

Municipality of Mississippi Mills Virtual Information Session

OPA No. 22 Urban Settlement Area Review Comprehensive Review

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Mississippi Mills



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Agenda

- History of Planning in Mississippi Mills
- What is a Community Official Plan – Urban Settlement Area
- Background – Conclusions from OPA 21 (Five-Year Review)
- Purpose & Intent of OPA 22 (Urban Settlement Area Review)
- Comprehensive Review: Growth Projections – 2020 to 2038 projections (Lanark County)
- Comprehensive Review: Settlement Strategy (Urban and Rural-Village Split per OPA 21)
- Comprehensive Review: Vacant Land (per Comprehensive Review)
- Comprehensive Review: Proposed Urban Expansion Areas
- OPA 22 (text and schedule changes)
- Next Steps

What is a Community Official Plan?

- A Community Official Plan (COP) is a legal document that addresses matters of provincial interest defined by the Provincial Policy Statement (PPS) under the *Planning Act*.
- A COP shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality. (Planning Act, R.S.O. 1990, c. P.13).
- An urban settlement area (Almonte) means an area of land designated in the COP for development over the long-term planning horizon where development is concentrated, and which has a mix of land uses (generally on full municipal services). (PPS)



History of Planning in Mississippi Mills



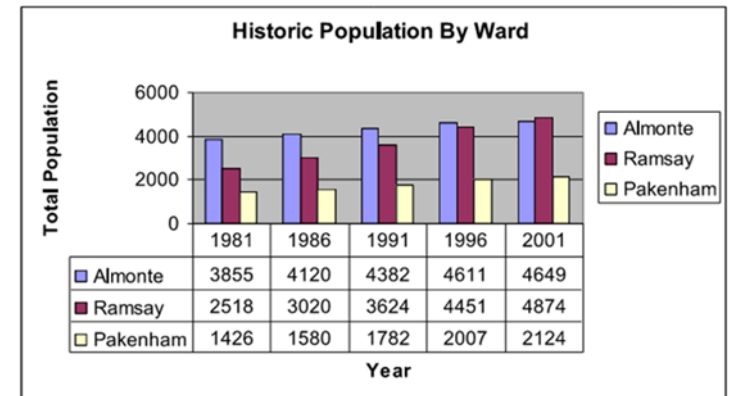
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- The creation of the Town of Mississippi Mills in 1998 brought together the former Town of Almonte and the Townships of Ramsay and Pakenham.
- The Town of Mississippi Mills Community Official Plan (COP) was adopted by Council December 15, 2005 and approved with modifications by the Ministry of Municipal Affairs and Housing August 29, 2006 which was intended to guide the growth and development of the Town until the year 2025.
- Population was projected to increase from approximately 12,000 to 18,500 (2005-2025).

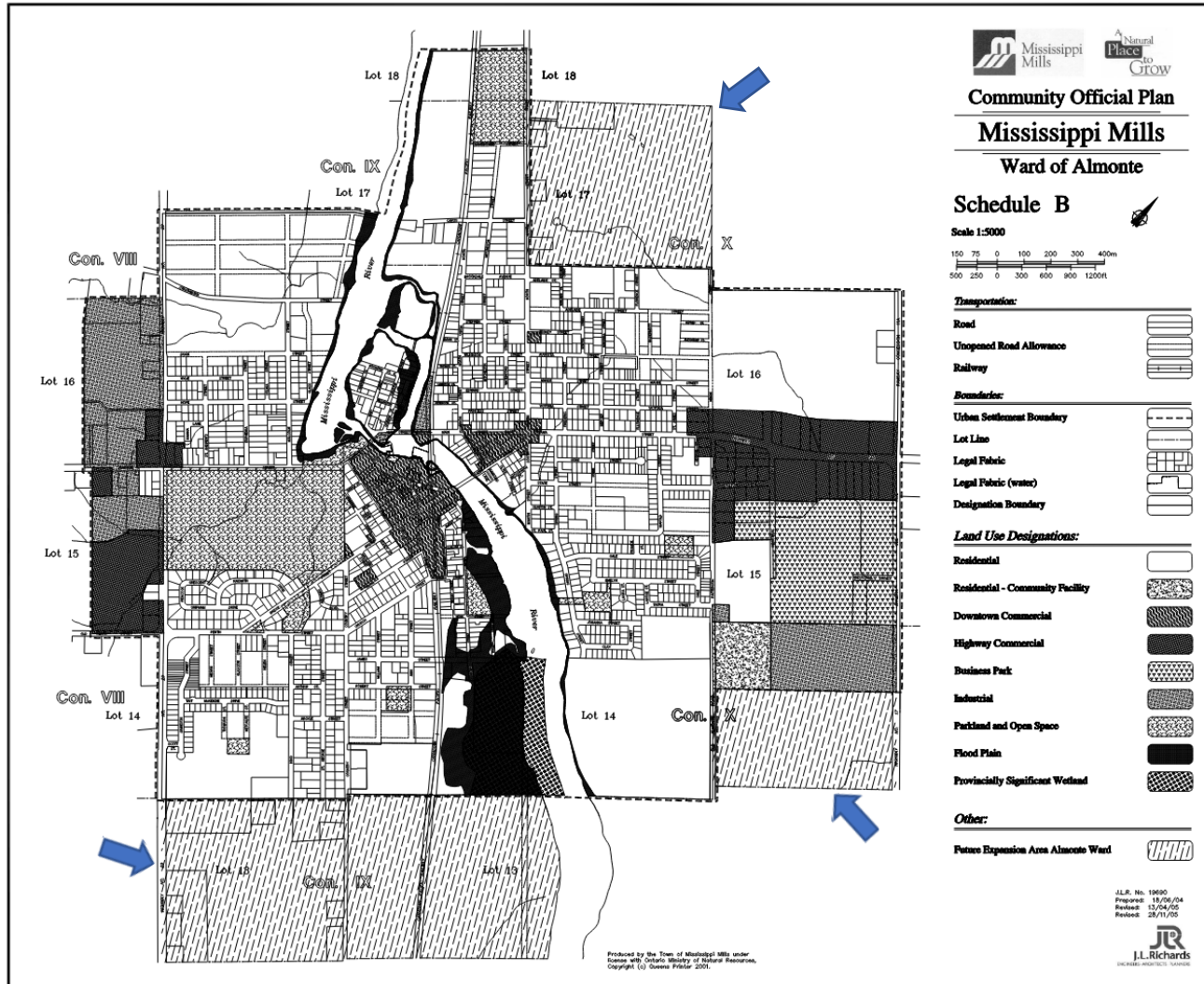


History of Planning in Mississippi Mills

- The 2006 COP was based on a 50/30/20 Settlement Strategy
 - 50% of future growth to Almonte on full municipal services;
 - 30% of future growth to rural areas and existing villages on large lots;
 - 20% of future growth to the existing villages or new rural settlement areas with a form of servicing that could support $\frac{1}{4}$ to $\frac{1}{2}$ lot sizes).
- Using the projected population of 18,500, the 50/30/20 scenario had planned for Almonte's population to increase from 4,649 in 2001 to 8,080 by 2026.



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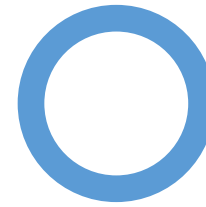
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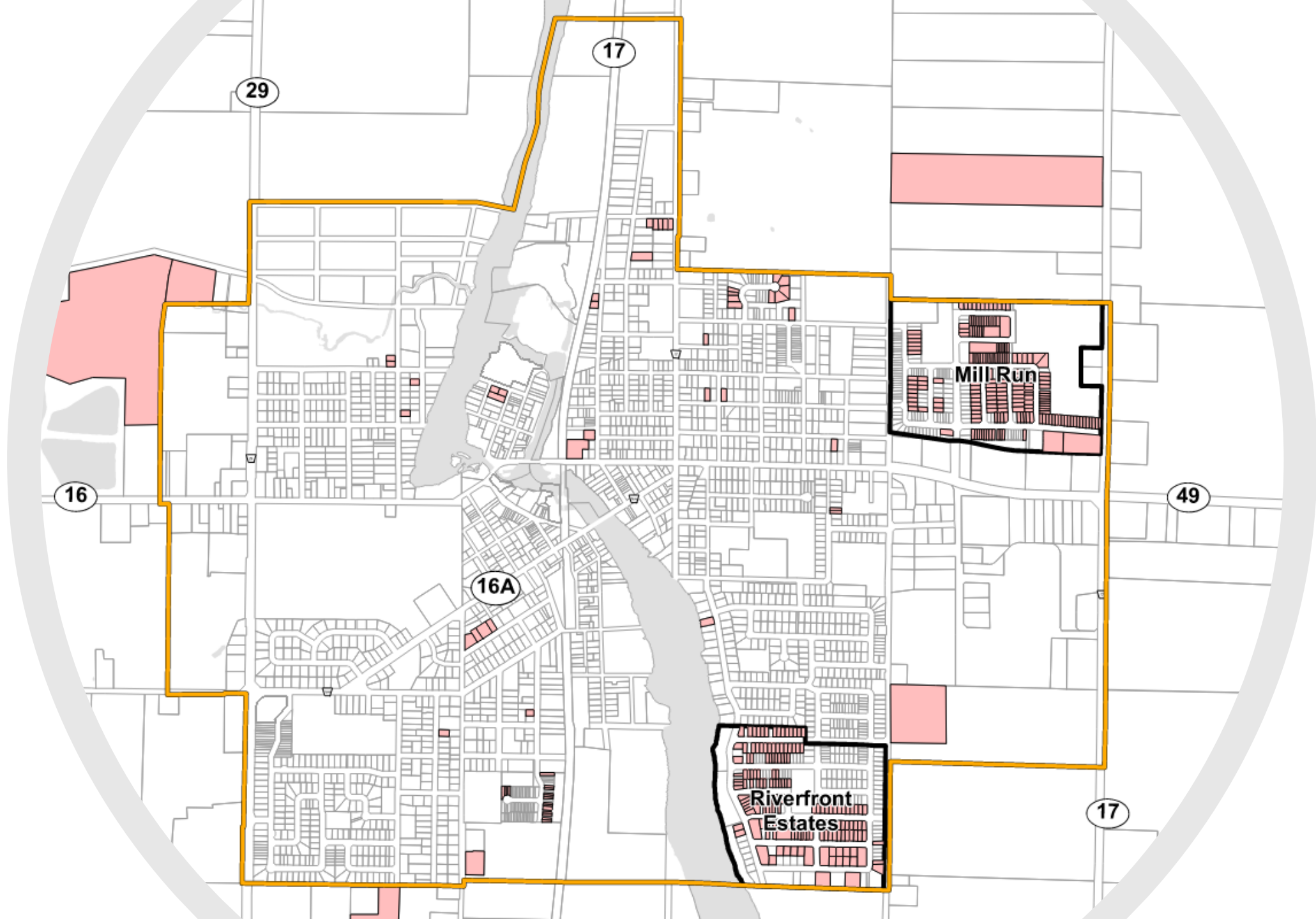
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Growth Trends / Building Permit Activity

- Between 2006-2010, 63% of residential growth was in Almonte (approx. 42 new housing starts per year).
- Between 2010-2015, 56% of residential growth was in Almonte (approx. 48 new housing starts per year).
- Between 2016-2020, 84% of residential growth has occurred in Almonte (approx. 117 new housing starts per year) – note there were 268 TH units and 112 units within apartment buildings between 2018-2020).
- Since the 2006 COP was approved with a 50/30/20 growth strategy, 62% of residential growth has occurred in Almonte (approx. 72 new housing starts per year).



