



August 1, 2023

County of Lanark  
99 Christie Lake Road  
Perth, ON K7H 3C6

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

**RE: Application for Plan of Subdivision 09-T-23006  
Menzie Enclaves  
Part of Lot 2, Block C, Henderson Section and  
Lots 1 to 25 Inclusive, Park Block C, McLean Section and  
Alfred Street and Alexandra Street, Registered Plan 6262  
Geographic Township of Ramsay  
Municipality of Mississippi Mills  
Applicant: 13165647 Canada Inc.**

ZanderPlan Inc has been retained to assist with the above-noted subdivision in the Municipality of Mississippi Mills. This report has been prepared to address the 2020 Provincial Policy Statement, Official Plan and Zoning context for the proposed subdivision, which includes 5 lots for single detached dwellings, and 25 blocks to accommodate 50 semi-detached dwelling units; all of the units will be serviced by municipal services. The application package was filed to Lanark County and deemed complete on March 21, 2023.

#### PROPERTY LOCATION

The subject property is located in the northeast portion of the Town of Almonte, and is bounded by Adelaide Street to the north, Menzie Street to the east and Augusta Street to the south, as shown in Figure 1 below; the west side of the property abuts existing residential development facing to McDermott Street. The total site has an area of 2.84 ha (approximately 7 acres). It is currently undeveloped and includes tree cover and dense vegetation. The site

designation on Schedule A of the County of Lanark Official Plan is “Settlement Area”. It is designated as “Residential” in the Town of Mississippi Mills Community Official Plan. The property is zoned as Development (D) in the Municipality of Mississippi Mills Zoning By-law 11-83, and it is understood that a Zoning By-law Amendment will be required as a condition of Draft Plan approval.



**Figure 1: Location of Subject Property**

### DEVELOPMENT PROPOSAL

The subject property is proposed to be developed for residential purposes, consistent with surrounding land uses. The Draft Plan includes a total of five lots for single detached dwellings, twenty-five blocks for semi detached buildings, and a block for a stormwater management facility, as shown in Figure 2 below. The development would have two 18 metre-wide street connections to Adelaide Street on the north side, along with a 4 metre wide pedestrian pathway

going east towards Menzie Street. The lots and blocks were designed to conform with the R1

and R2 zone provisions in the Municipality’s Zoning By-law, and are intended to be developed with single detached and semi detached dwelling units to meet the needs of young couples and seniors.

The site layout includes an oversized rear yard setback on the east side, abutting Menzie Street (unopened), to accommodate a 15 metre buffer from the top of the creek west bank. The buffer is intended to protect the natural qualities of the creek/municipal drain which is located east of the site. The site will connect to municipal services on the north side in the Adelaide Street road allowance, and sufficient evaluation of servicing has been completed to conclude that there is available capacity to meet the needs of the proposed housing units.

