



Mill Valley Estates

Planning Rationale
Official Plan Amendment + Zoning By-law Amendment + Draft Plan of Subdivision
December 16, 2022



Prepared for Houchaimi Holdings Inc.

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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Houchaimi Holdings Inc. to submit this Planning Rationale in support of concurrent Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for the project known as Mill Valley Estates located on the property addressed as 1218 Old Almonte Road (“the subject property”), located in the Municipality of Mississippi Mills. The intent is to establish a primarily residential subdivision with one block allocated to a business park use.

1.1 Application Overview

Houchaimi Holdings Inc. intends to develop the subject lands with a largely residential subdivision consisting of single detached dwellings, semi-detached dwellings, townhouse dwellings and low-rise apartment dwellings. The unit mix of the proposed subdivision consists of the following:

- / 53 single detached dwellings (35 ft width);
- / 81 single detached dwellings (42 ft width);
- / 83 single detached dwellings (45 ft width);
- / 58 semi-detached dwellings;
- / 139 townhouse dwellings; and
- / 4 low-rise apartment buildings (48 units).

The proposed subdivision will also consist of blocks intended to be used for a business park, public parkland and stormwater management facilities which will be established through the proposed applications.

The proposed development will be accessed from the existing road network, with one access from Appleton Side Road and one access from Old Almonte Road. A pedestrian pathway has also been proposed that will provide connectivity between Paterson Street (Old Almonte Road) and the proposed subdivision.

The Plan of Subdivision application will establish the lot and street layout, while the Official Plan Amendment and Zoning By-law Amendment applications will redesignate and rezone the subject lands to designations and zones which will permit the proposed dwellings and uses. More specifically, the following zones are proposed:

- / Residential First Density Zone, Subzone I, Exception XX (R1I-XX) for the single detached dwellings;
- / Residential Second Density Zone, Subzone E, Exception 18 (R2E-18) for the semi-detached dwellings;
- / Residential Third Density Zone, Exception 12 (R3-12) for the townhouse dwellings;
- / Residential Fourth Density Zone, Exception XX (R4-XX) for the low-rise apartments;
- / Business Park Zone, Exception XX (E1-XX) for the business park; and
- / Parkland and Open Space Zone, Exception XX (OS-XX) for the park and stormwater management facilities.

The following plans and reports have been prepared in support of the concurrent Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications:

Plans:

- / Draft Plan of Subdivision, prepared by Annis, O’Sullivan, Vollrbeek Ltd., dated December 2nd, 2022;

- / Conceptual Site Servicing Plan, Drawing No. OSSP-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Grading Plan, Drawing No. OGP-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Erosion Plan, Drawing No. EC-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Storm Drainage Plan, Drawing No. OSD-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Sanitary Drainage Plan, Drawing No. OSA-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Detail Sheet, Drawing No. DS-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022;
- / Conceptual Pond Plan, Drawing No. POND-1, prepared by Stantec Consulting Ltd., dated December 2nd, 2022.

Reports:

- / Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated December 2, 2022;
- / Stage 1 and 2 Archaeological Assessments, prepared by Past Recovery Archaeological Services Inc., dated July 12th, 2021;
- / Environmental Impact Assessment, prepared by Muncaster Environmental Planning Inc., dated November 15th, 2022; and
- / Geotechnical Investigation, prepared by Paterson Group Inc., dated December 7th, 2020;
- / Transportation Impact Assessment, prepared by CGH Transportation, dated November 2022;
- / Environmental Noise Control Study, prepared by Paterson Group Inc., dated December 7th, 2022;
- / Planning Rationale, prepared by Fotenn Planning + Design, dated December 16th, 2022; and
- / Land Use Compatibility Study, prepared by Fotenn Planning + Design, dated December 16th, 2022.

Site and Surrounding Context

The subject property, known as 1218 Old Almonte Road is located within the Settlement Area boundary of Almonte, in the Municipality of Mississippi Mills. The subject property has a site area of approximately 33.59 hectares, with approximately 614.3 metres of frontage on Appleton Side Road and 427.5 metres of frontage on Old Almonte Road.



Figure 1: Site Context

The subject property is currently vacant. The subject property was recently subject to Official Plan Amendment 22, which expanded the Almonte Ward Boundary, resulting in the property now being included as part of the Almonte Settlement Area boundary. As a result of this amendment, the subject property can develop in more of an urban manner compared to its previous location within a rural area. Despite this, the surrounding area is still rural, and the adjacent uses can be described as the following:

North: Immediately north of the subject property is a business park with access from Appleton Side Road. Further north of the subject property, north of Appleton Side Road is rural, vacant land, as well as the Appleton Trail and a single-detached dwelling. Further north, along March Road, is a mix of uses ranging from light industrial uses to residential uses.

East: Immediately east of the subject property, across Appleton Side Road is a single detached dwelling, surrounding by rural land that appears to be primarily grassland and some agricultural land. Further east, the area maintains its rural land uses and some residential uses (single detached dwellings).

South: Immediately south of the subject property, across Old Almonte Road is the Riverfront Estates Subdivision, consisting of a mix of low-rise dwelling types (single detached, semi-detached). Further south of the Riverfront Estates is the Mississippi River, with rural single-detached dwellings located along Old Almonte Road outside of the Almonte Ward Boundary.

West: Immediately west of the property, across Old Almonte Road is the Riverfront Estates Subdivision, consisting of a mix of low-rise dwelling types. Within this subdivision is one municipal park – Riverfront Estates Central Park, along with the Riverfront Trail along the Mississippi River. Further west of the Riverfront Estates Subdivision is another low-rise residential area that consists of another municipal park - Meadowglen Park. Across the Mississippi River is Almonte Beach, the Almonte Boat Launch and the downtown commercial area, which consists of commercial and community uses.



Figure 2. Views along Appleton Side Road, Google Maps (2019)

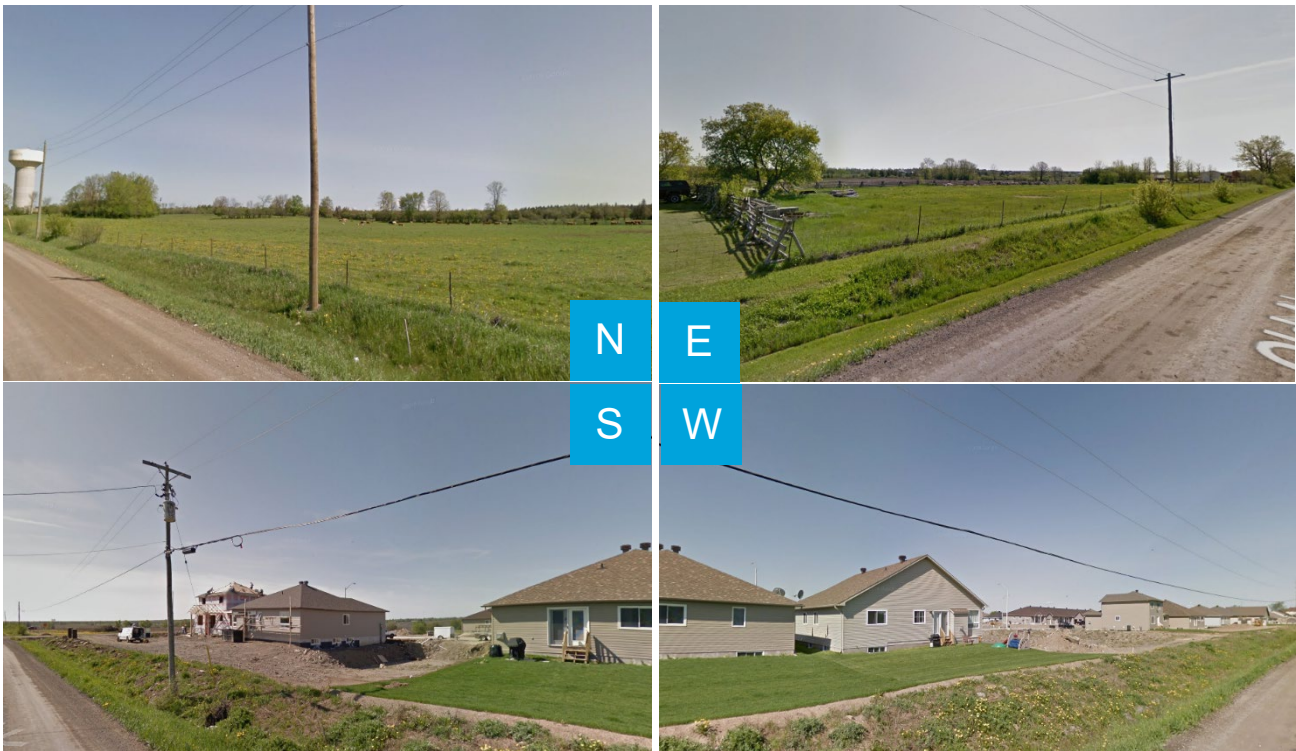


Figure 3. Views along Old Almonte Road, Google Maps (2012)

3.0 Development Proposal

Houchaimi Holdings Inc. is proposing to develop the subject lands with a residential subdivision consisting of approximately 462 dwelling units, as follows:

- / 217 single-detached dwellings (35 ft., 42 ft., and 45 ft. widths);
- / 58 semi-detached dwellings;
- / 139 townhouse dwellings; and
- / 4 low-rise apartment buildings (48 units total)

In addition to blocks being subdivided for residential use, a single block is proposed to be used for a business park. The proposal has also set aside areas for roads, parkland dedication, and stormwater management facilities.

Table 1. Land Use Table - Draft Plan of Subdivision

Land Use	Lot(s) / Block(s)	Area (m ²)	Units
Single-detached	1 to 179	77,244.7 m ²	179
Semi-detached	180 to 220	32,212.2 m ²	78
Townhouses*	221 to 247	34,293.9 m ²	166
Low-rise Apartments*	248	12,200.4 m ²	48
Walkway	249 to 251	1,804.7 m ²	-
Business Park	252	71,419.8 m ²	-
Park	253	9,213.5 m ²	-
Stormwater Management Lands	254	19,583.8 m ²	-
Pump Station	255	732.6 m ²	-
Future Roads	256 to 257	75,035.9 m ²	-
Road Widening	258	1,534.9 m ²	-
Total		337,520.0	471

* Subject to future Site Plan Control application

The townhouse dwellings are planned to occupy blocks that are internal to the subject lands and will not share a lot line with any abutting property, except for the townhouses in Block 230 which will immediately abut the stormwater management pond. Semi-detached dwellings line Old Almonte Road, with the backyards located abutting the existing road frontage, creating a similar interface with Old Almonte Road as the Riverfront Estates Subdivision to the southwest. These semi-detached dwellings will front on to Street 7. Low-rise apartments and single-detached dwellings line Appleton Side Road, with the backyards of the single-detached dwellings abutting the Appleton Side Road frontage, and a greenspace buffer between the road and the low-rise apartments (Figure 4).