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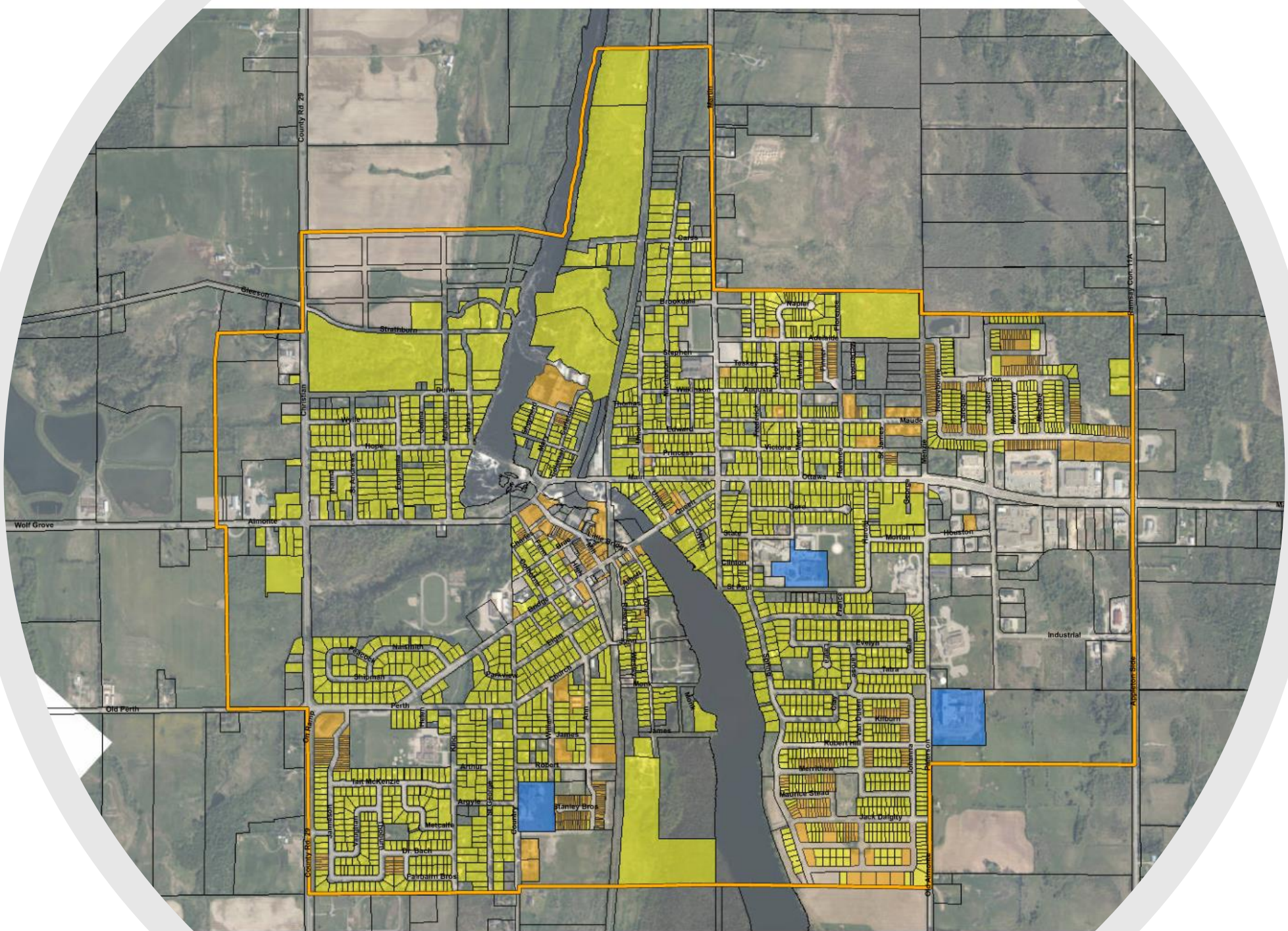
16A

49

Mill Run

Riverfront
Estates

17



Lanark County Sustainable Communities Official Plan



In 2010 Lanark County developed its first Official Plan known as the Lanark County Sustainable Communities Official Plan (SCOP). SCOP was adopted on June 27, 2012 and approved by the Ministry of Municipal Affairs and Housing on May 28, 2013.



The SCOP is a legal document adopted and approved under the *Planning Act* and applies to all lands within Lanark County.



Lanark County (the upper-tier) in consultation with lower-tier municipalities (i.e., Mississippi Mills) shall:

Identify and allocate population, housing and employment projections for lower-tier municipalities; and

Identify where growth will be directed.



COP FIVE-YEAR REVIEW OPA 21

- The Municipality of Mississippi Mills had retained the planning services of J.L. Richards & Associates Limited (JLR) to undertake the Five-Year Review and Update of its Community Official Plan (COP) under Section 26 of the *Planning Act* (OPA 21).
- OPA 21 was adopted by Mississippi Mills Council on June 26, 2018 and approved with modifications by Lanark County on December 4, 2019.



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Lanark County Sustainable Communities Official Plan (2018 Population Projection Update)

- Mississippi Mills' Population is projected to increase from 13,163 (2016 Census) to 21,122 in 2038 (60% increase).



APPENDIX 2
Historical and Projected Population by Municipality to the Year 2038

	2016 Census	2038 County Council	<i>Increase</i>
Beckwith	7,644	14,262	87%
Carleton Place	10,644	20,964	97%
Drummond North Elmsley	7,773	12,549	61%
Montague	3,761	4,857	29%
Mississippi Mills	13,163	21,122	60%
Lanark Highlands	5,338	7,507	41%
Tay Valley	5,665	7,097	25%
Perth	5,930	8,085	36%
Lanark County	59,918	96,443	61%

OPA 21 – COUNTY MODIFICATIONS

(December 2019)

- Population projections were modified to be consistent with the SCOP:
“Mississippi Mills is projected to grow to a population of 21, 222 to the year 2038”.
- 50/30/20 Settlement Strategy was modified and replaced with a 70/30 Settlement Strategy (Urban/Rural-Villages).
- The Municipality will undertake a comprehensive review to identify sufficient lands for the 20-year growth of the Almonte Ward and determine if additional lands can be justified for inclusion into urban boundary. Additional lands which can be justified for inclusion into the Almonte urban boundary will require an amendment to Schedules “A” and “B” to this Plan.
- Schedule A – Rural Land Use is hereby modified by:
Deleting the “Future Almonte Overlay” designation from the map and legend on Schedule A – Rural Land Use.



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Official Plan
Municipality of Mississippi Mills
Almonte Ward (Schedule B)



Roads and Boundaries

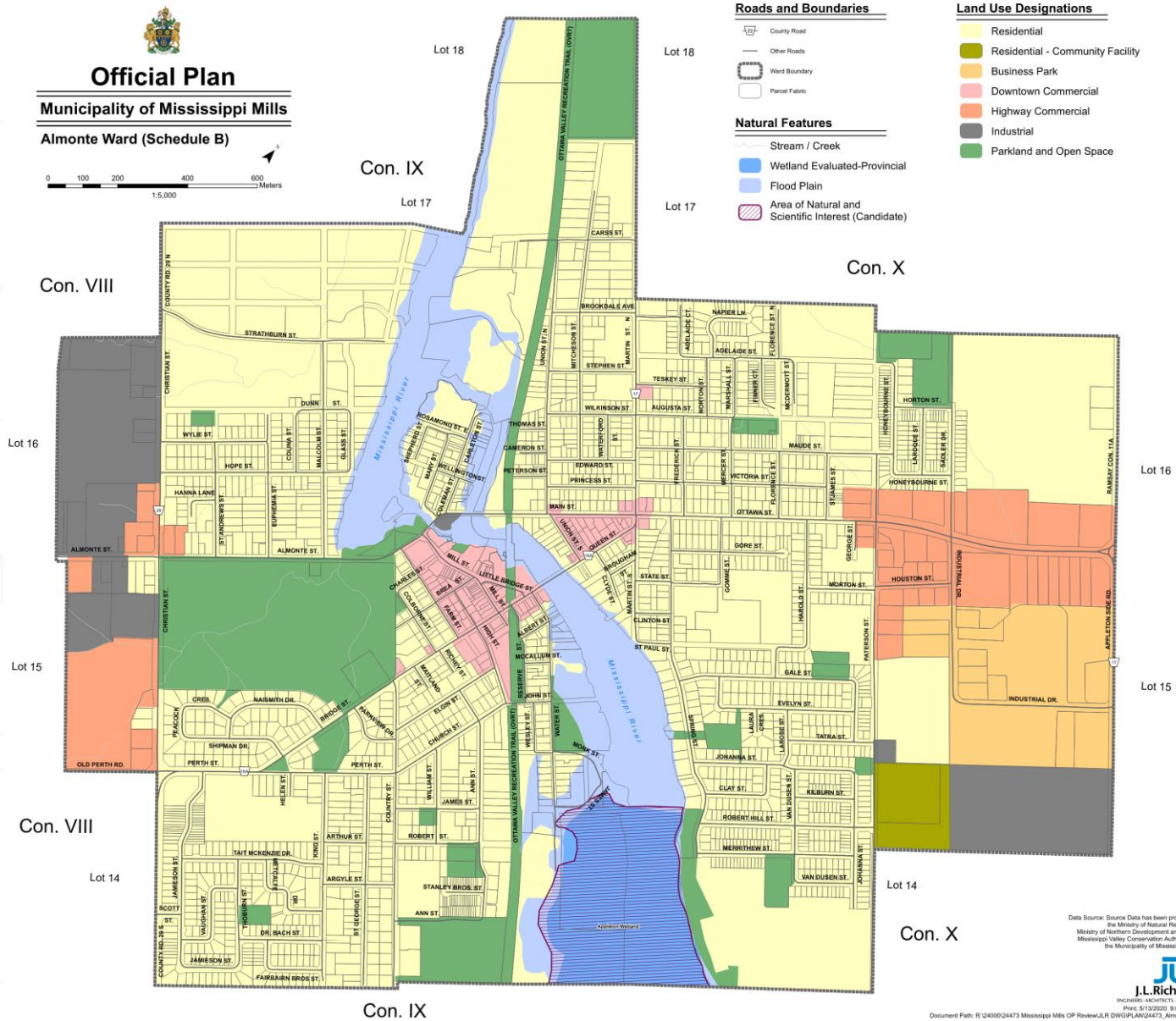
- County Road
- Other Roads
- Ward Boundary
- Parcel Fabric