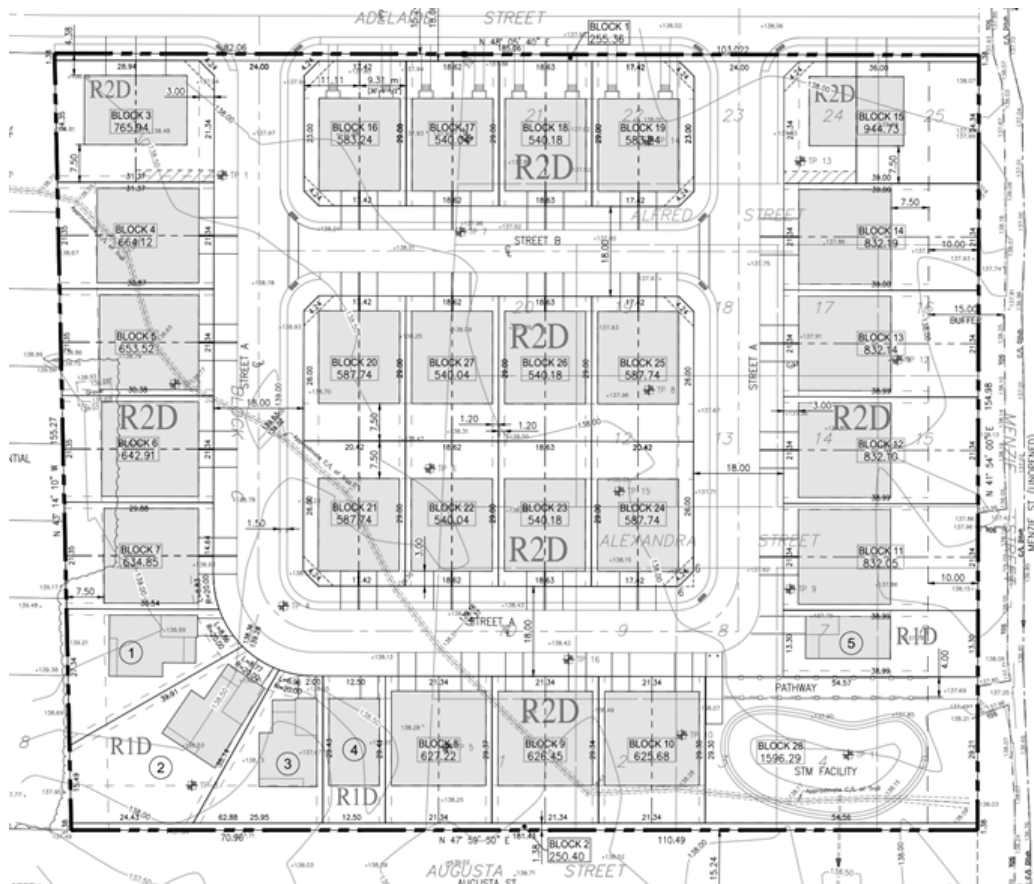


Figure 2: Layout of proposed lots and blocks



### PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS, 2020), created under the authority of Section 3 of the *Planning Act*, identifies matters of Provincial interest which must be considered when planning decisions are made in Ontario. Approval authorities are required to ensure that decisions on planning matters are consistent with these policies.

The proposed development is consistent with **Section 1.0** Building Strong Healthy Communities, as it represents intensification of development within an established settlement area, thereby efficiently using land and the existing infrastructure network. It will contribute to the local area by providing housing in the form of a subdivision which will allow for the development of 55 new housing units. The new subdivision will promote efficient development and land use patterns to match the surrounding built environment and support the financial well-being of the Municipality through increased taxes and revenue (Sec. 1.1.1a) and contribute to the range and mix of available housing options (Sec. 1.1.1b). An oversized setback is included on the east side of the site to protect the natural heritage features (Sec. 1.1.1c) and also conserves biodiversity by protecting the natural environment (Sec. 1.1.1h). The property falls within an established Settlement Area and therefore would not prevent or require the expansion of the settlement area (Sec. 1.1.1d). The subdivision will connect to existing street and servicing networks to achieve efficient and cost-effective development (Sec. 1.1.1e). The housing form is intended to include bungalow units which can be accessible for older persons and persons with disabilities (Sec. 1.1.1f). A new municipal street connecting the proposed lots to existing roads and services will ensure the proper infrastructure is in place to provide access to the new residential lots (Sec 1.1.1g). The location of the new subdivision is close to the amenities available within the municipality, which will help limit reliance on extended vehicle travel (Sec. 1.1.1h) and prepare for the impacts of a changing climate (Sec. 1.1.1i). Overall, the new subdivision will help contribute to a healthy, liveable and safe community. The proposed development and addition of 55 housing units will contribute to the municipality's range and supply of housing needs, within an established settlement area, meeting the intent of Section 1.1.2.

**Section 1.1.3** speaks to settlement areas as the focus on growth and development, relying on vitality and regeneration of the communities for long-term economic growth. The subject property is located within an established Settlement Area. The current land use and proposed



development will efficiently use land and resources (Sec. 1.1.3.2a) and will ensure proper infrastructure and servicing is available for the site (Sec.1.1.3.2b). The site will provide additional low density living accommodations for the community which is compatible with the area, while contributing to intensification of the community and aiding in minimizing the effects of climate change and urban sprawl (Sec. 1.1.3.2c and Sec. 1.1.3.2d). The site falls within an established settlement area that is close to commercial, recreation and service areas which can support active transportation (Sec. 1.1.3.2e), with close proximity to County Roads 17 and 49 and Highway 29, making it easily accessible for any future transit plans, or freight (Sec. 1.1.3.2f and g).