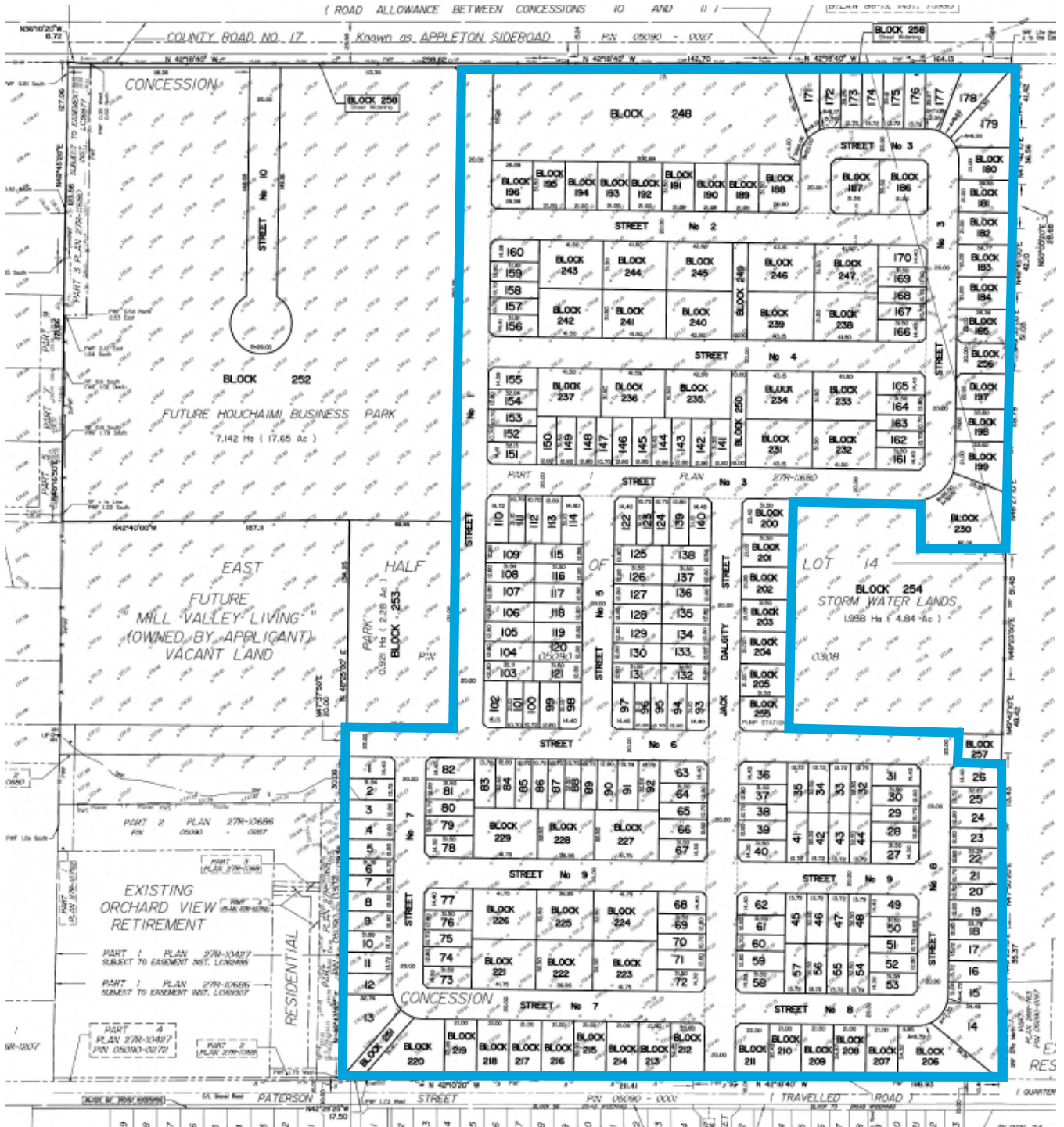


Figure 4. Excerpt of Draft Plan of Subdivision, residential area outlined in blue

The business park block, Block 252, has been located in the north corner of the subdivision, bound by Appleton Side Road to the northeast, Street Number 1 to the east and the future Mill Valley Living and Park Block 253 to the south. The block proposed to be used for the business park is currently designated as “Industrial” in Mississippi Mills Official Plan, which permits a range of uses from light industrial to heavy industrial uses. As part of the proposed Official Plan Amendment and

Zoning By-law Amendment, the business park block will be redesignated and zoned as “Business Park”, which will permit uses that are generally consistent with the existing business park immediately abutting this subdivision block to the northwest. The permitted uses for this block will include the following:

- | | |
|--|---|
| / Business offices | / Repair and service establishment |
| / Commercial storage | / Research and development centre |
| / Communication and information establishments | / Restaurants |
| / Computer, electronic or data processing establishments | / Retail stores |
| / Drive-through facility | / Training centre |
| / Education and training facilities | / Warehousing |
| / Factory outlets | / Wholesale outlets |
| / Home furnishing retail | / Wholesaling and distribution centre |
| / Hotel | / Showroom |
| / Light industrial uses | / Equipment rental outlet |
| / Lodging facilities | / Garden centre |
| / Medical facility | / Scientific or technological establishment |
| / Motel | / Business and government services |
| / Equipment rental outlet | / Public use |
| | / Parking lot |

Generous setbacks have been proposed between the business park and the surrounding residential uses. As outlined in Figure 4, the single-detached dwellings to the east of the business park are separated by a 20-metre right-of-way (Street 1), with additional setbacks to be provided within the business park block, which will be established during Site Plan Control. Additionally, the single-detached dwellings to the southwest of the business park are separated by 134.25 metres of parkland dedication (Block 253) and a 20-metre right-of-way (Street 6), providing an appropriate buffer between any proposed non-residential uses within the business park block and the proposed residential uses on the remaining subdivision blocks. Further discussion of this appropriate separation can be found in the Mill Valley Estates Land Use Compatibility Study, dated December 14th, 2022.

3.1 Unit Typology

3.1.1 Single Detached Dwellings

The proposed development will incorporate 179 blocks of single detached dwellings, which range in widths. The proposed single detached dwellings will be situated on three different lot sizes – 35 foot (10.7 metres), 42 foot (12.8 metres), and 45 foot (13.78 metres). The proposed single detached dwellings will incorporate the following minimum setbacks:

- / Front yard setback – 3 metres (maximum of 5 metres)
- / Exterior side yard setback – 3 metres
- / Side yard setback – Minimum total interior side yard setback is 1.8 metres, with one minimum yard no less than 0.6 metres. Where there is a corner side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- / Rear yard setback – 6 metres

3.1.2 Semi-Detached Dwellings

The proposed development will incorporate 41 blocks of semi-detached dwellings, for a total of 78 units. These semi-detached dwellings will be situated on lots with a minimum width of 21 metres. The proposed semi-detached dwellings will incorporate the following minimum setbacks:

- / Front yard setback – 3 metres (maximum of 5 metres)
- / Exterior side yard setback – 3 metres
- / Side yard setback – 1 metre
- / Rear yard setback – 6 metres

3.1.3 Townhouse Dwellings

The proposed development will incorporate 27 blocks of townhouse dwellings, resulting in a total of 166 townhouse dwellings. The townhouse blocks will have a minimum width of 36.95 metres, with the number of townhouses located on each block to be determined through the future Site Plan Control process for each phase of the development. The proposed townhouse dwellings will incorporate the following minimum setbacks:

- / Front yard setback – 3 metres (6 metres for a garage)
- / Exterior side yard setback – 3 metres
- / Side yard setback – 0 metres; the minimum side yard adjoining an end unit shall be 1.2 m
- / Rear yard setback – 6 metres

3.1.4 Low-rise Apartments

The proposed development will incorporate one (1) block for low-rise apartments, which will include four (4) buildings for a total of 48 units. The low-rise apartment block will have frontage on both Street Number 1 and Appleton Side Road, with access proposed from both Street Number 1 and Street Number 3, as shown on Figure 5; however, through a future Site Plan Control application, these access locations and number of units may change. The proposed low-rise apartment dwellings will incorporate the following minimum setbacks:

- / Front yard setback – 5 metres
- / Corner side yard setback – 6 metres
- / Side yard setback – 6 metres
- / Rear yard setback – 7.5 metres

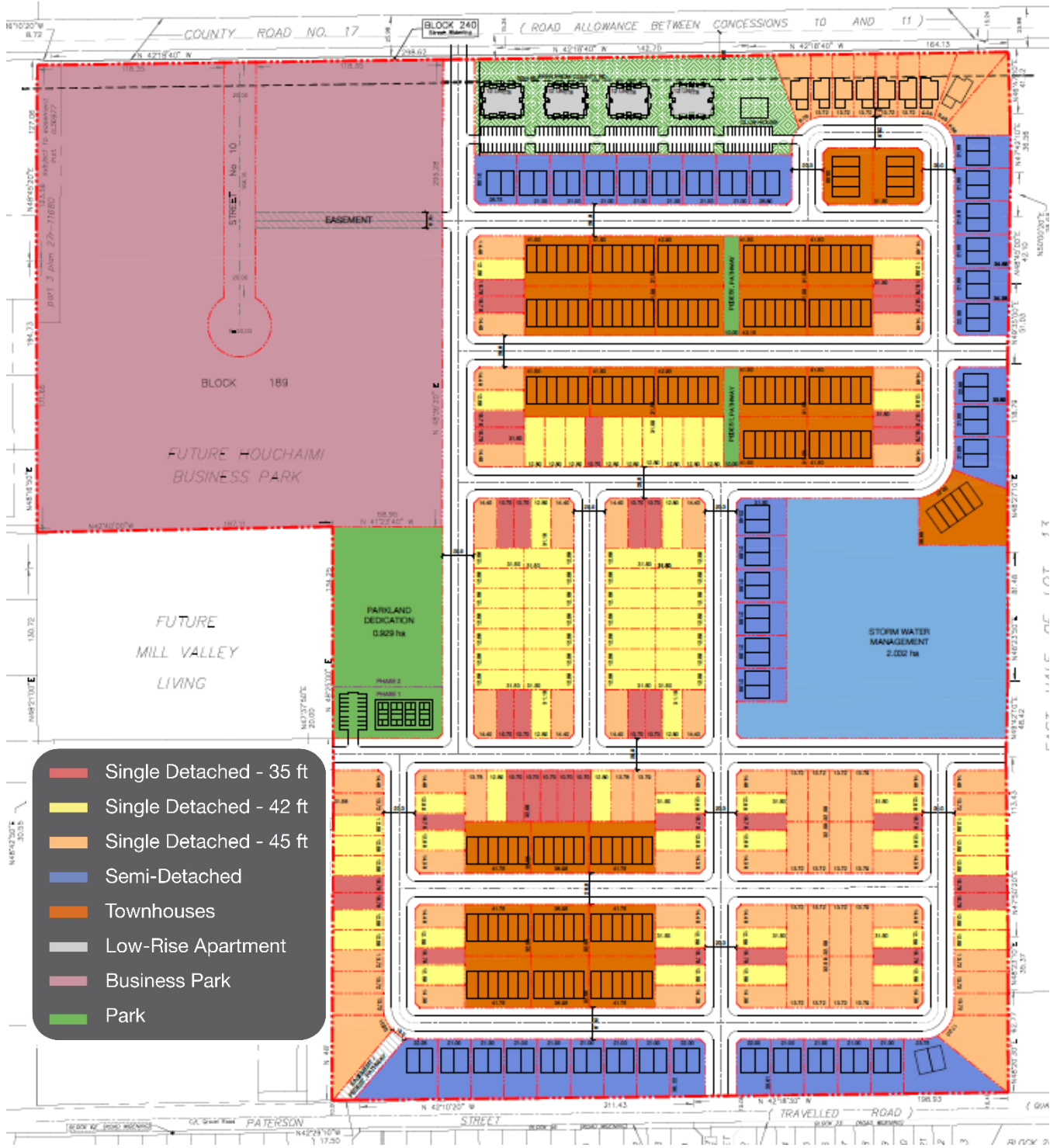


Figure 5. Proposed Unit Layout of Mill Valley Estates Subdivision

3.2 Rights-of-Way

Vehicular access for the proposed development is proposed to be provided via two (2) public streets – Street 1 and Jack Dalgity Street, as shown on the Draft Plan of Subdivision (Figure 4). Vehicular access will be provided to the Business Park via one (1) public street (Street 10). All streets will be 20 metres wide, as per previous discussions with Municipal and County staff, and will be designed as two-way streets with sidewalks on one side.