Natural Features

- Stream / Creek
- Wetland Evaluated-Provincial
- Flood Plain
- Area of Natural and Scientific Interest (Candidate)

Land Use Designations

- Residential
- Residential - Community Facility
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Parkland and Open Space



Data Source: Source Data has been provided by the Ministry of Natural Resources, Ministry of Northern Development and Mines, Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills.



INCORPORATED ARCHITECTS & ENGINEERS
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Official Plan

Municipality of Mississippi Mills

Rural Land Use (Schedule A)



Roads

- Roads
- County Road
- Other Roads
- Scenic or Heritage Road

Boundary

- Lot Line
- Ward Boundary
- Municipal Boundary
- Schedule Boundary
- Parcel Fabric

Water Features

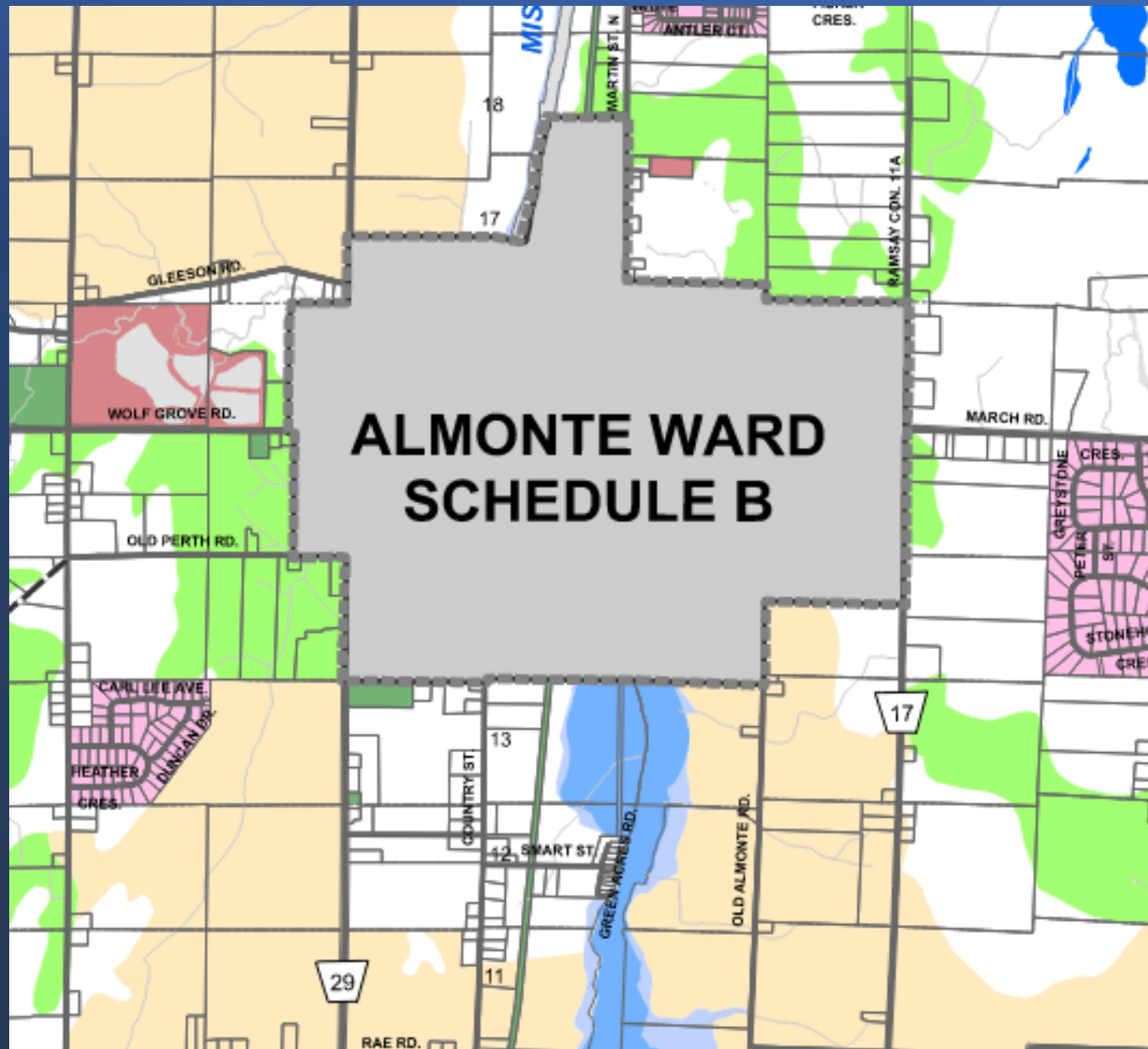
- Stream / Creek
- Waterbody

Land Use Designation

- Prime Agriculture
- Rural
- Rural Settlement Area and Hamlet
- Parkland and Open Space
- Waste Disposal
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- Flood Plain
- Licensed Pits & Quarries

Overlay

- Rural - Agriculture Overlay





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Official Plan Amendment (OPA) No. 22

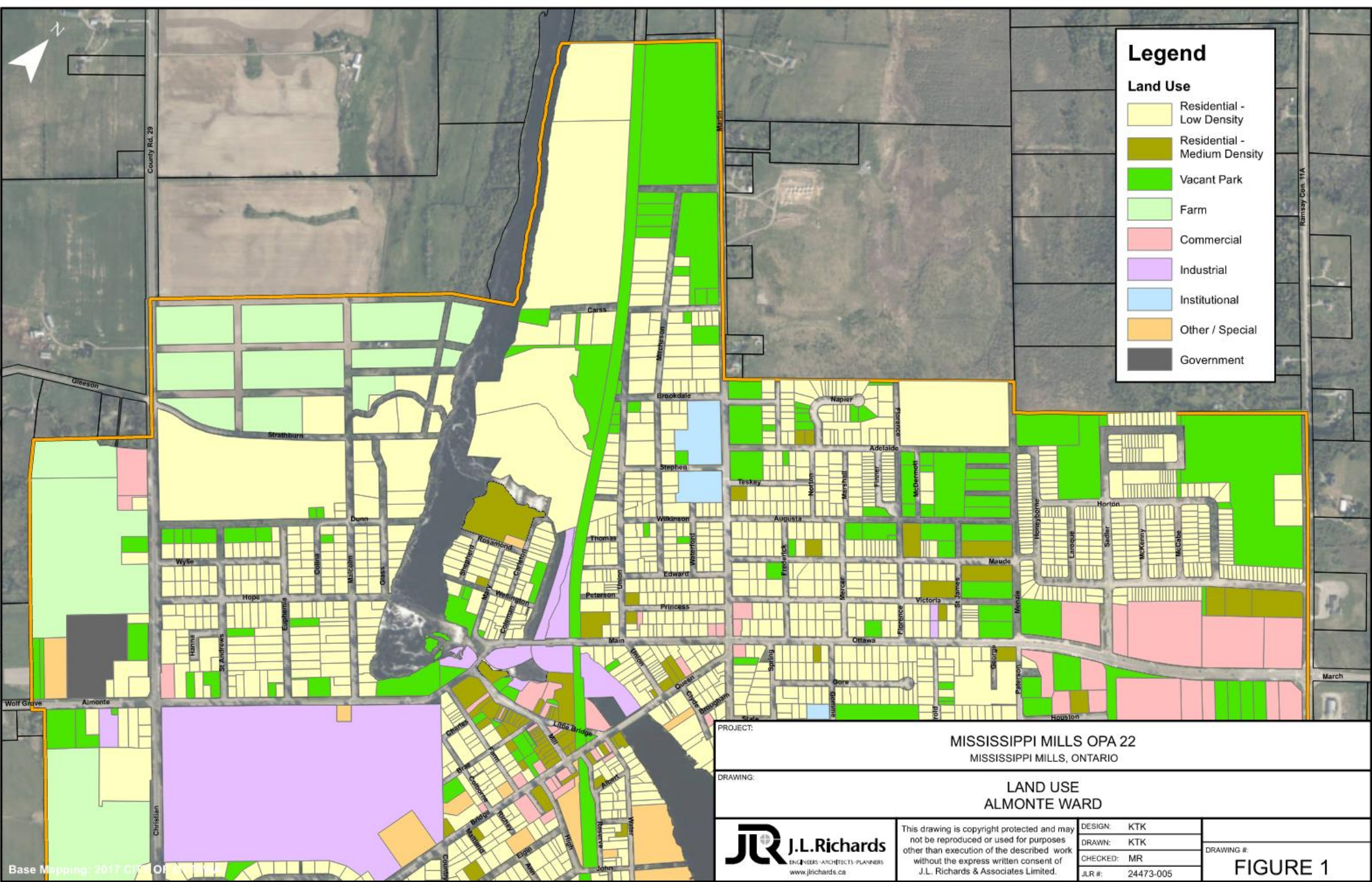
- The purpose of OPA 22 is to evaluate the need to expand the Almonte Ward Settlement Boundary.
- Based on the underlying principles of OPA 21:
 - new population projections adopted by the County of Lanark for Mississippi Mills (2018-2038) of 21,122;
 - 70% of future growth to Almonte on full municipal services; and
 - 70/30 (low density / medium density) split.
- The *gross density* for low density residential development shall be 15 units per hectare (15 u.g.h.) and medium density residential development shall have a maximum net density of 35 units per net hectare (35 u.n.h.). (gross includes roads and park whereas net excludes roads and parks)

Comprehensive Review: Growth Projections – 2020 to 2038 projections

- Between 2016 (Census) and 2020, it was estimated that Mississippi Mills Rural and Village areas saw a population increase of 264 people and Almonte saw a population increase of 1,840 people. (Determined using average household size and building permit activity 2016-2020)
- Per OPA 21's urban/village-rural growth policies, it is estimated that Villages & Rural areas will see a growth of 1,786 people and the Urban Area (Almonte) will see a growth of 4,168 people .