**Section 1.2.6** speaks to Land Use Compatibility, noting that “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”. The proposed development does not meet the definition of a major facility as defined in the Provincial Policy Statement and there are not any adverse effects expected from contaminant discharges, noise, odour, or other public health risks from the creation of a subdivision (Sec. 1.2.6). Further, the subject property is not located in proximity to any major facilities that would result in a conflict with the proposed development.

**Section 1.4** speaks to housing and providing an appropriate range and mix of housing options and densities. The proposed development will offer new housing options to contribute to the social, health, and economic well-being requirements of future residents. The subject site development will also ensure the appropriate levels of infrastructure and servicing will be available to the site and is supported (Sec.1.4.3c). As noted, the subject site falls within and established Settlement Area, with appropriate servicing, infrastructure and amenities available to meet the needs of the housing units.

**Section 1.5** speaks to public spaces, recreation, parks, trails and open space. The subdivision will connect to existing municipal streets and pedestrian networks in the Town of Almonte, and is in close proximity to the Ottawa Valley Rail Trail and other parks and amenities.

**Section 1.6.6** speaks to Sewage, Water and Stormwater. The subject property will be fully servicing by municipal sanitary and water services; the supporting studies have concluded that there is sufficient capacity available to meet the needs of the proposed housing units. Stormwater is proposed to be managed through an onsite stormwater facility in the southeast corner of the site, and outlet the nearby creek.



**Section 1.6.7** speaks to Transportation Systems. The new development, within an established settlement area, will connect to the existing street and sidewalk network in the Town of Almonte, which connects to the higher level County and Provincial roads nearby.

**Section 2.0** of the PPS speaks to the Wise Use and Management of Resources, with **Section 2.1** speaking to Natural Heritage features such as wetlands, woodlands and wildlife habitat. An Environmental Impact Study was completed for the site, and indicated the potential for woodland and wildlife habitat on the site. The report recommends an oversized setback to the Creek for additional habitat protection, and an Information Gathering Form has been filed to the Ministry, to address potential Blanding's Turtle habitat. Assuming the recommendations and mitigation measures outlined in the EIS report are implemented through the subdivision agreement, the report concludes that the development can proceed with minimal impact on the natural heritage.

**Section 2.2** speaks to Water. The site will be serviced with piped municipal water, connecting to the existing municipal network. Stormwater will be managed onsite and directed to a detention pond which will outlet to the nearby creek. **Section 2.3** speaks to Agriculture. The subject property is in an established Settlement Area; there are no agricultural features or activities located on or within proximity to the site. **Section 2.4** speaks to Minerals and Petroleum and **Section 2.5** speaks to Mineral Aggregate Resources. There are no identified minerals, petroleum or aggregate on or within proximity to the site. **Section 2.6** speaks to Cultural Heritage and Archaeology. An Archaeological Assessment was completed to support the Plan of Subdivision application. No archaeological resources were identified on or within proximity to the site.

Overall, the proposed subdivision on the subject lands is consistent with the policies in the 2020 Provincial Policy Statement.

#### LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN

The subject property falls within the Settlement Area designation on Schedule A to the Lanark County Sustainable Communities Official Plan. The policies at Section 2.3 of the Plan encourage sufficient land to meet the needs of the community, as well as intensification in existing built up areas and efficient development patterns "to optimize the use of land, resources, infrastructure and public service facilities." A mix of land uses, including all types of residential densities and forms, are permitted in Settlement Areas. The residential development proposal, within an established settlement area and connected to municipal services, will contribute to the supply of housing units and would meet the intent of the policies in the Lanark County Sustainable Communities Official Plan.



## MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN

The subject property is designated as Residential on the Land Use Schedule to the Mississippi Mills Official Plan, falling within the Urban Settlement Area. There are no significant constraints identified on the Official Plan Schedules, with the exception that part of the site falls within a Significant Woodland designation on the Natural Features Schedule. In addition, the subject property falls within 1 km of an Abandoned Mine Hazard.

Section 2.5 of the Plan speaks to the Growth and Settlement policies for the municipality, noting a key goal at section 2.5.1 to *promote managed, coordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.* The proposed development would efficiently use land that is already designated for residential use within the settlement area, on full municipal services.