Walkways have been proposed to provide direction connection throughout the subdivision (Blocks 249-250) and to provide direct connection to Paterson Street (Block 251). These walkways will be 10 metres wide to provide ample space for servicing needs and users, who may be walking, cycling, etc.

3.3 Parkland Dedication

The Municipality of Mississippi Mills requires that up to 5% of the lot area for residential development and 2% of the lot area for non-residential development be conveyed to the Municipality as parkland. As part of the proposed development, parkland has been proposed as part of the Mill Valley Estates Subdivision, shown as Block 253 on the Draft Plan of Subdivision. The proposed park is 0.921 hectares in size, and is proposed to be developed in two phases, with Phase 1 including pickleball courts and associated surface parking. Although the proposed park block does not constitute the full parkland dedication amount, the remainder of the required parkland will be paid as cash-in-lieu.

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS supports the goal of enhancing the quality of life for residents of Ontario, including the protection of public health and safety, the quality of the natural and built environment, and resources of provincial interest. The PPS also recognizes that the “long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages...”. The policies of the PPS support building strong healthy communities, wise use and management of resources, and protecting public health and safety. The following PPS policies are applicable to the proposed development.

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

- / Policy 1.1.1 – Healthy, liveable and safe communities are sustained by:
 - a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - h) promoting development and land use patterns that conserve biodiversity; and
 - i) preparing for the regional and local impacts of a changing climate.
- / Policy 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources;
 - b) Area appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion;
 - c) Minimum negative impacts to air quality and climate change, promote energy efficiency;
 - e) Support active transportation; and
 - g) Are freight-supportive.

The proposed development represents efficient development of a mix of low-rise dwelling types, as well as an opportunity for employment uses. The proposed development will make use of existing municipal infrastructure and public services and will not preclude the development of adjacent lands if the Almonte Settlement Area boundary were to expand.

Section 1.2.6 – Land Use Compatibility

- / Policy 1.2.6.1 – Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
- / Policy 1.2.6.2 – Where avoidance is not possible in accordance with Policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
 - a) There is an identified need for the proposed use;
 - b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - c) Adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - d) Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

The proposed development will locate light industrial uses adjacent to residential uses which require additional consideration for land use compatibility. The proposed development has provided a minimum separation of 20 metres between these uses, to mitigate and minimize any potential conflicts. As part of this proposed development, a land use compatibility study has been prepared that further supports the location of the business park and residential portion of the subdivision.

Section 1.3 – Employment

- / Policy 1.3.1 – Planning authorities shall promote economic development and competitiveness by:
 - a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
 - e) Ensuring the necessary infrastructure is provided to support current and projected needs.
- / Policy 1.3.2.1 – Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
- / Policy 1.3.2.3 – Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

The proposed development, which includes a future business park, will provide for a mix and range of employment uses within Mississippi Mills, and more specifically within Almonte. The proposed Official Plan Amendment will change the

land use designation from Industrial to Business Park, but the land use will still maintain its employment area status as per the PPS.

Section 1.4 – Housing

- / Policy 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - b) Permitting and facilitating:
 1. All housing options required to meet social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with Policy 1.1.3.3;
 - c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.
 - d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
 - f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development will include a mix of low-rise housing options, ranging from single-detached dwelling to low-rise apartment buildings. A mix of tenures are also proposed, with the single detached, semi-detached and townhouses being developed for ownership, and the low-rise apartment buildings being developed as rental units. The development as proposed has a density of approximately 31 units per net hectare, with low-density development making up 55% of the overall development, and medium-density development making up 45% of the overall development.

4.2 Lanark County Sustainable Communities Official Plan (SCOP) (2012)

Lanark County is expected to experience modest growth in the next 20 years up to a population of just over 70,000 people. Approximately seventy percent or more of development will take place in designated settlement areas, with approximately thirty percent of development occurring outside of settlement areas. This provides for a healthy distribution of residential and non-residential growth between urbanized areas and rural and waterfront communities throughout the County. The Sustainable Communities Official Plan (SCOP) recognizes two predominate settlement pattern types throughout the County:

- / Settlement Area which can consist of fully serviced Towns and Villages and partially serviced or un-serviced Villages and Hamlets; and
- / Dispersed rural and waterfront uses which are or can be developed on existing lots of record or on lots created by Plan of Subdivision / Condominium or by Consent.

The subject lands are split designated Settlement Area, Rural Area, and Agricultural Area on Schedule A – Land Use, of the Official Plan (Figure 6). It should be noted that as a result of Mississippi Mills OPA 22, the subject property is now entirely located within the Almonte Ward Settlement Boundary, and as such, it is our understanding that the subject lands are now fully designated as Settlement Area.

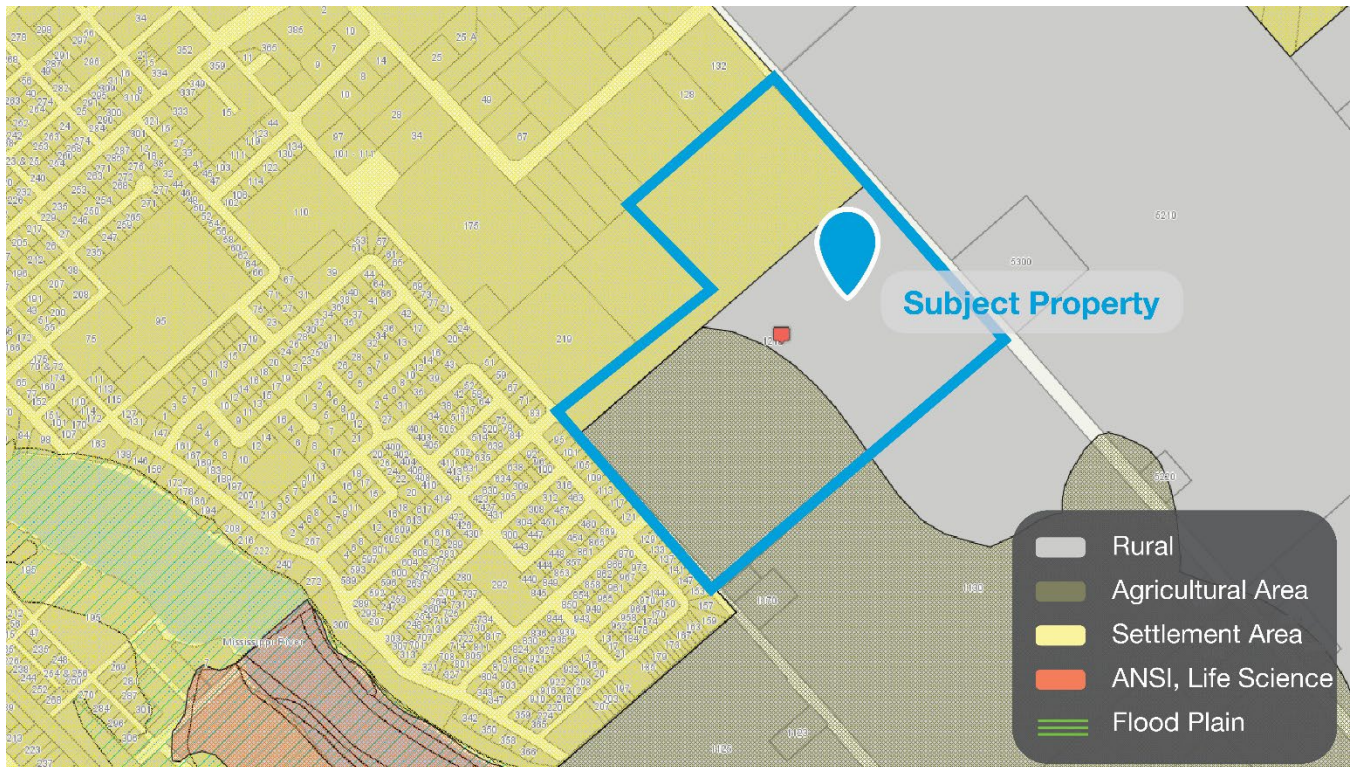


Figure 6. Schedule A - Land Use, Lanark County Sustainable Communities Official Plan

4.2.1 Settlement Area Policies

The following Settlement Area policies of the SCOP apply to the proposed development:

- / Policy 2.3.1.5 – Efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities.
- / Policy 2.6.1 – The County of Lanark’s objectives respecting development in Settlement Areas are as follows:
 1. To ensure the provision of an adequate supply of residential land;
 2. To provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities;
 3. To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
 4. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas;
 5. To provide for mixed use communities with appropriate commercial, institutional and employment uses.
- / Policy 2.6.2.3 – Local Councils through the development of municipal Zoning By-laws and the application, where required, of Site Plan Control, shall regulate the development of Settlement Areas. The use of Consent, Subdivision and Condominium Control by the County in a cooperative process with local municipalities shall also apply.
- / Policy 2.6.3 – The creation of new lots in Settlement Areas shall generally occur through Plans of Subdivision or Consent. The use of the *Planning Act’s* consent provisions may be appropriate under certain circumstances such as infill development and where a limited number of new lots are proposed to be created. The criteria identified for land division by Consent in local Official Plans shall apply.

The proposed development represents an efficient development pattern, which utilizes land that is located within the Almonte Ward boundary and will utilize municipal infrastructure and public services. The proposed development provides a range of low and medium density housing types, providing a full range of low-rise housing options. In addition to the proposed residential uses, a mix of non-residential uses will be permitted within the business park, contributing to the mix of uses of Mill Valley Estates. Additionally, the proposed development will include parkland dedication, with Phase 1 of the park being designed to include pickleball courts, an amenity that Municipal staff has identified as a desired activity for the broader community.