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





Legend

Land Use

- Residential - Low Density
- Residential - Medium Density
- Vacant Park
- Farm
- Commercial
- Industrial
- Institutional
- Other / Special
- Government

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: LAND USE
ALMONTE WARD

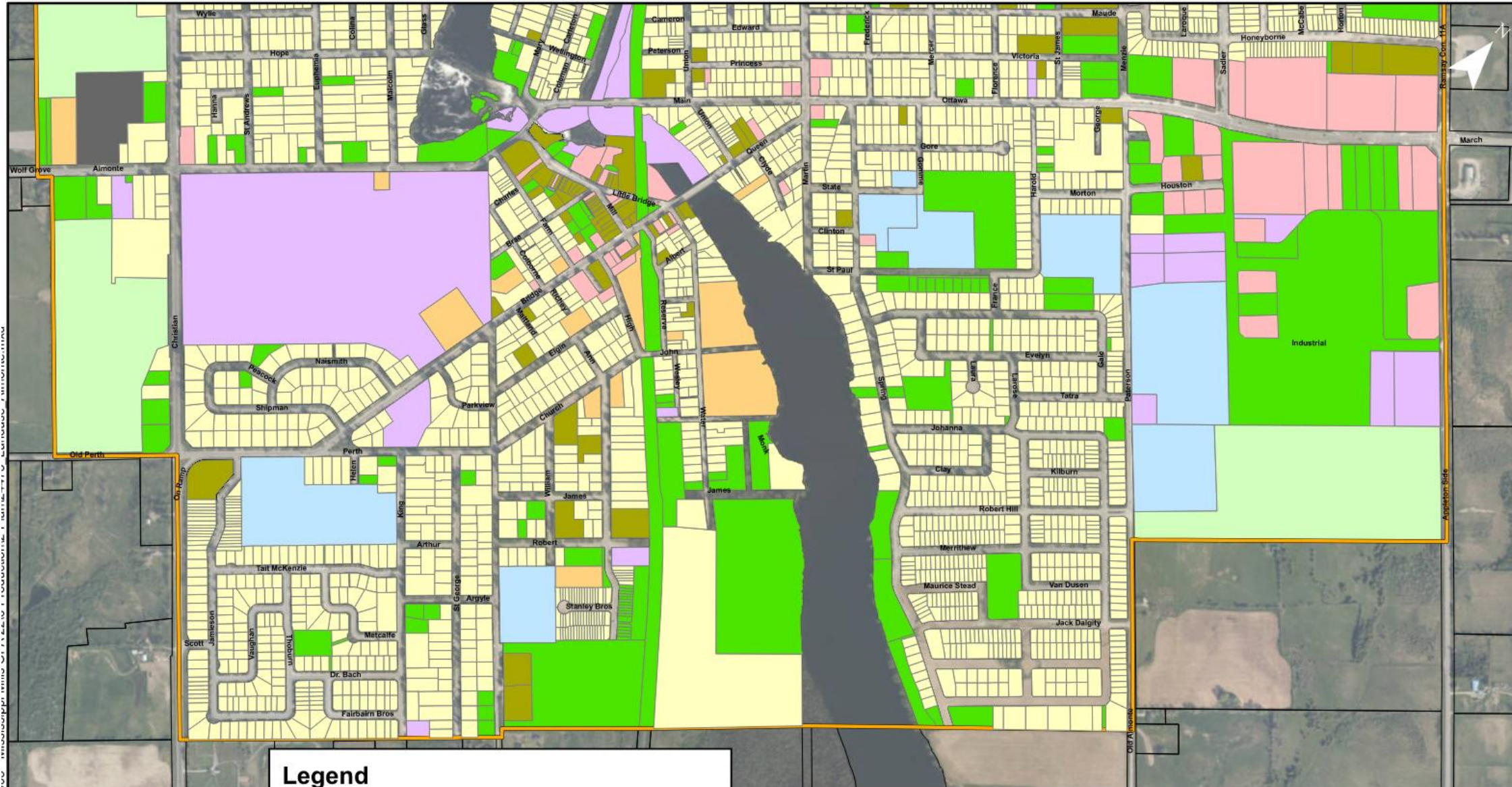


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DESIGN: KTK
DRAWN: KTK
CHECKED: MR
JLR #: 24473-005

DRAWING #: **FIGURE 1**



Legend

Land Use

	Residential - Low Density		Vacant Park		Institutional
	Residential - Medium Density		Farm		Other / Special
	Commercial		Industrial		Government

