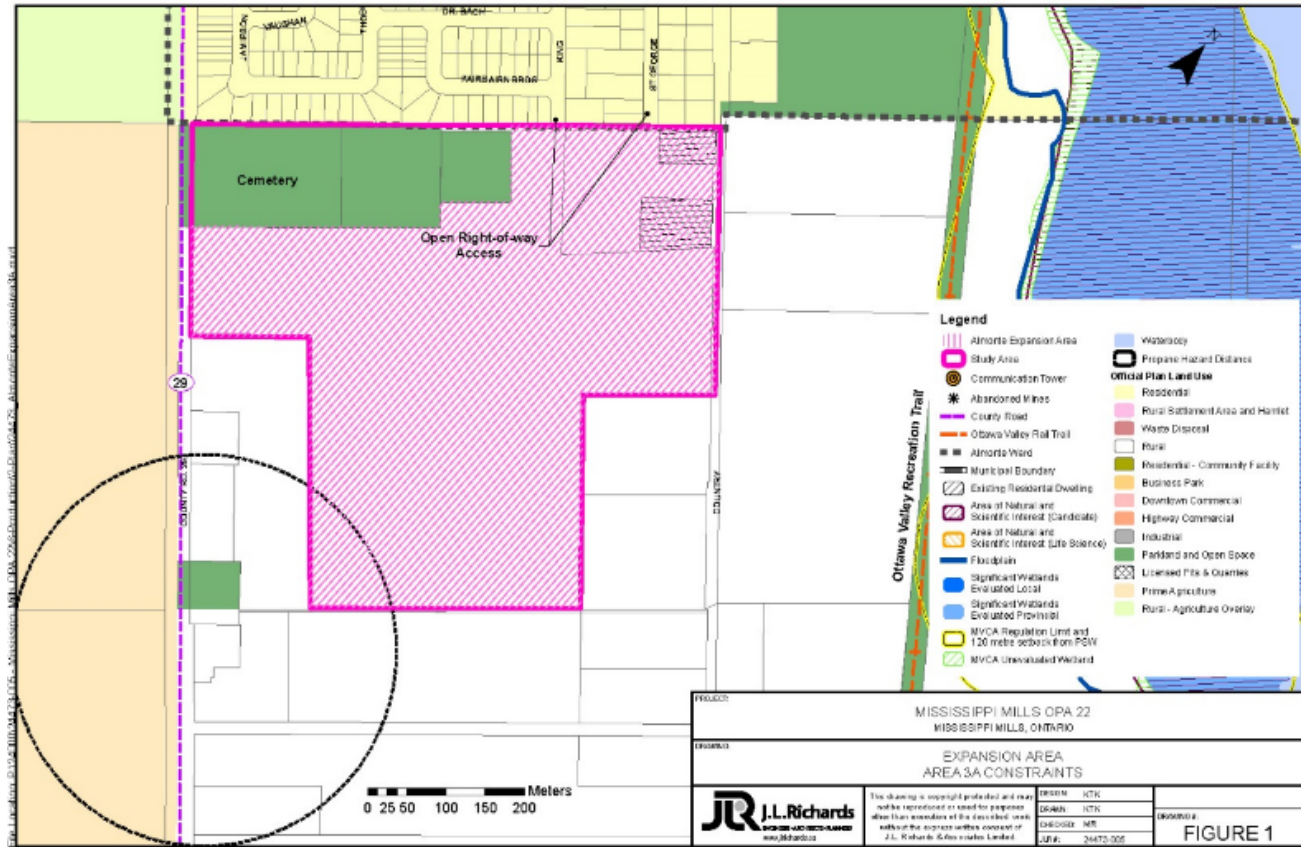


Theme	Area 1	Area 2	Area 3a	Area 3b	Area 4
Site Location	6	6	5	5	6
Servicing	10	10	8	7	10
Transportation and Road	10	11	10	9	9
Land Use Constraints	6	4	8	7	6
Natural Heritage Constraints	3	4	4	2	4
Total	35	35	35	30	35

AREA 1 Revisions



AREA 3A Addition



Difference between OPA 22 (preliminary version) and OPA 22 (final version)

OPA 22 (preliminary version)

- 1766 units / 60 hectares (ha) required to accommodate growth; residential shortfall of 689 units.
- 70% low density; 30% medium density
- 60 hectares of expansion lands
- Areas 1, 2 and 4 recommended
- Developing Communities (mix of uses) requiring development of secondary plan (environmental and sub-watershed studies) and County OPA approval

OPA 22 (final version)

- 2077 units / 64 hectares (ha) required to accommodate growth; residential shortfall of 882 units.
- 60% low density; 40% medium density
- 70.8 hectares of expansion lands
- Areas 1, 2, 3a and 4 recommended
- Residential Designation (designated and available)

Density & Housing Target Mix (range of housing types)

OPA 22 (preliminary version)

- 70/30 Housing Target Mix
- Community Official Plan:
 - Low density development: the **gross density** shall be 15 units per hectare (6 units per acre).
 - Medium density development: maximum **net density** of 35 units per net hectare (15 units per net acre).

OPA 22 (final version)

- 60/40 Housing Target Mix
- General approach (net density):
 - Low densities in the range of 15 to 30 units per net hectare
 - Medium density within a range of 30 to 40 units per net hectare to a maximum average of 25 units per net hectares
- Some situations (gross density):
 - 10.5 to 21 units per gross hectare for low density areas
 - 21 to 28 units per gross hectare for medium density areas to a maximum of 19.25 units per gross hectares.
- Four (4) Storey Apartments where fronting on Collector or Arterial Roads.

Process – application to County

- What are the next steps:
 - MM Council Decision (Bylaw adopted)
 - Application to County (concurrent Municipal OPA 22 and LCSCOP OPA)
 - County review (up to 6 months)
 - County Public Meeting on LCSCOP OPA
 - County Council Consideration
 - County Council makes amendments to the LCSCOP and Approval* of OPA 22
- *(Approval, Approval with Modifications, Refusal)
- Notice of Decision / Appeal Period

THANK YOU – STAY SAFE

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