4.2.2 Infrastructure Policies

The following Infrastructure policies of the SCOP apply to the proposed development:

- / Policy 4.3.3.2 – Residential subdivisions fronting on a County Road may be permitted in accordance with the land use designation, provided that access is provided through a public road maintained year round. The review process shall ensure that adequate measures are included in the subdivision design to mitigate any potential negative impacts related to the proximity of the County Road to the residential development.
- / Policy 4.3.3.3 – Lot creation for commercial or industrial development may be permitted in accordance with local Official Plan policies provided that there are no traffic safety or hazardous conditions. Where such conditions are identified development may proceed provided that appropriate mitigation measures are implemented in accordance with an approved report prepared by a qualified civil engineer. The design and location of the lot access shall be subject to the approval of the Lanark County Public Works Department and may require the construction of various safety features such as acceleration and deceleration lanes, turning lanes, fencing and noise barriers/berms etc. where it is established through a traffic impact analysis, completed to the satisfaction of the Director of Public Works, that the development will generate substantial traffic volumes.
- / Policy 4.3.3.5 – A minimum development setback of 15 metres from the property line shall generally be required.

The proposed development will front onto a County Road and have access by new public roads that will be maintained year round. The supporting studies (Section 7) did not indicate any traffic safety or hazardous conditions related to the new business park lands. Further those lands will be subject to a future Site Plan process that will consider if any mitigation measures are required based on the final layout and uses within the business park. The proposed subdivision has incorporated a development setback of 15 metres from the property line along Appleton Side Road.

4.3 Municipality of Mississippi Mills Community Official Plan (COP) (2006, as amended)

In the context of rural/small town Ontario, Mississippi Mills stands out as being truly unique and fortunate. Much of Mississippi Mills' built heritage, both rural and urban, remains relatively intact, providing a valuable record of the Municipality's historical past. Located approximately 50 kilometres from downtown Ottawa, as the City of Ottawa grows so will Mississippi Mills. As the Municipality continues to grow, it has the option of directing urban type development to urban areas and rural type development to rural areas.

4.3.1 Growth and Settlement

Mississippi Mills is projected to grow to a population of 21,122 to the year 2038 – a 60% increase in the Municipality's population. The Municipality has established a Settlement Strategy which directs where growth will take place, specifically identifying that 70% of future growth will be directed to Almonte on full municipal services, and 30% of future growth will be directed to rural areas, existing villages with large lots, developed on private services or new rural settlement areas.

General policies have been established for Growth and Settlement within municipalities, with the following policies applicable to the proposed development:

- / **Policy 4 of Section 2.5.3.2.2** – Due to the existence of municipal sewer and water services, Almonte can develop at a much higher density than Pakenham village, the smaller villages or rural settlement areas. The Municipality should strive for an urban residential density of approximately 15 to 35 residential units per gross hectare of land.

The proposed development will provide a density of approximately 31 units per net hectare, consistent with Policy 4 of Section 2.5.3.2.2 of the Mississippi Mills Community Official Plan.

4.3.2 Land Use Policies

The subject property is split-designated “Residential”, “Residential – Community Facility”, and “Industrial” on Schedule B – Almonte Land Use, of the Community Official Plan (COP) (Figure 7).

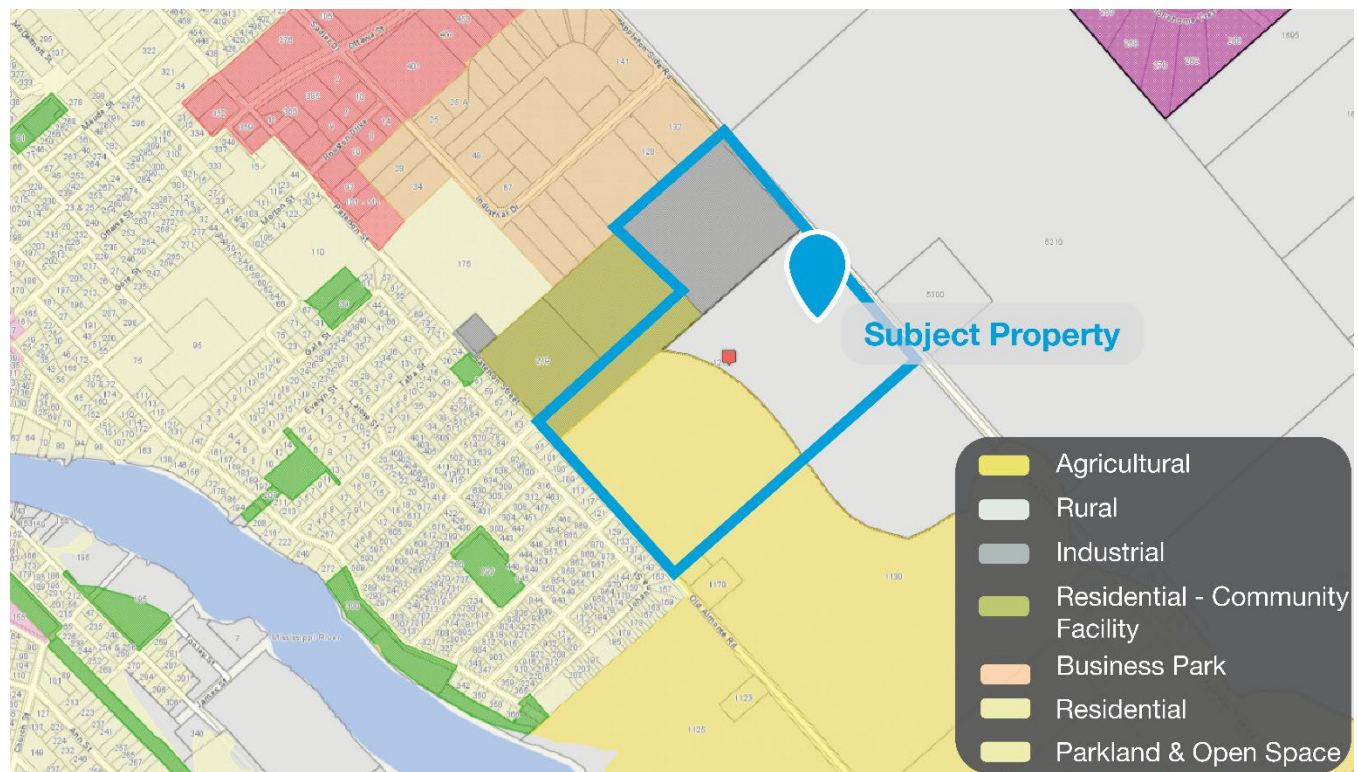


Figure 7. Municipality of Mississippi Mills Community Map, OP – Land Use Layer

The subject property has recently been included in the Almonte Settlement Area Boundary as part of OPA 22. As a result of this OPA, the existing land use designations of Prime Agriculture and Rural have been redesignated to Residential, consistent with the remainder of the residential area of Almonte.

Residential Designation:

The Residential goals, objectives and policies of this Plan direct the development industry to provide for a broader range of housing options in terms of housing types and rental opportunities (i.e. tenure). A goal of the Official Plan is to promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community. This goal will be achieved by the following objectives:

- / Promote and support development which provides for affordable, rental and/or increased density of housing types.
- / Designate a sufficient supply of land to meet the residential goals of the Plan.

- / Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing.
- / Direct the majority of new residential development to areas where municipal sewer and water services are/will be available, and which can support new development.
- / Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.
- / Permit a range of activities in residential areas including home-based businesses, bed and breakfasts, group homes, churches, schools, community facilities and open space.
- / Work in conjunction with other levels of government and non-government organizations to establish necessary social housing.

The following uses are permitted within the Residential designation, as outlined in Section 3.6.2 of the Official Plan:

- / Lands designated “Residential” shall be predominately used for low and medium density residential uses and associated accessory uses.
- / Other uses compatible with residential neighbourhoods may also be permitted, such as parks, public and community facilities, bed and breakfasts, home-based businesses, group homes, garden suites, day nurseries, country inns, and local commercial uses, subject to policies contained in this Plan.
- / On land designated “Residential – Community Facility” the permitted uses shall be limited to identified uses in Section 4.7 Community Facilities of this Plan.

The following Residential policies are applicable to the proposed development:

- / Policy 3.6.5.1 – The Municipality shall support a wide range of housing types, zoning standards and subdivision design standards.
- / Policy 3.6.5.2 – The Municipality has established the following housing mix targets:
 - i. Low Density: 70%*
 - ii. Medium Density: 30%*

* these target densities have been updated as per OPA 22, which is outlined in further detail in Section 4.3.3 of this Report.

- / Policy 3.6.5.3 – 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.
- / Policy 3.6.5.4 – 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.
- / Policy 3.6.5.5 – All medium density residential development proposals shall address the following criteria:
 - i. Proximity to shopping, parkland, health care, education and other community amenities;
 - ii. Compatibility with existing land uses in the immediate area and the historical character of existing buildings;
 - iii. Designed with a maximum of three (3) storeys and where possible, a building profile which conforms visually with the surrounding residential structures;
 - iv. Availability and adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
 - v. Necessary buffering from abutting uses;

- vi. Suitable landscaping, lot grading, drainage and on-site amenities; and
 - vii. The availability of full municipal services to accommodate the proposed density of development.
- / Policy 3.6.5.6 – Medium density residential development shall be placed in separate zones in the Zoning By-law and shall be subject to Site Plan Control.
- / Policy 3.6.5.7 – The Municipality shall strive to maintain the existing mix of housing tenure. To this end, the Municipality establishes the following housing tenure targets:
- i. Ownership: 70%
 - ii. Rental: 30%

The proposed development conforms to most of the residential policies of the Community Official Plan. The proposed development will provide a mix of low and medium density housing types that will contribute to a range of housing options within Almonte. Further the development is proposing ownership and rental tenure types. The proposed development has a housing mix of 55% low-density development and 45% of medium density development, resulting in an overall density of approximately 31 units/net hectare. It is recognized that these densities are greater than what is identified in the Official Plan, and therefore will be included as part of the Official Plan Amendment.

Business Park – Employment Area Designation

The “Business Park – Employment Area” land use designation applies to lands on the east side of Almonte, south of County Road 49. Lands designated Business Park – Employment area are planned to function as a major employment centre within the Municipality. The following policies apply to lands designated Business Park – Employment Area, and are applicable to the proposed development.