PROJECT: MISSISSIPPI MILLS OPA 22
MISSISSIPPI MILLS, ONTARIO

DRAWING: LAND USE
ALMONTE WARD

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DRAWING #: **FIGURE 2**

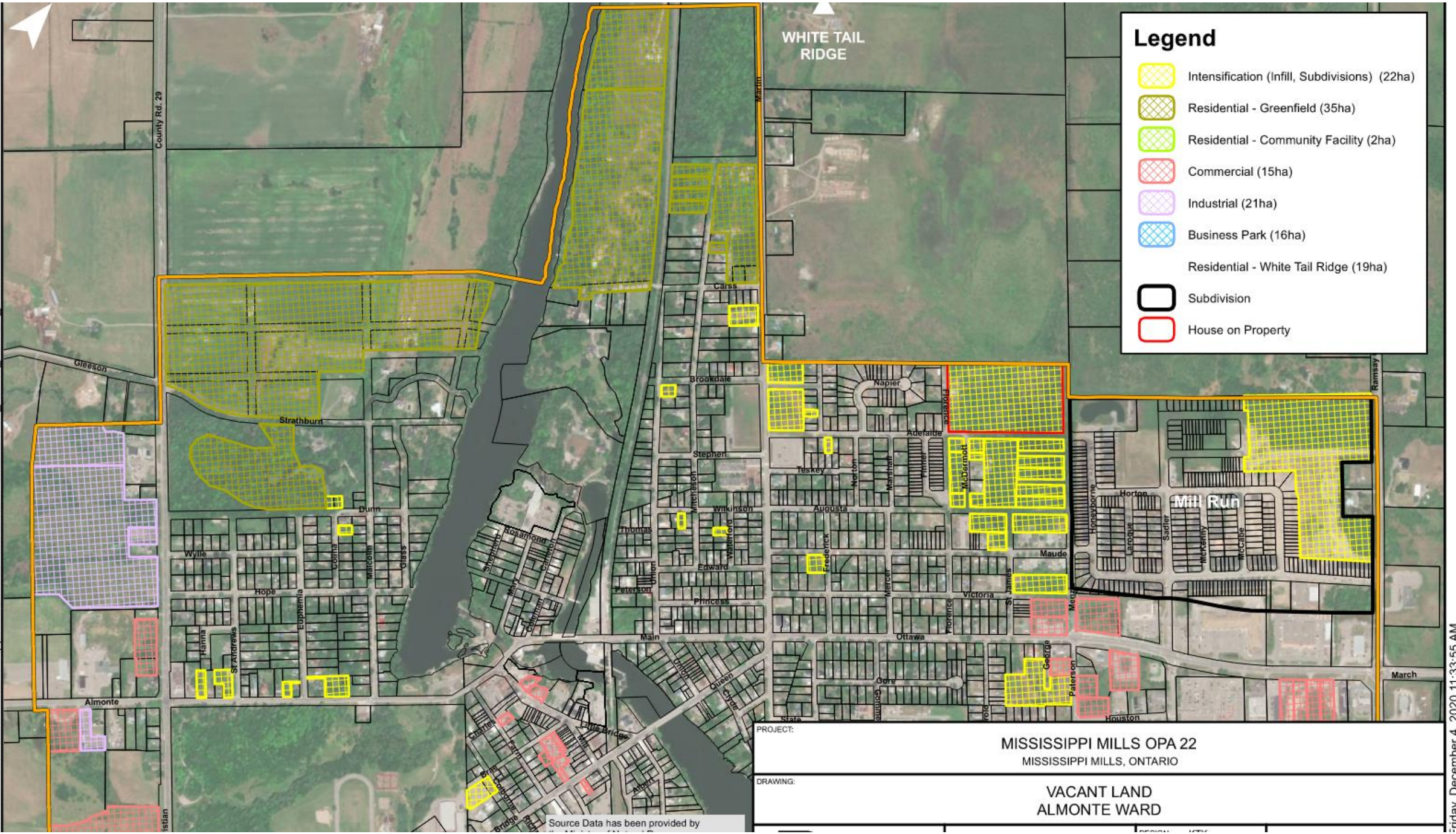
Comprehensive Review: Housing Need

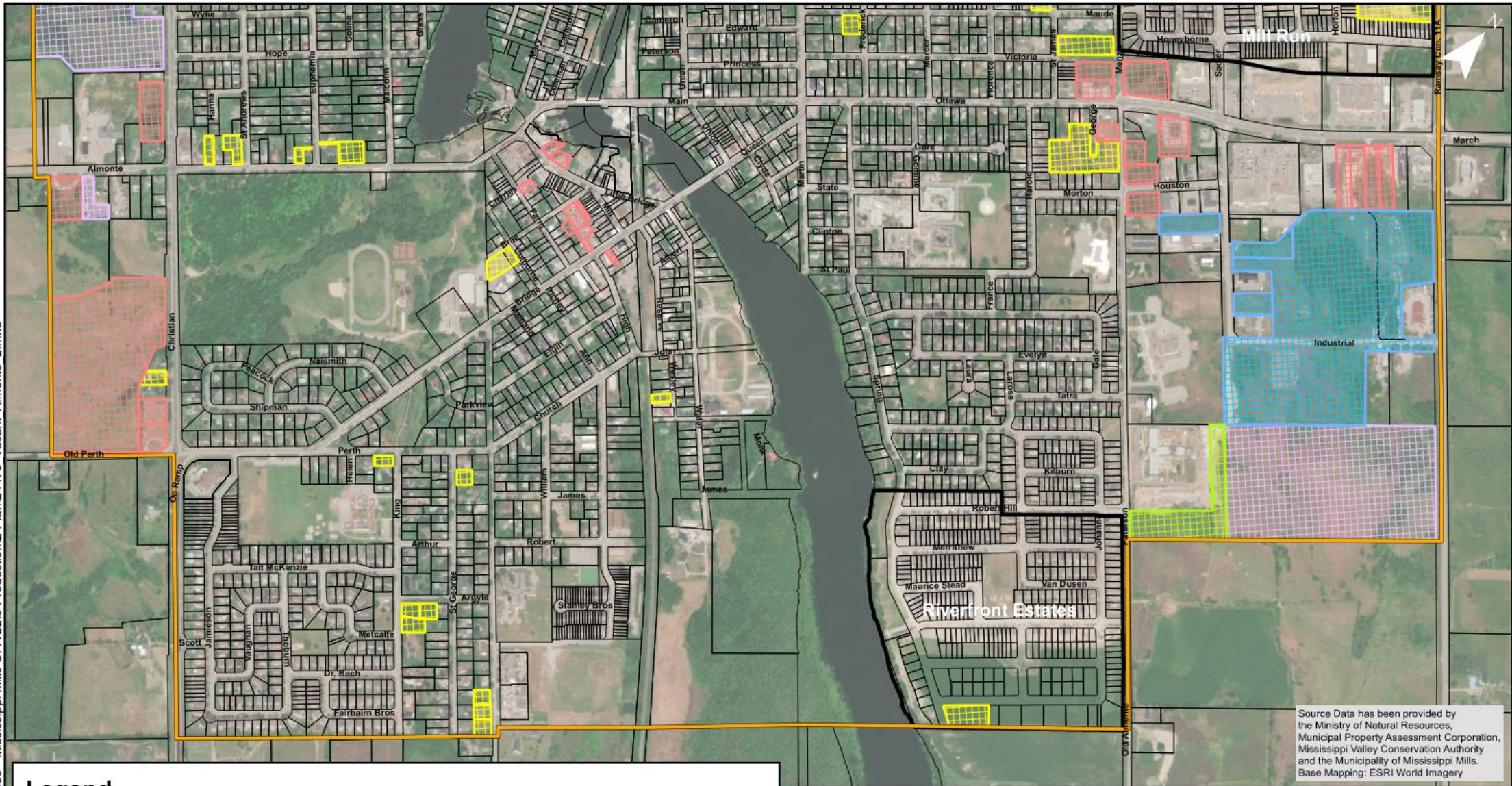
- Using the 2038 projected population of 21,122, the 70/30 growth scenario would see a need for:
 - 1,766 new units in Almonte on full municipal services (based on the 70% / 30% MDR
 - 1,274 low density residential units
 - 492 medium density residential units to meet expected growth targets to the year 2038 (avg. 98 units per year).

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

(population increase of 4,099 2020-2038)













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

Legend

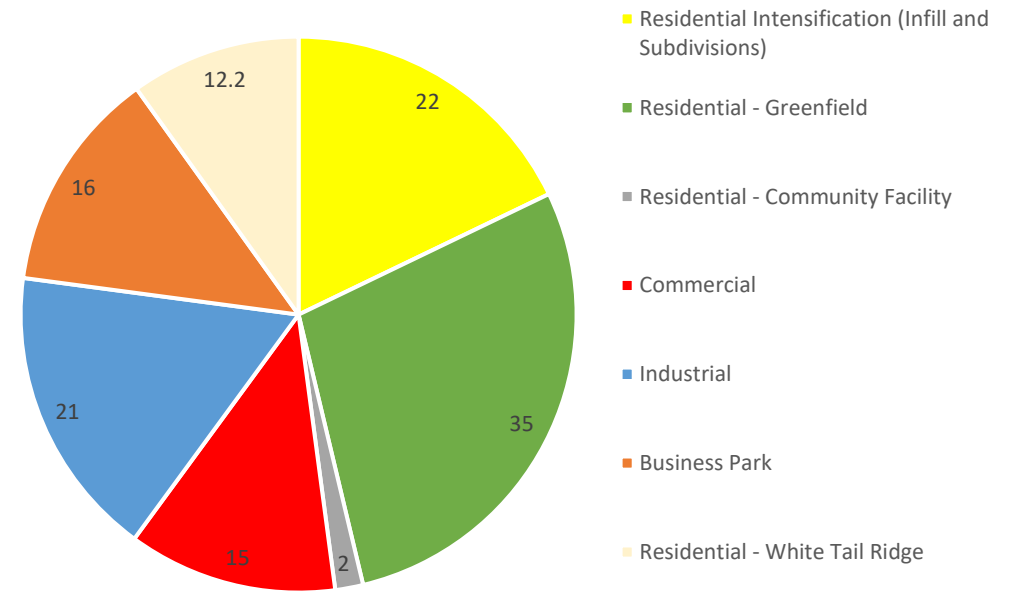
	Intensification (Infill, Subdivisions) (22ha)		Industrial (21ha)		Subdivision
	Residential - Greenfield (35ha)		Business Park (16ha)		House on Property
	Residential - Community Facility (2ha)		Residential - White Tail Ridge (19ha)		
	Commercial (15ha)				

PROJECT:	MISSISSIPPI MILLS OPA 22 MISSISSIPPI MILLS, ONTARIO	
DRAWING:	VACANT LAND ALMONTE WARD	
 ENGINEERS - ARCHITECTS - PLANNERS www.jlrichards.ca	DESIGN: KTK	DRAWING #: FIGURE 1
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	CHECKED: MR	
JLR #:	24473-005	

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Comprehensive Review: Residential – Supply vs Demand

- 22 hectares of vacant or underutilized parcels available to support residential intensification. Potential for approximately 275 lots/units within Almonte intensification areas based on 70/30 split and density. (@ 70% residential)
- 35 hectares of vacant greenfield lands within Almonte. There is a potential for approximately 406 lots/units within Almonte's Greenfield areas based on 70/30 split and density. (@ 55% residential)



Percentage of Total Vacant Lands (123.2 ha)

Comprehensive Review: Residential – Projected Demand vs Supply

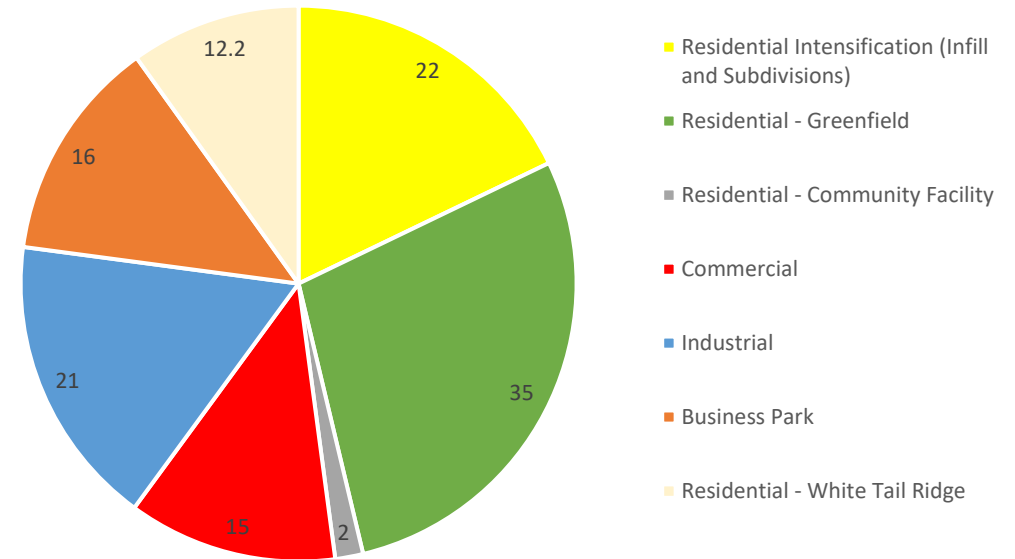
Total estimated Population in Almonte (2020)	6,879
Total Population to be Accommodated in Almonte between 2021-2038	4,168
Total Lots/Units Required (2021-2038)	1,766
Urban Settlement Area	
Almonte – Intensification (15-35 u/ha) @ 70/30 @ 70% residential	275
Almonte – Greenfield (15-35 u/ha) @ 70/30 @ 65 % residential	406
Almonte – 430 Ottawa Street (OPA 27) 124 units at 1.5 persons per unit	186
Almonte – Orchard View Estates Phase II (OPA 27) 48 retirement home Rooms at 1 person per room and 48 adult bungalows at 1.5 persons per unit	48
Additional Residential Units (aka secondary units, basement apartments) 4 per year at 1.25 persons per unit (assumption)	72
	90
Total Existing and Projected Lots/Units	1,077
No. of Lots/Units Required to Meet Projected Demand	1,766
SUPPLY MINUS DEMAND	
(Based on Rural Settlement Areas on private services and amount of urban and rural severances based on past trends)	(689)

- There is shortfall of 60 hectares to accommodate growth to the year 2038, meaning that there is not an adequate supply of land for residential demand.



Comprehensive Review: Employment – Supply vs Demand

- According to the Land Use Inventory, there is a total of 21 hectares of vacant Industrial lands and 16 hectares of vacant Business Park lands totalling 37 hectares of vacant employment lands.
- According to the Employment Projections for Mississippi Mills, there is a need for approximately 33.7 hectares of employment land to accommodate employment in the Municipality over the planning horizon. (est. 1,517 jobs @approx. 45 jobs per ha)
- There is adequate supply of land for employment demand.