The density policies in the Official Plan were recently revised under OPA #22, and now speak to the following policies at Section 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.* The net area of the subdivision is 1.877 ha. The five single detached dwelling units represent 14.7% of the development or 18.2 units/net ha, while the 50 semi-detached dwelling units represent 85.3% of the development or 31.2 units/net ha, with an overall density of 29.3 units/net ha.

Further, under OPA #22, Section 3.6.5.2 of the Plan was revised such that the target density mix for low density housing is 60% and the target for medium density housing is 40%. As noted above, the singles represent 14.7% of the units while the semis represent 85.3% of the units proposed in the subdivision.

Section 3.1 Environment Land Use Policies notes the need to protect natural heritage features such as the woodlands that are identified on site, with Section 3.1.4.4 speaking specifically to Significant Woodlands. Per Section 3.1.4.4.1.3, an Environmental Impact Study was completed



to evaluate the significance of the woodlands on site, and provides recommendations and mitigation measures to be implemented in the subdivision agreement and during construction. Subject to implementation of these recommendations, the report concludes that development could proceed without a significant negative impact on the woodland features.

Section 3.6 of the Plan speaks to Residential land uses. Section 3.6.1 of the Plan notes a goal to *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*. Further, the policies encourage a mix of housing types and densities, with the majority being low and medium density housing units. The proposed development will meet the intent of these policies.

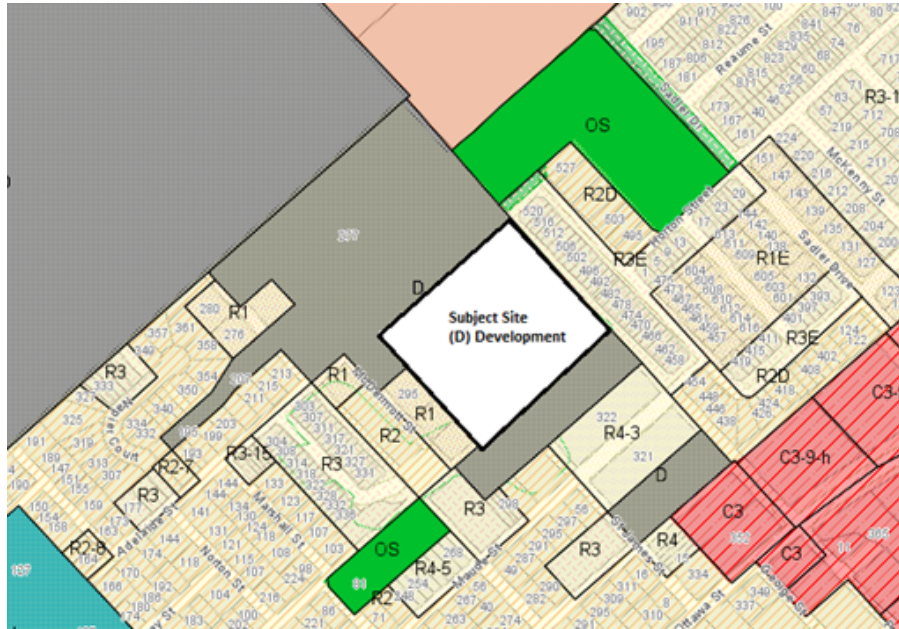
Overall, the proposed development of this vacant parcel of land on full municipal services meets the intent of the policies of the Municipality's Official Plan.

#### MUNICIPALITY OF MISSISSIPPI MILLS ZONING BY-LAW #11-83

The subject property currently falls within the Development (D) zone under Zoning By-law 11-83, as shown in Figure 3 below. The Development zone applies to lands within the municipality which are intended for future development, and only permits development which is existing. A Zoning By-law Amendment will be required as a condition of Draft Plan Approval, to place the lands in appropriate residential zones to permit the proposed uses.

The site has been designed such that the five lots for single detached dwellings will comply with the provisions of the R1D zone provisions, while the semi-detached blocks have been designed to comply with the R2D zone provision, as shown in Figure 4 below.