- / Policy 3.7.4.1 – On lands designated as “Business Park – Employment Area” permitted uses shall include:
- i. Highway Commercial uses including those typically dependent upon high volumes of traffic or which is heavily transportation oriented. The scope of uses shall typically include, but are not limited to, restaurants, recreational and automotive sales, repair and services establishments, building contractors, building supply and home furnishing retail and wholesale outlets, farm machinery, hotel/motel, lodging facilities, garden centres and nurseries, warehousing, wholesaling and distribution centres;
 - ii. Retail stores, factory outlets and business offices that require large land areas and/or have large parking and/or outdoor storage or display requirements not consistent with the compact nature of downtown commercial cores;
 - iii. Medical clinics, rental outlets, garden centres, education and training facilities, industrial and business services, research and development facilities, computer, electronic or data processing establishments, scientific or technological establishments, communication and information establishments; and
 - iv. Light Industry (Class I) and Medium Industry (Class II) as defined in the Industrial section of this Plan.
- / Policy 3.7.4.2.1 – This Plan shall encourage the intensification, infilling and best use of existing business park lands so as to limit the need to expand the Business Park – Employment Area designation.
- / Policy 3.7.4.2.2 – Lot sizes shall be adequate for the proposed use. In assessing the appropriateness of the proposed lot size, consideration shall be given to parking and loading, servicing, storage, signage, landscaping and buffering requirements.
- / Policy 3.7.4.2.3 – Access to and from Business Park – Employment Area uses shall be limited in number and appropriately marked to identify their purpose. Wherever possible, consideration should be given to shared access points, service roads and similar traffic design features which limit access onto public roads.

- / Policy 3.7.4.6 – Business park development or redevelopment shall be subject to site plan control. Site plan control shall also apply to changes, additions or alterations to established uses.

The proposed development will redesignate the existing “Industrial” lands to “Business Park” to permit a range of employment uses, while ensuring that there is compatibility between the proposed business park and residential development. The business park will have one access from Appleton Side Road that will service the entire block, limiting the number of new driveways/access points. Lot sizes have not yet been determined for the business park, but consideration will be given to parking and loading, servicing, storage, signage, landscaping, etc. at the time of Site Plan Control. Buffering requirements have been considered in the design of the proposed subdivision, by locating streets and parkland abutting the business park to provide an increased buffer to the new residential areas being proposed.

Industrial – Employment Area

The subject property is currently split-designated, with a portion of the lands designated as Industrial – Employment Area. Although the Official Plan Amendment application will re-designate these lands to Business Park – Employment Area, the industrial policies need to be considered to understand what the permitted uses will be, specifically the Class I and Class II industrial uses. The applicable industrial policies include the following:

- / Class I Industry – Light Industrial uses are: A place of business for a small scale, self contained plant or building that produces, manufactures, assembles or warehouses a product which is contained in a package and has a low probability of fugitive emissions (e.g. noise, odour, dust and vibration). Such industries generally operate in the daytime only with infrequent movement of products and/or heavy trucks and no outside storage. Examples may include electronic manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small scale assembly, parts supply.
- / Class II Industry – Medium Industrial uses are: A place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions (e.g. noise, odour, dust and/or vibration). Shift operations occur and there is frequent movement of products and/or heavy trucks during daytime hours. Examples include dry cleaning services, printing establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel storage, raw product storage (aggregates, logs/lumber), warehousing, and contractors’ yard.

Ancillary uses, excluding residential uses, may include the incidental retailing or wholesaling of goods and services produced, manufactured or offered which have been produced on the premises. The scale of ancillary commercial uses should be relatively minor compared to the primary industrial uses.

Uses that are compatible with industrial uses, such as banks, restaurants, wholesale, offices, research and communication facilities and other quasi-industrial or service industrial uses may be permitted.

- / Policy 3.7.5.2.2 – Influence areas for Classes I, II, and III industrial uses shall apply between industrial uses and sensitive uses (reciprocally). Sensitive uses shall not be permitted within the influence area unless it is clearly demonstrated by a developer that adverse effects are clearly and fully mitigated to the satisfaction of Council and, where applicable environmental approval has been obtained from the Ministry of Environment, Conservation and Parks. The influence area shall be measured from the nearest point of the property line of an industrial use to the nearest point of the property boundary of the sensitive land use. Where industrial development is located adjacent to a sensitive land use, appropriate screening, buffering, distance separation or other measures designed to minimize or mitigate potential land use conflicts or adverse effects shall be required.

Policy 3.7.5.3 of the Official Plan has established influence areas for Industrial uses. As Class I and Class II Industries are permitted on the lands to be re-designated Business Park – Employment Area, the following influence areas need to be applied.

- / The influence area for a Class I Industry is 70 metres.
- / The influence area for a Class II Industry is 300 metres.

As previously stated, the “Industrial” lands will be redesignated “Business Park” to permit softer uses and be more compatible with the adjacent residential development. It is understood that for any Class I Industry that may be located on the lands, a 70-metre influence area is required to be adhered to unless it is clearly demonstrated that adverse effects are clearly and fully mitigated. For that reason, the Zoning By-law Amendment will prohibit any uses associated with an industrial use in the rear yard setback abutting Street 1 and Block 253. This will ensure that the minimum distance between industrial uses and the residential uses exceed the minimum separation distance outlined in the Ministry of Environment, Conservation and Parks D-6 Guidelines for Land Use Compatibility. The proposed uses for the business park lands will generally mirror the existing permitted uses for the abutting business park to the north-west, which will limit the number of industrial uses permitted on the property.

4.3.3 Urban Design

A recurrent theme of the Official Plan is the desire to maintain the small town and rural character as the defining element of Mississippi Mills. Special attention must be paid to design to achieve this. The goal of the Official Plan with respect to design is to require new development and redevelopment to respect the scale and form of the area’s small town and rural character.

The design policies within the Official Plan provide specific sub-policies on how to achieve the Municipality’s urban design goal. As the proposed development is subject to Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision only, the detailed design of the proposed development will be established through future Site Plan Control applications. At the time of Site Plan Control, the urban design policies of the Official Plan will be fully outlined, and the proposed development will identify how each policy is met.

4.3.4 Community Official Plan Amendment 22 (OPA 22)

Community Official Plan Amendment 22 was adopted by the Municipality of Mississippi Mills on June 4, 2021, and later approved by Lanark County on October 13, 2021. OPA 22 expanded the settlement area boundary of Almonte, to accommodate projected growth to the year 2038. The entirety of the subject property is now located within the Almonte Ward boundary, and the portion of the property that was designated Rural and Prime Agriculture are now designated Residential. In addition to the change in land use designation for the lands that were brought into the Almonte Ward boundary, a number of policies were updated as part of OPA 22. The updated policies that are applicable to the proposed development include the following:

- / Policy 2.5.3.2.3.4 – 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.
- / Policy 3.6.5.2 – The Municipality has established the following housing mix targets:
 - i. Low Density – 60%
 - ii. Medium Density – 40%
- / Policy 3.6.5.3 – Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. Low density residential areas will generally be developed in the range of 15 to 30 units per net hectare.
- / Policy 3.6.5.4 – 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. Medium density residential areas will generally be developed in the range of 30 to 40 units per net hectare.
- / Policy 3.6.5.5 - All medium density residential development proposals shall address the following criteria:
 - i. Proximity to shopping, parkland, health care, education and other community amenities;

- ii. Compatibility with existing land uses in the immediate area and the historical character of existing buildings;
- iii. Designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;
- iv. Designed with a maximum of four (4) stories where the site abuts an arterial or collector road;
- v. Availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
- vi. Necessary buffering from abutting uses;
- vii. Suitable landscaping, lot grading, drainage and on-site amenities; and,
- viii. The availability of full municipal services to accommodate the proposed density of development.

As previously stated, the proposed development does not conform to the policies of the Community Official Plan as they relate to the permitted densities for low and medium density residential development. The proposed development provides a low and medium density housing mix of 55% and 45%, respectively. Similarly, the average maximum density for the proposed development is 31 units per net hectare as opposed to the required 25 units per net hectare. The density as proposed is appropriate for the subject property, as it is a large parcel of land recently brought into the Almonte Ward boundary to provide housing. The development has purposefully been designed to provide a range of housing options from single-detached dwellings to low-rise apartments, creating an opportunity for a range of residents from first-time home buyers to individuals looking to downsize. The Mill Valley Estates community will not only function as a residential subdivision, but a community with a mix of other uses including new businesses, a new community park with pickle ball courts, outdoor greenspace with the stormwater management pond, and further connectivity to Almonte through a walkway to Paterson Street.

4.4 Zoning By-law

4.4.1 Existing Zoning

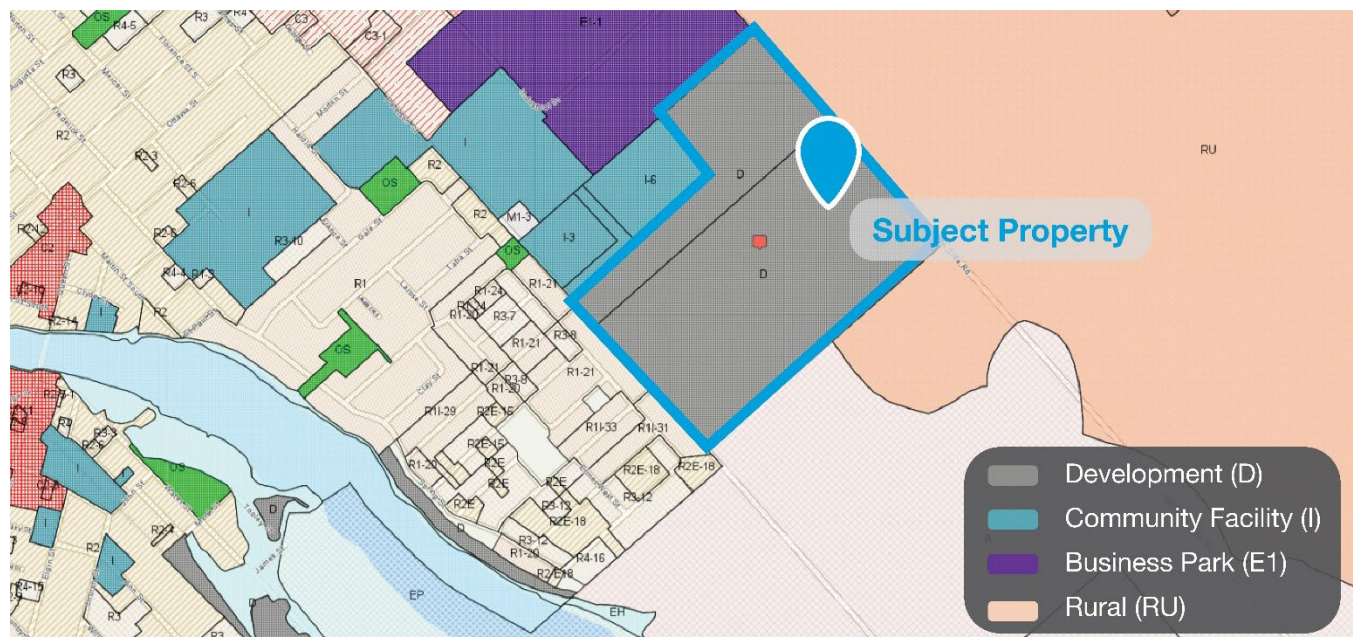


Figure 8. Existing Zoning Map

The subject property is currently zoned Development (D) in the Municipality of Mississippi Mills Comprehensive Zoning By-law (11-83) (Figure 8).