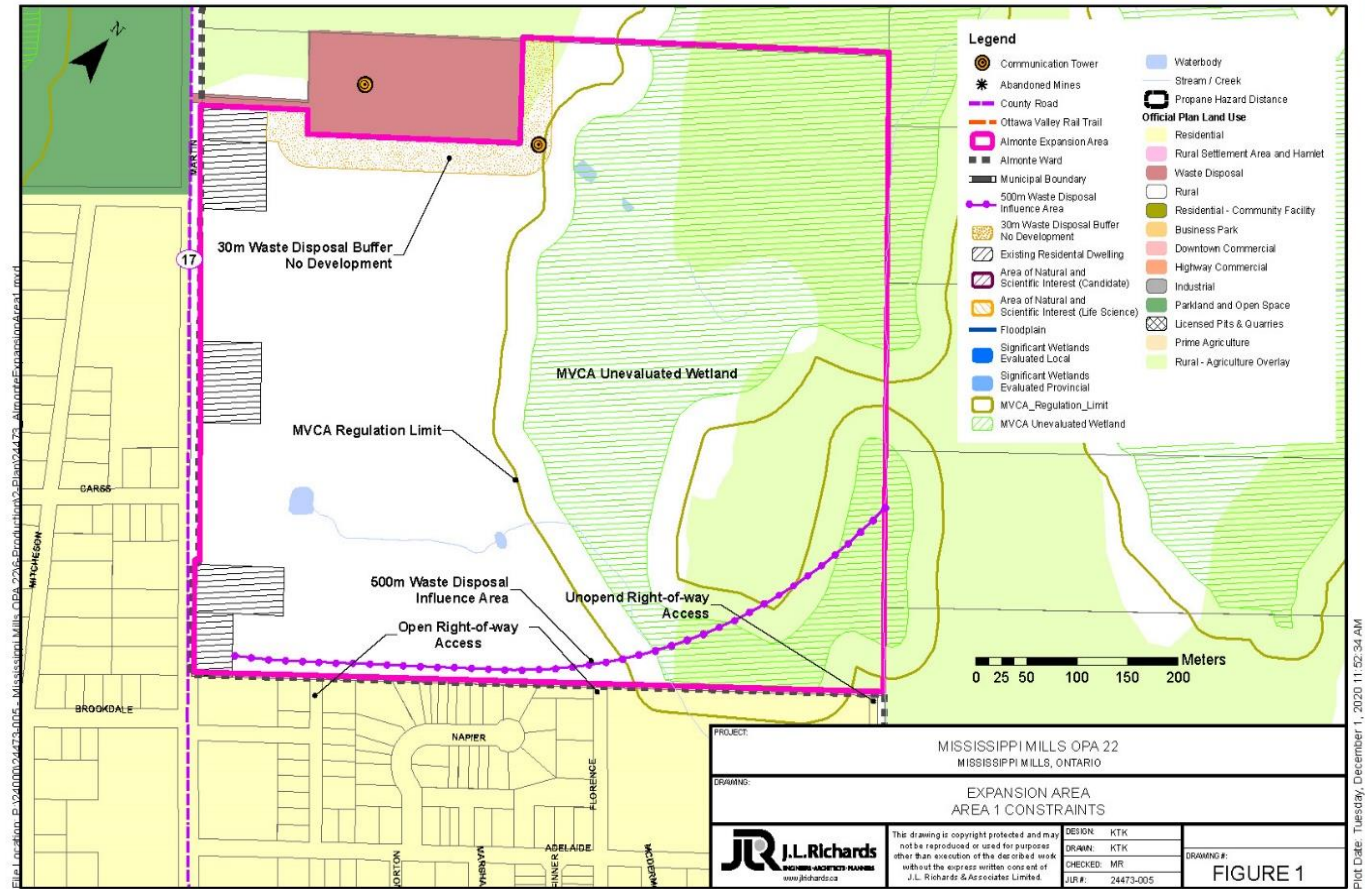


Percentage of Total Vacant Lands (123.2 ha)

Comprehensive Review: Potential Expansion Areas

AREA 1 – “Sonnenburg Lands”

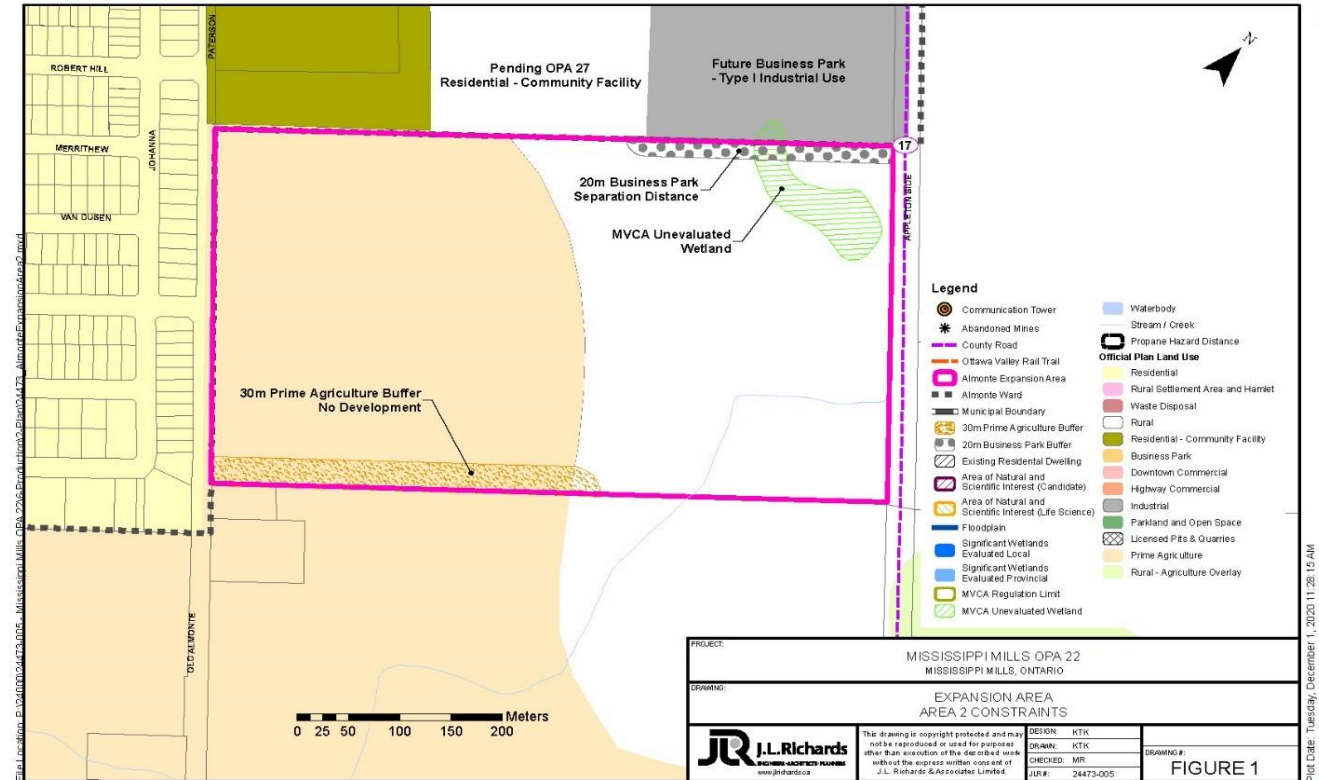
- 38.63 hectares (ha) in Total Land Area.
- 15.4 ha of land is unaffected by constraints
- 1.17 ha of rural land that is located within the Ministry of Environment (MOE) 30m setback buffer from the adjacent Waste Disposal Facility. This area of the site is undevelopable
- 1.75 ha of rural land that is already developed.
- 10.7 ha of rural land that is subject to the Rural – Agricultural Overlay
- 18.2 ha of rural land that is subject to natural heritage constraints



Comprehensive Review: Potential Expansion Areas

AREA 2 – “Houchiami Lands”

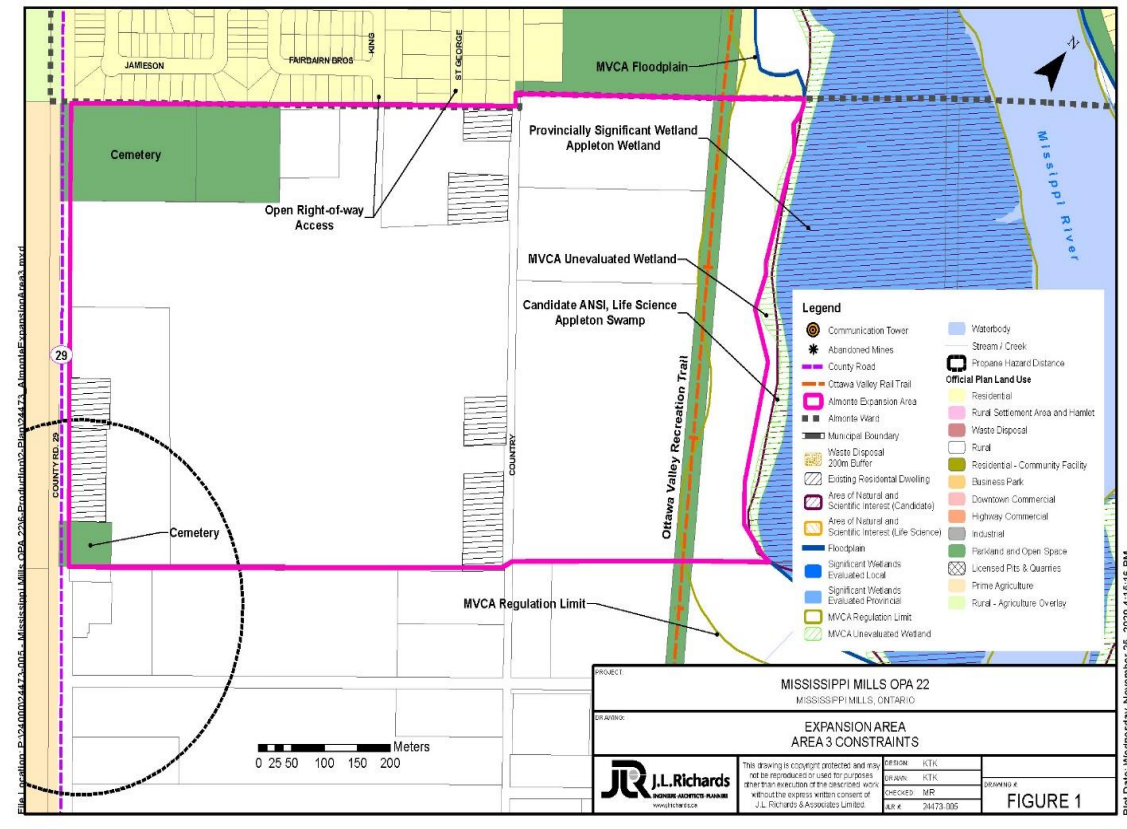
- 11.4 ha of Rural lands.
- 12.6 ha of Prime Agricultural Land, which consists of good soil for cultivation and may include existing agricultural operations.
- 1.12 ha of land is within the 30m Prime Agricultural Buffer, as prescribed by Section 3.6.16 of the Mississippi Mills Community Official Plan (COP).
- 0.51 ha of land will be subject to the separation distance (20m) requirement from Type I land uses.
- 0.63 ha of Rural Land is located within the MVCA Unevaluated Wetland.