**Figure 3: Zoning of subject property**

SINGLE-DETACHED DWELLING	R1			R2		SEMI-DETACHED DWELLING R2						
	R1C	R1D	R1E	R2C	R2D	SUBZONING		R2A	R2B	R2C	R2D	R2E
LOT FRONTAGE (m)	15.0	12.0	12.0	15.0	15.0	LOT FRONTAGE (m)		10.5	10.5	9.0	7.5	9.0
MIN. LOT AREA (m <sup>2</sup> )	440	360	360	450	450	MIN. LOT AREA (m <sup>2</sup> )		315	315	270	225	270
MIN. FRONT YARD (m)	6.0	4.5	3-5	4.5	3.0	MIN. FRONT YARD (m)		5.0	5.0	4.5	3.0	3.0
MIN. REAR YARD (m)	7.5	7.5	7.5	7.5	7.5	MIN. REAR YARD (m)		9.0	6.0	7.5	7.5	6.0
MIN. EXT. SIDE YARD (m)	4.5	4.5	3.0	4.5	3.0	MIN. EXT. SIDE YARD (m)		4.5	4.5	4.5	3.0	3.0
MIN. INT. SIDE YARD (m)	1.2	1.2	1.2	1.0	1.2	MIN. INT. SIDE YARD (m)		1.0	1.2	1.2	1.2	1.0
MAX. HEIGHT (m)	9.5	9.5	9.5	11.0	11.0	MAX. HEIGHT (m)		11.0	11.0	11.0	11.0	11.0

**Figure 4: Zone provisions**

Conceptual lot layouts have been developed to show how each lot can comply with the required zone provisions, including accommodating the required parking on-site. A Zoning By-law Amendment application is being filed concurrently with the Subdivision application; it is understood that the By-law will not be considered for passing until after the Subdivision receives Draft Plan Approval.



### STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT

A Stage 1 and 2 Archaeological Assessment was completed by Matrix Heritage for the site. The site was fully evaluated for archaeological potential, and the report concluded that there was nothing of significance on the site. The report was submitted to the Ministry of Citizenship and Multiculturalism and accepted in December of 2022. The complete report has been submitted to Lanark County.

### ENVIRONMENTAL IMPACT STATEMENT

Gemtec was retained to complete an Environmental Impact Study for the site. The review included two field investigations in 2022, and identified the potential for significant woodland, wildlife habitat and fish habitat on the site. The report recommended an oversized setback to Spring Creek to protect the riparian zone and minimize species at risk habitat and fish habitat impacts. An Information Gathering Form (IGF) was required due to Blanding's Turtle habitat, as well as some exclusion fencing during construction. The IGF form has been submitted to the Ministry and is working through the approvals process. Mitigation and protection measures can be implemented on the site through the Subdivision Agreement and through zoning setbacks.

### GEOTECHNICAL INVESTIGATION

A Geotechnical Investigation was completed by Paterson Group in 2022 to evaluate the groundwater and subsoil conditions and provide recommendations to inform future road and building construction. The report includes specific recommendations for site clearing and preparation, foundation and footing design. The recommendations from the report can be implemented through the Subdivision Agreement.

### PRELIMINARY SITE SERVICING REPORT

Advance Engineering Ltd was retained to complete the site servicing report for the site. The report evaluates the sanitary, water and stormwater infrastructure in the area, and provides a preliminary recommendation with regard to servicing of the site, including evaluating the anticipated fire flow demand. The report concludes that there is sufficient capacity in the municipality's infrastructure to support the needs of the proposed development. It is noted that the construction of some of the connecting infrastructure will need to be coordinated with the developer of the Hannan Hills subdivision.



## PRELIMINARY STORMWATER MANAGEMENT REPORT

Advance Engineering Ltd was also retained to complete the preliminary stormwater management design for the site. The subdivision design includes an onsite block for a stormwater management facility; the property currently drains eastward towards Spring Creek. The preliminary design includes quality and quantity controls with an enhanced level of treatment through a stormceptor, along with low impact design (LID) and best management practices (BMPs). The report includes a number of erosion and sediment controls to be implemented during the construction of the site.

## SUMMARY

The owner is proposing to develop the existing vacant property with a total of 5 lots for single detached dwellings, and 25 blocks to accommodate 50 semi-detached dwelling units. The property is within the established settlement area of Almonte; the proposal meets the intent of the policies in the Lanark County and Mississippi Mills Official Plans for development on municipal services, and is consistent with the policies in the 2020 Provincial Policy Statement. A Zoning By-law Amendment application will be filed to place the property in an appropriate residential zone for the proposed uses.

Should you require any additional information, please don't hesitate to contact the undersigned.

All respectfully submitted by,

Tracy Zander, M.Pl, MCIP, RPP