The purpose of the Development zone is to:

- / Recognize lands intended for future urban development in the Town of Almonte...;
- / Limit the range of permitted uses to those which will not preclude future development options; and
- / Impose regulations which ensure a low scale and intensity of development to reflect the characteristics of the existing land uses.

Lands that are zoned Development are not permitted to erect or use any building or structure, and as such, the lands are required to be required to be rezoned in order to permit the proposed subdivision development.

4.4.2 Proposed Zoning

Six (6) new zones are proposed in order to facilitate the proposed Mill Valley Estates subdivision. Four (4) residential zones are proposed to permit the detached, semi-detached, townhouse, low-rise apartments, while a business park zone is proposed to permit the future business park, and a parkland and open space zone to permit the park. The proposed zones are outlined in Table 2, and further explained.

Table 2. Proposed Zoning – Full Site

Proposed Zoning	Blocks on Draft Plan	Description of Uses
R1I-31	1 to 179	Detached dwellings
R2E-18	180 to 220	Semi-detached dwellings Single-detached dwellings, subject to the R1I-XX provisions, above
R3-12	221 to 247	Townhouse dwelling
R4-XX	248	Low-rise apartment
E1-XX	252	Business Park
OS-XX	253 254 255	Park Stormwater Management Pond Pump Station

*Walkway Blocks 249-251 are permitted uses in all zones

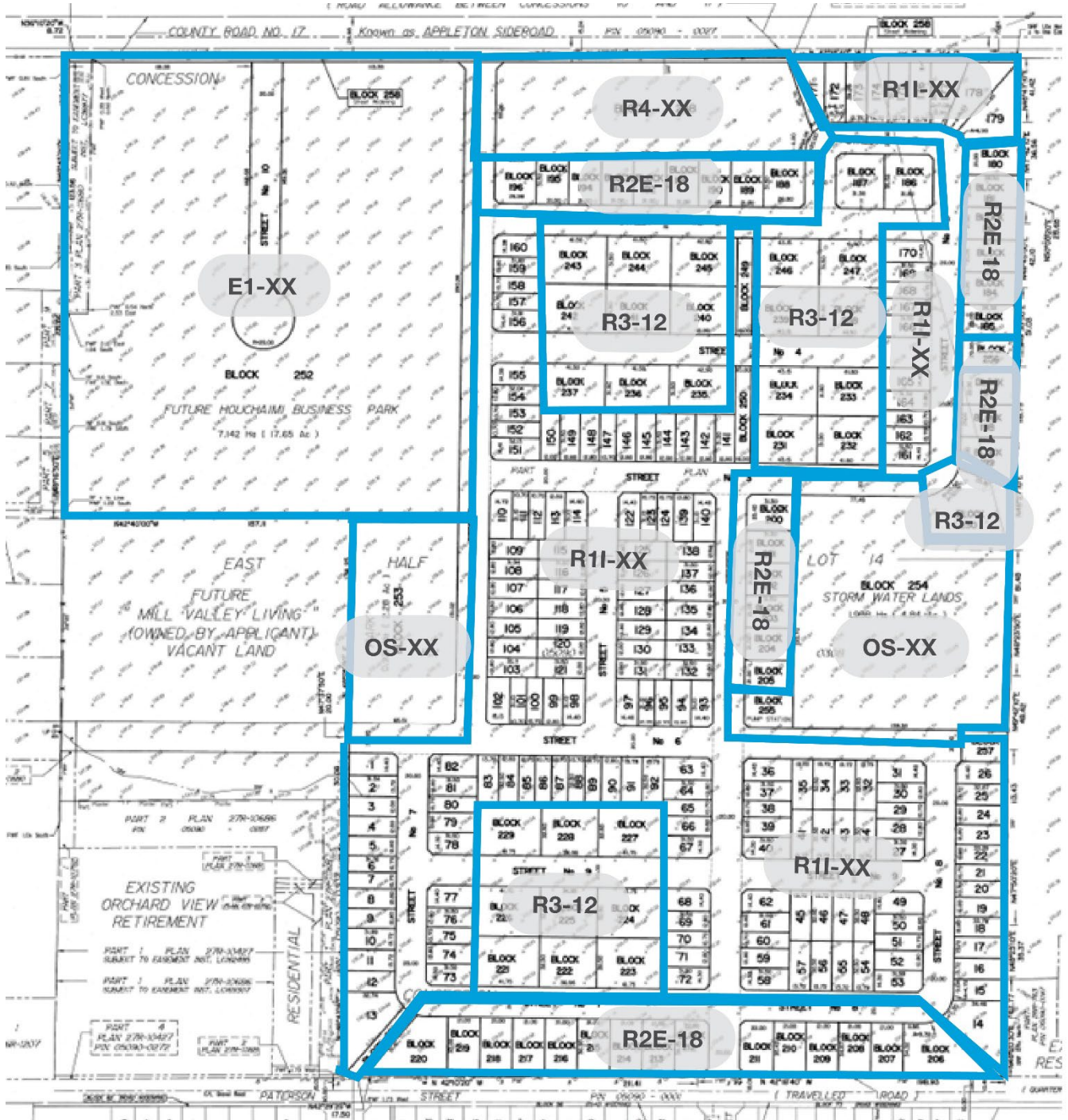


Figure 9. Proposed Zoning Map

Residential First Density – R1

The purpose of the R1 – Residential First Density zone is to:

- / Limit the building form to single detached dwellings in areas designated as Residential and Rural Settlement Area & Village in the Community Official Plan;

- / Permit a number of other residential uses to provide additional housing choices within detached residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.

The following uses are permitted:

- / Accessory apartment;
- / Bed and breakfast;
- / Detached dwelling;
- / Garden suite;
- / Group home type A;
- / Home-based business – domestic and household arts
- / Home-based business – professional uses
- / Park

Table 3 outlines the zoning provisions applicable to the Residential First Density zone which is being requested for the detached lots within the proposed subdivision. The blue font indicates where the proposed development requires further relief by way of an exception.

Table 3. Proposed R1I-XX Zoning Provisions

Zoning Provisions	Required – R1I	Proposed R1I-XX
Minimum Lot Frontage	12 m	10.7 m
Minimum Lot Area	360 m ²	360 m ²
Maximum Building Height	9.5 m	9.5 m
Minimum to Maximum Front Yard Setback	3m (max. 5m)	3m (max. 5m)
Minimum Exterior Side Yard Setback	3 m	3 m
Minimum Rear Yard Setback	6 m	6 m
Minimum Side Yard Setback	Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard,	Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard,
Maximum Lot Coverage	n/a	n/a
Parking	1 space / dwelling unit	1 space / dwelling unit

Residential Second Density – R2

The purpose of the R2 – Residential Second Density zone is to:

- / Restrict the building form to low density residential uses in areas designated as Residential and Rural Settlement Area & Village in the Community Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the detached, two and three principal dwellings, residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified by subzones, primarily for development areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.

The following uses are permitted:

- / Accessory apartment;
- / Bed and breakfast;
- / Dwelling, detached;
- / Dwelling, duplex;
- / Dwelling, triplex;
- / Dwelling, semi-detached;
- / Dwelling, converted;
- / Group home type A;
- / Home-based business – domestic and household arts
- / Home-based business – professional uses
- / Park

Table 4 outlines the zoning provisions applicable to the Residential Second Density zone that is being requested for the semi-detached units within the proposed subdivision.

Table 4. Proposed R2E-18 Zoning Provisions

Zoning Provisions	Existing R2E-18
Minimum Lot Frontage	9 m
Minimum Lot Area	270 m ²
Maximum Building Height	11 m
Minimum Front Yard Setback	3 m (max. 5 m)
Minimum Exterior Side Yard Setback	3 m
Minimum Rear Yard Setback	6 m
Minimum Side Yard Setback	1 m
Maximum Lot Coverage	55%

Residential Third Density - R3

The purpose of the R3 – Residential Third Density zone is to:

- / Permit a mix of medium density residential uses, including four-plex and townhouses in areas designated as Residential and Rural Settlement Area & Village in the Community Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the third density residential areas;

- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the medium density residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating new design approaches.

The following uses are permitted:

- / Accessory apartment;
- / Bed and breakfast;
- / Dwelling, converted;
- / Four-plex;
- / Townhouse;
- / Group home, type A;
- / Home-based business – domestic and household arts;
- / Home-based business – professional uses;
- / Park

Table 5 outlines the zoning provisions applicable to the Residential Third Density zone, applicable to the townhouse blocks within the proposed subdivision.

Table 5. Proposed R3-12 Zoning Provisions

Zoning Provisions	Existing R3-12
Minimum Lot Frontage	5.5 m
Minimum Lot Area	165 m ²
Maximum Building Height	11 m
Minimum Front Yard Setback	3 m (6 m for garage)
Minimum Exterior Side Yard Setback	3 m
Minimum Rear Yard Setback	6 m
Minimum Side Yard Setback	0 m, the minimum side yard adjoining an end unit shall be 1.2 m
Maximum Lot Coverage	62%
Minimum Dwelling Unit Area	46 m ² plus 9.5 m ² for each bedroom
Parking	1 space / dwelling unit
Visitor Parking	0.2 spaces / dwelling unit

Residential Fourth Density - R4

The purpose of the R4 – Residential Fourth Density zone is to:

- / Permit a mix of medium density residential uses including townhouses and 3 storey apartments in areas designated as Residential and Rural Settlement Area & Village in the Community Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the third density residential areas;

- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the medium density residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified by subzones, primarily for developing areas designated Residential in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches.

The following uses are permitted:

- / Accessory apartment;
- / Bed and breakfast;
- / Dwelling, apartment (low-rise);
- / Dwelling, converted;
- / Group home, type A;
- / Home-based business – domestic and household arts;
- / Home-based business – professional uses;
- / Park;
- / Residential care facility, in accordance with the I zone provisions;
- / Retirement home, in accordance with the I zone provisions;
- / Retirement home, converted;
- / Townhouse, in accordance with the R3 zone provisions

Table 6 outlines the zoning provisions applicable to the Residential Forth Density zone which is requested to permit low-rise apartment dwellings and associated accessory buildings. The blue font indicates where the proposed development requires further relief by way of an exception.