Comprehensive Review: Potential Expansion Areas

AREA 3

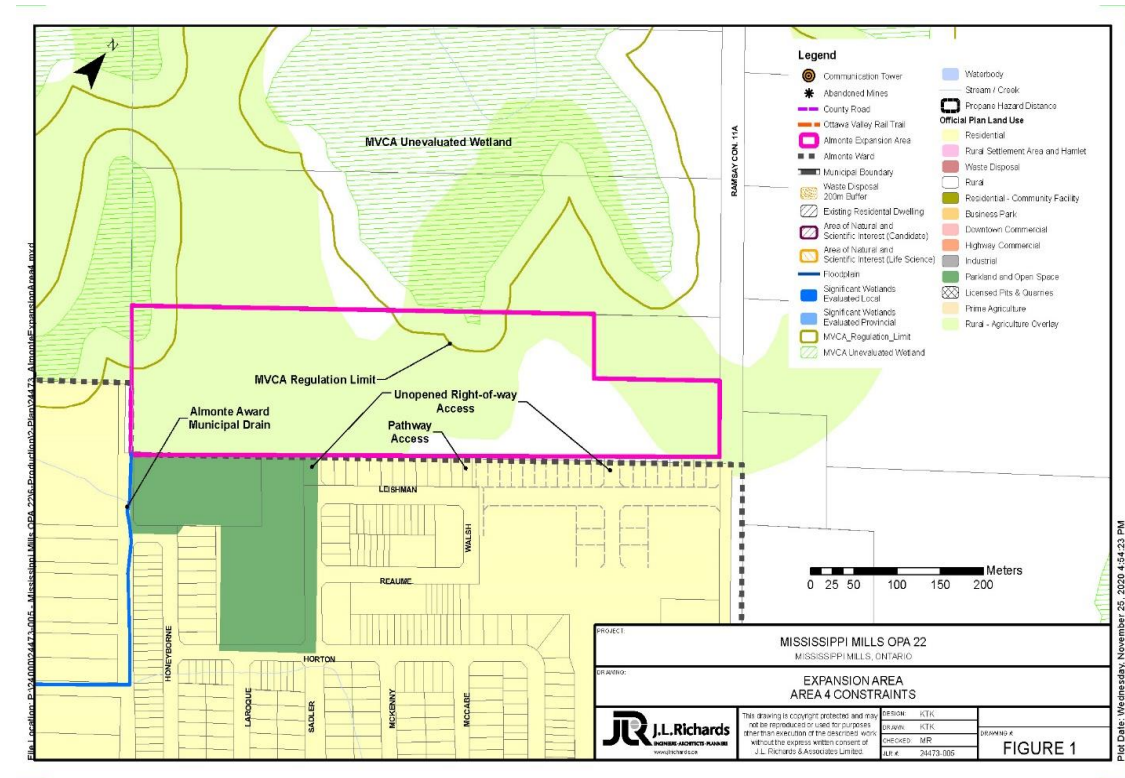
- 64.4 hectares (ha) in Total Land Area, including 55.1 ha of rural land.
- 6.1 ha of Parkland and Open Spaces and 3.2 ha of developed lots that are proposed to be included in the urban expansion area.
- There is only one constraint overlay that affects 5.9 ha of rural land.
- The Appleton Swamp (wetland) is located to the west of the site and includes lands within the Mississippi River.



Comprehensive Review: Potential Expansion Areas

AREA 4 – “Extension of Millrun”

- 9.7 ha of Rural lands.
- A Rural – Agricultural Overlay (not prime agricultural land) is present over 7.7 ha of the Rural Lands.
- 0.69 ha of Rural Land is located within the MVCA Regulation Limit, with 0.09 ha of this land being identified as MVCA Unevaluated Wetlands.



Comprehensive Review: Master Servicing Plan

Background

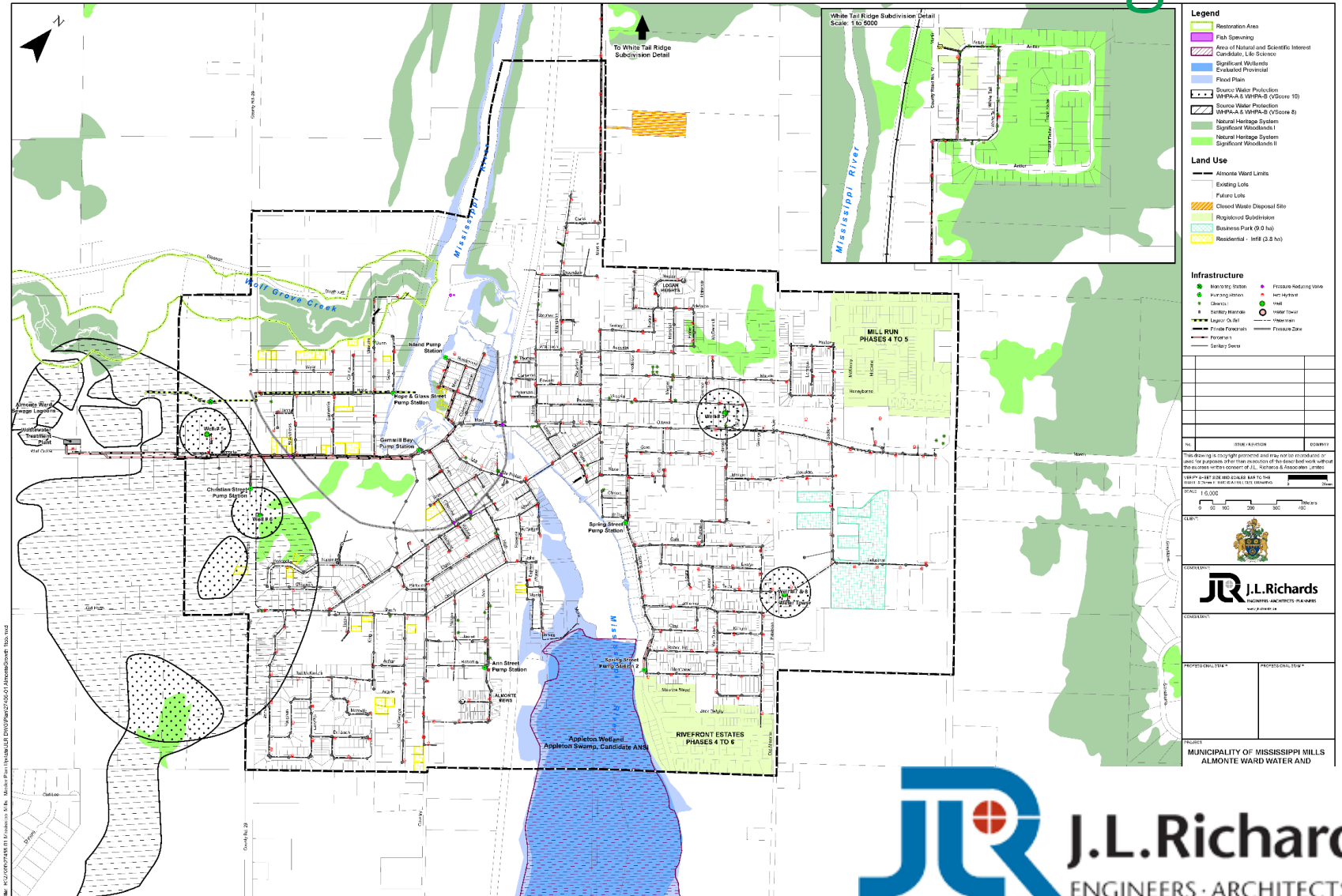
- 2012 Mississippi Mills develops a Master Servicing Plan for the Almonte Ward
- Assessed Water and Wastewater Servicing consisting of Supply, Treatment, Collection, Distribution and Water Storage.
- Plan considered growth projections over :
 - Short-term 0 - 5 years
 - Near-term 5 – 10 years
 - Long-term 10 – 20 years
 - Build-out +20 years
- 2018 Update Master Servicing Plan based on 2017 Comprehensive Review.
- Comprehensive Review assessed serviceability based on the current Master Servicing Plan