Table 6. Proposed R4-XX Zoning Provisions

Zoning Provisions	Required – R4	Proposed – R4-XX
Minimum Lot Frontage	30 m	30 m
Minimum Lot Area	600 m ²	600 m ²
Maximum Building Height	11 m	11 m
Minimum Front Yard Setback	5 m	5 m
Minimum Exterior Side Yard Setback	6 m	6 m
Minimum Rear Yard Setback	7.5 m	7.5 m
Minimum Side Yard Setback	6 m	6 m
Maximum Lot Coverage	45%	45%
Parking	1.2 spaces / dwelling unit	1.2 spaces/dwelling unit
Visitor Parking	0.2 spaces / dwelling unit	0.2 spaces / dwelling unit
Permitted Use		Club house accessory to the low-rise apartment
Courts	Where a building is in a court, the distance between opposing sidewalls of the building forming the court shall be not less than 12 m	

<p>Privacy Yards</p>	<p>Privacy yards with a minimum depth of 6 m which are clear and unobstructed by any parking area or driveway, other than a private driveway for the exclusive use of a dwelling unit, shall be provided adjoining any ground floor habitable room window, except for a dwelling containing less than 10 dwelling units, in which case a driveway shall be permitted to be within 3 m of an end wall in an interior side yard.</p> <p>Within a privacy yard, an area with a minimum depth of 3 m unobstructed by any public or joint pedestrian access shall be provided adjoining any ground floor habitable room window.</p> <p>For the purpose this provision a window shall be considered to be a ground floor window if any part of the glazing is less than 2.5 m above the adjacent finished grade.</p>
<p>Equipped Children’s Play Area</p>	<p>For dwelling houses which do not have a separate privacy yard for the exclusive use of each dwelling unit, a children's play area shall be provided.</p> <p>The children's play area shall be a minimum of 4% of the lot area which may be included in the area calculated as required landscaped open space.</p> <p>The children’s play area shall be located not less than 6 m from a ground floor habitable room window and not in the front or exterior side yards.</p> <p>For the purpose of this provision, a window shall be considered to be a ground floor window if any part of the glazing is less than 2.5 m above the adjacent finish grade.</p>
<p>Additional Notes</p>	<p>The maximum density shall be one dwelling unit per 137 m² of lot area</p> <p>The minimum dwelling unit area shall be 46 m² plus 9.5 m² for each bedroom. Where a dwelling is designed and operated exclusively for Senior Citizens, the minimum dwelling unit shall not apply to individual dwelling units provided the gross floor area of the dwelling is not less than the cumulative total of the requirements for the zone for all the dwelling units in the building.</p>

Business Park - E1

The purpose of the Employment Park (E1) zone is to:

- / Permit a wide range of commercial and industrial uses in accordance with the Business Park designation of the Community Official Plan;
- / Promote high quality and consistent development standards for the Mississippi Mills Business Park;
- / Develop in accordance with business park design guidelines which set out a unified master plan approach.

The following uses are permitted:

- / Business offices;
- / Communication and information establishments;
- / Computer, electronic or data processing establishments;
- / Drive-through facility;
- / Education and training facilities;
- / Factory outlets - home furnishing retail;
- / Hotel;

- / Light industrial uses;
- / Lodging facilities;
- / Medical facility;
- / Motel;
- / Equipment rental outlet;
- / Repair and service establishment;
- / Research and development centre;
- / Restaurants;
- / Retail stores;
- / Training centre;
- / Warehousing;
- / Wholesale outlets;
- / Wholesaling and distribution centre

The proposed zoning is intended to generally mirror the existing E1-1 zone, with the exception of one additional permitted use and site-specific zoning as it relates to rear yard setbacks. As such, the E1-1 zoning has the following permitted uses:

- / Medical facility;
- / Showroom;
- / Equipment rental outlet;
- / Garden centre;
- / Education or training facilities;
- / Research and development facilities;
- / Computer, electronic or data processing establishments;
- / Scientific or technological establishment;
- / Communication and information establishment;
- / Business and government services;
- / Public use;
- / Parking lot

The E1-1 zone does not permit the following uses:

- / Open storage area;
- / Residential uses;
- / Commercial storage

As noted in Table 7, as part of the rezoning from Development (D) to Business Park, site specific exception (E1-XX) (highlighted in blue) will permit the commercial storage use and prohibit industrial uses or accessory uses to an industrial use within the rear yard setback of lots abutting a residential zone.

Table 7. Proposed E1-XX Zoning Provisions

Zoning Provisions	Existing - E1-1	Proposed - E1-XX
Minimum Lot Frontage	No minimum	No minimum
Minimum Lot Area	No minimum	No minimum
Maximum Building Height	Within 20 m of a residential zone: 11 m All other cases: 14 m	Within 20 m of a residential zone: 11 m All other cases: 14 m
Minimum Front Yard Setback	7.5 m	7.5 m
Minimum Exterior Side Yard Setback	7.5 m	7.5 m
Minimum Rear Yard Setback	For permitted uses abutting a residential or institutional zone: 15 m All other cases: 7.5 m	For permitted uses abutting a residential or institutional zone: 15 m All other cases: 7.5 m

Zoning Provisions	Existing - E1-1	Proposed - E1-XX
Minimum Side Yard Setback	For permitted uses abutting a residential or institutional zone: 15 m All other cases: 7.5 m	For permitted uses abutting a residential or institutional zone: 15 m All other cases: 7.5 m
Maximum FSI	2	2
Maximum Lot Coverage	65%	65%
Minimum Width of Landscaped Area	Abutting a residential or institutional zone: 3 m; may be reduced to 1 m if a 1.4 m high opaque screen is provided Abutting a street: 3 m All other cases: No minimum	Abutting a residential or institutional zone: 3 m; may be reduced to 1 m if a 1.4 m high opaque screen is provided Abutting a street: 3 m All other cases: No minimum
Permitted Uses		All uses permitted in the E1-1 zone with the addition of Commercial Storage as a permitted use. Class I Industrial uses or accessory uses to a Class I Industrial use are not permitted within the rear yard setback of any lots abutting a residential zone.

Parkland and Open Space – OS

The purpose of the Parkland and Open Space (OS) zone is to:

- / Permit parks, open space and related compatible uses to locate in areas designated as Parkland and Open Space in the Community Official Plan; and
- / Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

The following uses are permitted in the OS zone:

- / Amusement park;
- / Community park;
- / Environmental preserve and educational area;
- / Fairground;
- / Museum;
- / Municipal boat launching and docking;
- / Park;
- / Place of assembly;
- / Recreational and athletic facility;
- / Sports arena

Table 8 outlines the zoning provisions applicable to the Parkland and Open Space zone which is requested to permit the new park and stormwater management facility for the proposed subdivision. The **blue** font indicates where the proposed development requires further relief by way of an exception.

Table 8. Proposed OS-XX Zoning Provisions

Zoning Provisions	Required – OS-XX	Proposed
Minimum Lot Frontage	6 m	6 m
Minimum Lot Area	No minimum	No minimum
Maximum Building Height	11 m	11 m
Minimum Front Yard Setback	7.5 m	7.5 m
Minimum Exterior Side Yard Setback	7.5 m	7.5 m
Minimum Rear Yard Setback	7.5 m	7.5 m
Minimum Side Yard Setback	7.5 m	7.5 m
Maximum Lot Coverage	50%	50%
Parking (Recreational and Athletic Facility)	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area
Permitted Uses		Stormwater management facilities are permitted on lands zoned OS-XX.

5.0 Subdivision Criteria

The Ontario *Planning Act* regulates land division processes in the province. Section 51(24) of the Act contains evaluation criteria for the consideration of subdivisions. The proposed development meets the applicable criteria:

(a) The effect of development of the proposed subdivision on matters of provincial interest

- / The proposed development is consistent with matters of provincial interest in Section 2 of the Planning Act, including:
 - The adequate provision of a full range of housing;
 - The appropriate location of growth and development; and
 - The orderly development of safe and healthy communities.

(b) Whether the proposed subdivision is premature or in the public interest

- / The proposed development is reasonable, appropriate and in the public interest, as outlined in the Planning Rationale.

(c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any

- / The proposed development conforms to the policies of the Lanark County Sustainable Communities Official Plan.
- / The proposed development will amend the Municipality of Mississippi Mills Community Official Plan to redesignate a portion of the lands from “Industrial” to “Business Park” and “Residential – Community Facility” to “Residential”, and to permit a low/medium density housing mix of 55% and 45%, respectively.
- / The proposed development integrates with the Riverfront Estates Subdivision to the south west, specifically extending Jack Dalgity Street into the proposed subdivision and integrating servicing infrastructure.

(d) The suitability of the land for the purposes for which it is to be subdivided

- / As confirmed through technical studies, the subject property is suitable for the proposed development.

(e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them

- / The proposed development abuts two existing roads, Appleton Side Road, which is a county road, and Old Almonte Road, which is a municipal road. The condition of these roads are adequate and can support the proposed development.
- / New public streets are proposed throughout the development, all of which will have 20-metre right-of-ways. These new streets will integrate with the existing road network surrounding the subject property.

(f) The dimensions and shapes of the proposed lots

- / The proposed lots are consistent with the surrounding lot fabric and are appropriate to accommodate the proposed land uses.

(g) The restrictions or proposed restrictions, if any, on the lands proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land

- / An Official Plan Amendment application is submitted to redesignate a portion of the lands to permit residential uses and employment uses.
- / A Zoning By-law Amendment application is submitted to permit the proposed residential development, and to apply site-specific performance standards to the subdivision.

(h) Conservation of natural resources and flood control

- / Stormwater management is proposed within the development, as outlined in submitted civil engineering materials.

(i) The adequacy of utilities and municipal services

- / As confirmed through submitted civil engineering plans and studies, public services and utilities are available to be extended into the proposed subdivision and are adequate to accommodate the proposed development.

(j) The adequacy of school sites

- / No school sites are proposed within the proposed subdivision, however it is understood that there is capacity within existing school sites in the neighbouring areas to accommodate additional students resulting from this proposed development.

(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedication for public purposes

- / In addition to new public roadways the following blocks will be conveyed or dedicated for public purposes
 - Blocks 249-251 for walkways
 - Block 253 for parkland
 - Blocks 254 and 255 for stormwater management and water infrastructure needs
 - Blocks 256-258 for road widenings

6.0 Required Amendments

6.1 Official Plan Amendment

The purpose of the Official Plan Amendment is to redesignate the lands designated as “Industrial” to “Business Park” and “Residential – Community Facility” to “Residential”. The purpose of redesignating the existing Industrial lands to Business Park is to ensure that the permitted uses are more compatible with the residential use proposed within the remainder of the subdivision. The redesignation will still ensure that the lands are identified as employment lands, consistent with the Provincial Policy Statement (2020), however Class II Industry uses will no longer be permitted on the lands. With the redesignation, the proposed zoning for the lands, as outlined in the Planning Rationale, will be consistent with the existing abutting business park, permitting all of the same uses.

The purpose of redesignating the existing Community Facility lands to Residential is technical in nature. It appears that the Community Facility designation is left over from previous development and the boundary to develop a community facility use consistent with what is required in Section 4.7 of the Community Official Plan is irregular. The lands are proposed to be redesignated to Residential lands, which will permit a variety of housing types to be developed on the lands. Additionally, a portion of the lands to be redesignated will include the future park for the proposed development, which will include pickle ball courts that are accessible to the entire subdivision and broader community, a community facility that has been identified as being needed by the Municipality.

As part of the Official Plan Amendment, Policy 4 of Section 2.5.3.2.3 will be amended to permit a maximum density of 31 units per net hectare on the subject property instead of the current maximum of 25 units per net hectare. The purpose of this amendment is to reflect the proposed housing mix, which is proposed to be 55% low-density and 45% medium-density. The proposed housing mix varies from the target outlined in Policy 1 of Section 3.6.5, which provides a target of 60% and 40% of low- and medium-density housing, respectively.

The proposed Official Plan Amendment does not alter the underlying intent of each designation. The proposed Business Park designation will not remove employment lands from the municipality; however, it will alter what types of uses are permitted. The proposed Business Park designation will provide an opportunity for softer uses to be permitted compared to the uses currently permitted within the Industrial designation, minimizing and mitigating land use compatibility concerns. Similarly, the Residential designation will still permit the development of a community facilities, in addition to a range of housing types. The proposed amendment for density generally follows the housing mix target outlined in the Official Plan and is an appropriate amendment.

6.2 Zoning By-law Amendment

A Zoning By-law Amendment is required for the proposed development as the lands are currently zoned “Development (D)”. Six (6) new zones have been proposed to permit the Mill Valley Estates subdivision and are outlined in detail in previous sections of the Planning Rationale. The proposed zones for the subdivision include the following:

- / Residential First Density Zone, Subzone I, Exception XX (R1I-XX) for the single detached dwellings;
- / Residential Second Density Zone, Subzone E, Exception XX (R2E-18) for the semi-detached dwellings;
- / Residential Third Density Zone, Exception XX (R3-12) for the townhouse dwellings;
- / Residential Fourth Density Zone, Exception XX (R4-XX) for the low-rise apartments;
- / Business Park Zone, Exception XX (E1-XX) for the business park; and
- / Parkland and Open Space Zone, Exception XX (OS-XX) for the park and stormwater management facilities.

The requested development specific relief as outlined in blue in Tables 3-8 are required to enable the proposed subdivision development and are consistent with the planning policy framework outlined in the previous sections. The

proposed zoning throughout the site is consistent with existing zones in the immediate area, and any deviation from this zoning is required to permit the proposed housing product, and to ensure land use compatibility concerns are mitigated.

7.0 Supporting Studies

7.1 Environmental Noise Control Study, prepared by Paterson Group, dated December 7th, 2022

Paterson Group prepared an Environmental Noise Control Study for the proposed subdivision development. The objective of the study is to determine the primary noise sources impacting the site and compare the projected sound levels to guidelines set out by the MOECC, and review the projected noise levels and offer recommendations regarding warning classes, construction materials or alternative sound barriers.

The study has identified that there are two major sources of surface transportation noise to the proposed development – Appleton Side Road and Old Almonte Road. Noise levels at the rear yard of the house units along the western site boundary are expected to be 59 dBA during the daytime period, which exceed the 55 dBA threshold value. This exceedance is acceptable with no additional noise attenuation features provided that Warning Clause A is included on all deeds of sale.

The noise levels at the rear yards of house units along the eastern site boundary are expected to be 62 dBA, during the daytime period, which exceed the 55 dBA threshold value. Noise control measures (i.e. barriers) are required to reduce the Leq to 55 dBA where technically and economically feasible. Paterson Group recommends the installation of 2.5 metres acoustic fence along the rear yards of house units at the eastern site boundary of the proposed development. The revised analysis taking into consideration the proposed noise barrier indicates that the anticipated noise levels at the aforementioned rear yards can be reduced to 54 dBA.

The noise levels on the eastern elevation of the proposed three-storey apartment buildings and single detached houses along the eastern site boundary are expected to exceed the 55 dBA threshold specified by the ENCG. The noise levels on the western elevation of the proposed semidetached houses along the western site boundary are also expected to exceed the 55 dBA threshold specified by the ENCG. Therefore, the design with the provision of a central air conditioning unit, along with a warning clause Type C, will be required for the units on the eastern elevation of proposed apartment buildings, the single detached houses along the eastern site boundary, and the semidetached houses along the western site boundary.

7.2 Transportation Impact Assessment, prepared by CGH Transportation, dated November 2022

CGH Transportation prepared a Transportation Impact Assessment for the proposed development. The report found that The Mill Valley Estates development will have a minor impact on the Study Area road network. The proposed access will operate with reasonable LOS and delay on the turning movements into and out of the site. Additionally, through the provision of on-site facilities, this development will be supportive of active mode transportation. It is recommended that, from a transportation perspective, the proposed development application proceed.

7.3 Environmental Impact Assessment, prepared by Muncaster Environmental Planning Inc., dated November 15th, 2022

Muncaster Environmental Planning Inc. prepared an Environmental Impact Assessment for the proposed subdivision development. The assessment has identified that a drainage channel in the southeast corner of the municipal drain and grassland species at risk are the potential significant heritage features on and adjacent to the site. The Assessment has provided a number of mitigation measures and recommendations that are to be properly implemented. Additional mitigation measures were recommended in association with the relocation of the southeast channel.

The Assessment concluded that other than potential intermittent forage fish habitat associated with the relocated channel along the southeast site boundary, there are no significant natural heritage features on or adjacent to the site, as identified in the Provincial Policy Statement. The proposed development will not have a significant impact on the natural environment of the local environment provided the recommended mitigation measures are properly implemented.

7.4 Stage 1 & 2 Archaeological Assessments, prepared by Past Recovery Archaeological Services Inc., dated July 12th, 2021

Past Recovery prepared Stage 1 and Stage 2 Archaeological Assessments for the subject property. The purpose of the Stage 1 investigation was to evaluate the archaeological potential of the study area and present recommendations for the mitigation of any significant known or potential archaeological resources. Parts of the study area were evaluated as possessing potential for having significant archaeological resources and Stage 2 assessment was recommended.

A Stage 2 property survey was completed over the course of 11 days in November and December 2020, and April 2021, by means of both shovel test pit survey and pedestrian survey at five metre intervals across the portions of the property determined to exhibit archaeological potential. Three spots were identified and subsequently registered as the Wilson Site (BhGb-10). The site consisted of typical late nineteenth to early twentieth century farmstead refuse related to the second-generation Wilson family occupation of the property, likely beginning about 1855. The site also contained a small, non-diagnostic pre-Contact component consisting of three expedient lithic tools.

The results of the Stage 2 property survey documented in this report form the basis for the following recommendations:

- / It has been determined that the cultural heritage value or interest of the Wilson Site (BhGb-10) has been sufficiently documented through the Stage 2 research conducted to date. Thus, no further archaeological assessment of this site is warranted.
- / No further archaeological assessment of the subject area as presently defined on Map 2 is required.

7.5 Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated December 2nd, 2022

Stantec prepared a Function Servicing and Stormwater Management Report for the proposed subdivision, which considered water servicing, sanitary servicing, stormwater servicing, grading, and utilities. The proposed development is within the vicinity of existing water distribution system and will be serviced through connections to the existing watermains within Industrial Drive and Paterson Street/Robert Street.

Wastewater peak flows will be conveyed through a gravity sewer system to a proposed pump station within the site, adjacent to the stormwater management facility. A forcemain will direct sewage peak flows from the pump station to a sanitary sewer within Industrial Drive.

A stormwater wet pond has been conceptualized and has been sized to provide “Enhanced” level of treatment equivalent to 80% TSS removal, and to restrict post development peak flows up to the 100-year storm event to pre-development levels for proposed site areas and the future Mill Valley Estates Living Community. Post-development runoff from the proposed industrial block (Block 189) will be treated on-site to provide “Enhanced” level of treatment.

It is anticipated that existing utility infrastructure will be sufficient to provide a means of distribution for the proposed site.

7.6 Geotechnical Investigation, prepared by Paterson Group, dated December 7th, 2020

Paterson Group prepared a geotechnical investigation for the subject property. The objectives of the investigation was to determine the subsoil and groundwater conditions at this site by means of test holes, and to provide geotechnical recommendations for the design of the proposed development including construction considerations pertaining to the design which may affect its design.

A materials testing and observation services program is a requirement for the provided foundation design data to be applicable. The following aspects of the program should be performed by the geotechnical consultant:

- / Review detailed grading plan(s) from a geotechnical perspective.
- / Review of architectural and structural drawings to ensure adequate frost protection is provided to the subsoil.
- / Observation of all bearing surfaces prior to the placement of concrete.
- / Sampling and testing of the concrete and fill materials used.
- / Periodic observation of the condition of unsupported excavation side slopes in excess of 3 m in height, if applicable.
- / Observation of all subgrades prior to backfilling.
- / Field density tests to determine the level of compaction achieved.
- / Sampling and testing of the bituminous concrete including mix design reviews.

A report confirming that these works outlined above have been conducted in general accordance with the recommendations could be issued upon the completion of a satisfactory inspection program by the geotechnical consultant.

7.7 Mill Valley Estates Land Use Compatibility Study, prepared by Fotenn Planning + Design, dated December 14th, 2022

Fotenn Planning + Design prepared a land use compatibility study that examined the site and surrounding area context and policy and regulatory framework as it relates to land use compatibility. The study has reviewed the Ministry of Environment, Conservation and Parks (MOECP) D-6 Guidelines for Land Use Compatibility and has proposed and outlined the mitigation measures to be employed as part of the proposed development, including those outlined in the Planning Rationale above. The study concluded that a separation distance of 35 metres, which exceeds the required separation distance of 20 metres outlined in the D-6 Guidelines, is appropriate, and that due to the increase separation distance and future mitigation measures, residential uses are appropriate uses to be located within the 70-metre influence area.

8.0 Public Consultation Strategy

All public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following Public Engagement steps and activities have already been undertaken in preparation of this application submission or are planned in the months following the application submission:

- / Notification of Ward Councillors, Councillor Mary Lou Souter, Councillor Jane Torrance, and Councillor Bev Holmes
 - Will be completed by the Municipality of Mississippi Mills pursuant to the Planning Act.

- / Notification to residents and registered Community Associations
 - Will be completed by the Municipality of Mississippi Mills pursuant to the Planning Act.

- / Public Meetings – Advertisement and Report Mail-out to Public
 - Notification for the statutory public meeting for the Plan of Subdivision application, Official Plan Amendment application, and Zoning By-law Amendment application will be undertaken by the Municipality of Mississippi Mills.

9.0 Conclusions

It is our professional opinion that the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications are appropriate, represents good planning, and is in the public interest. As outlined in the preceding sections and summarized below, the proposed development:

- / The proposed Plan of Subdivision **meets the criteria for consideration in the Planning Act**;
- / The proposal is **consistent with the Provincial Policy Statement (2020)** by providing additional housing within a settlement area that will be serviced by municipal services, and therefore efficiently using the land;
- / **Conforms to the policies of the Lanark County Sustainable Communities Official Plan**;
- / The **proposed Official Plan Amendments maintain the intent of the Municipality of Mississippi Mills Community Official Plan**, specifically maintaining employment uses through the redesignation of the “Industrial” lands to “Business Park”, and permitting community facilities in the “Residential” land use;
- / The **proposed Zoning By-law Amendments conform to the Official Plan policies**, maintaining compatibility with the surrounding neighbourhood with respect to uses and zoning provisions;
- / The proposed development is **supported by a range of technical studies**, including archaeological, civil engineering, transportation, and environmental.

Sincerely,



Patricia Warren, M.Pl.
Planner
Fotenn Planning + Design



Lisa Dalla Rosa, MCIP RPP
Associate
Fotenn Planning + Design