Comprehensive Review: Master Servicing Plan

Growth Areas

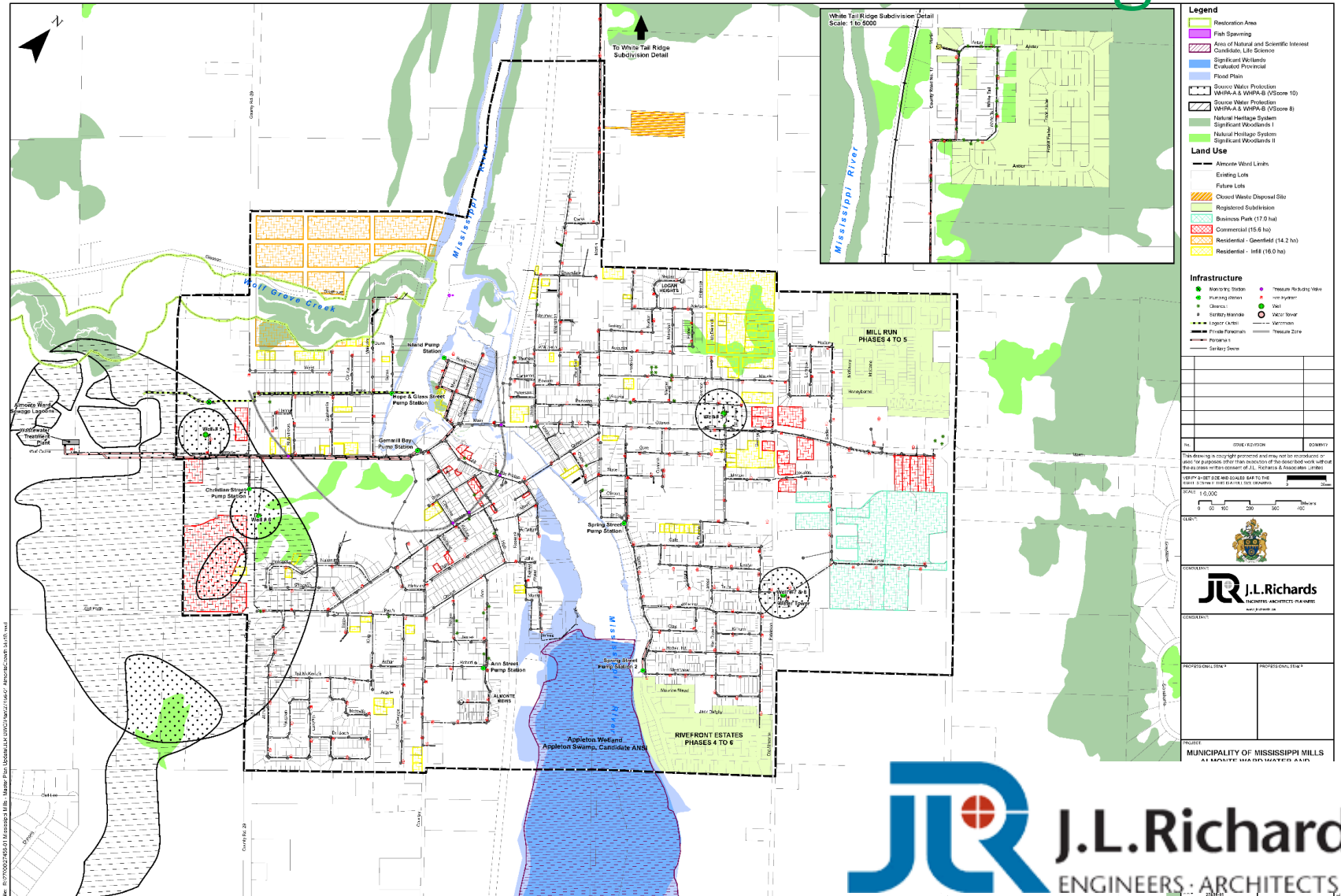
Near Term
0 - 5 years



Comprehensive Review: Master Servicing Plan

Growth Areas

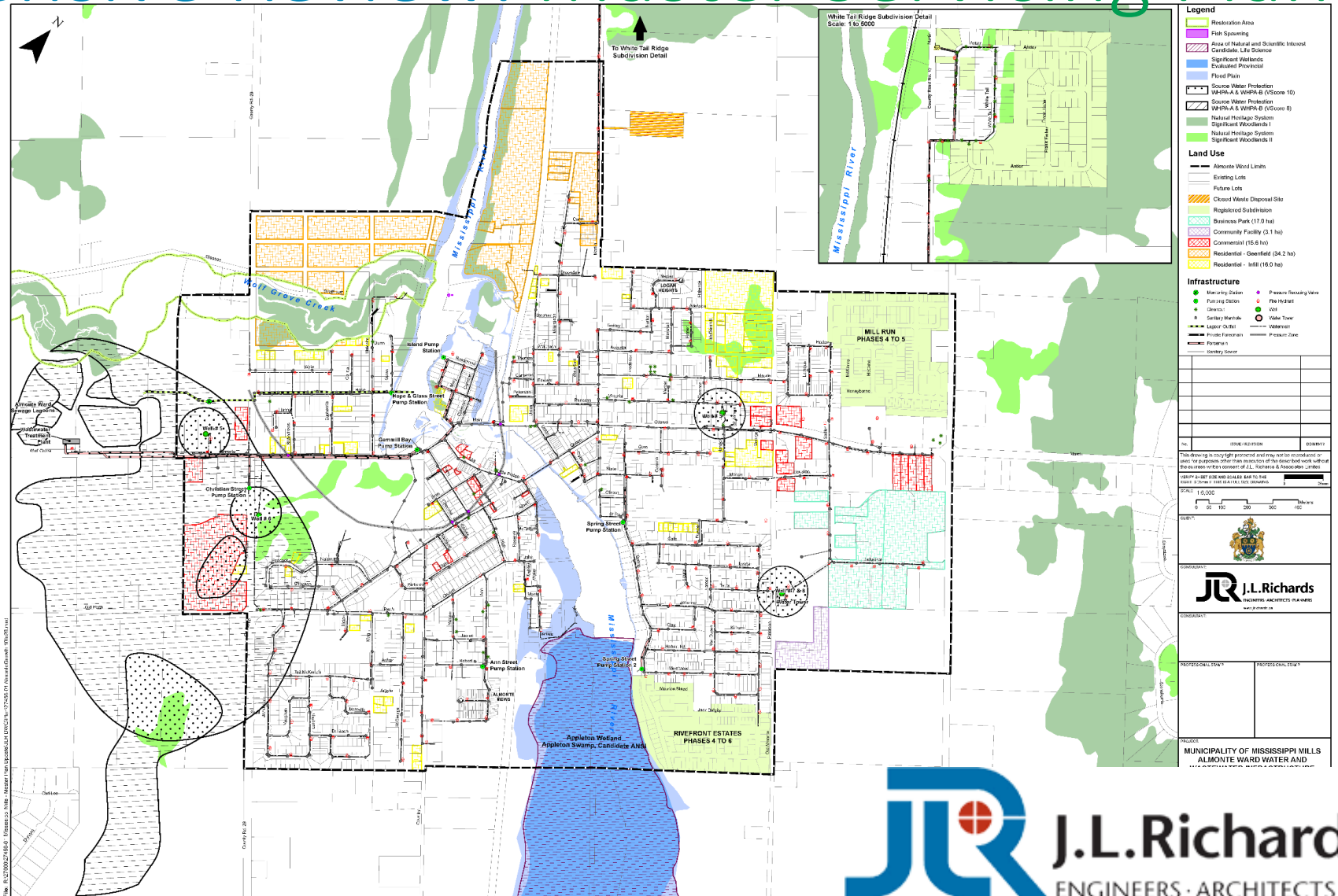
**Mid-Term
5 - 10 years**



Comprehensive Review: Master Servicing Plan

Growth Areas

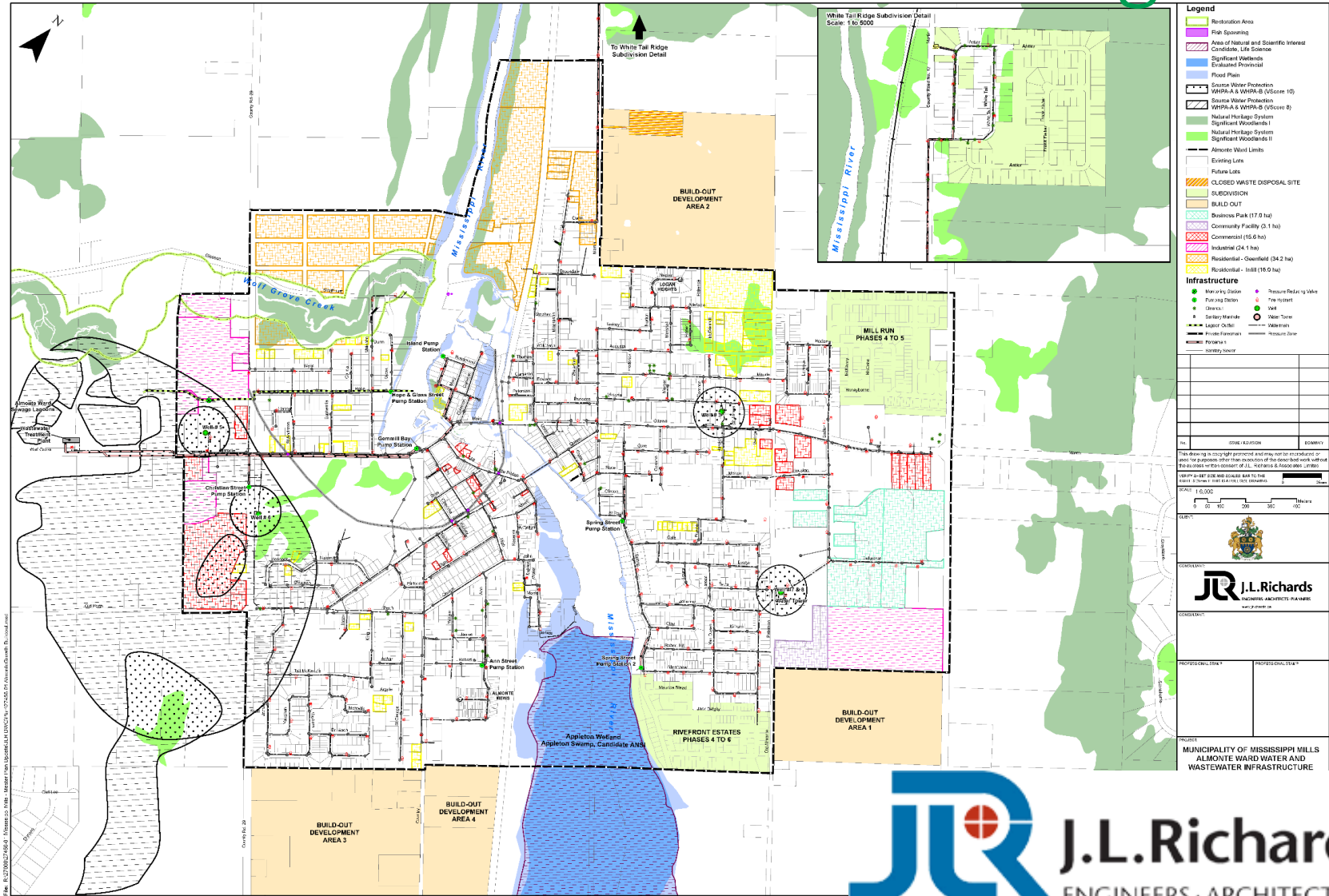
**Long-Term
10 - 20 years**



Comprehensive Review: Master Servicing Plan

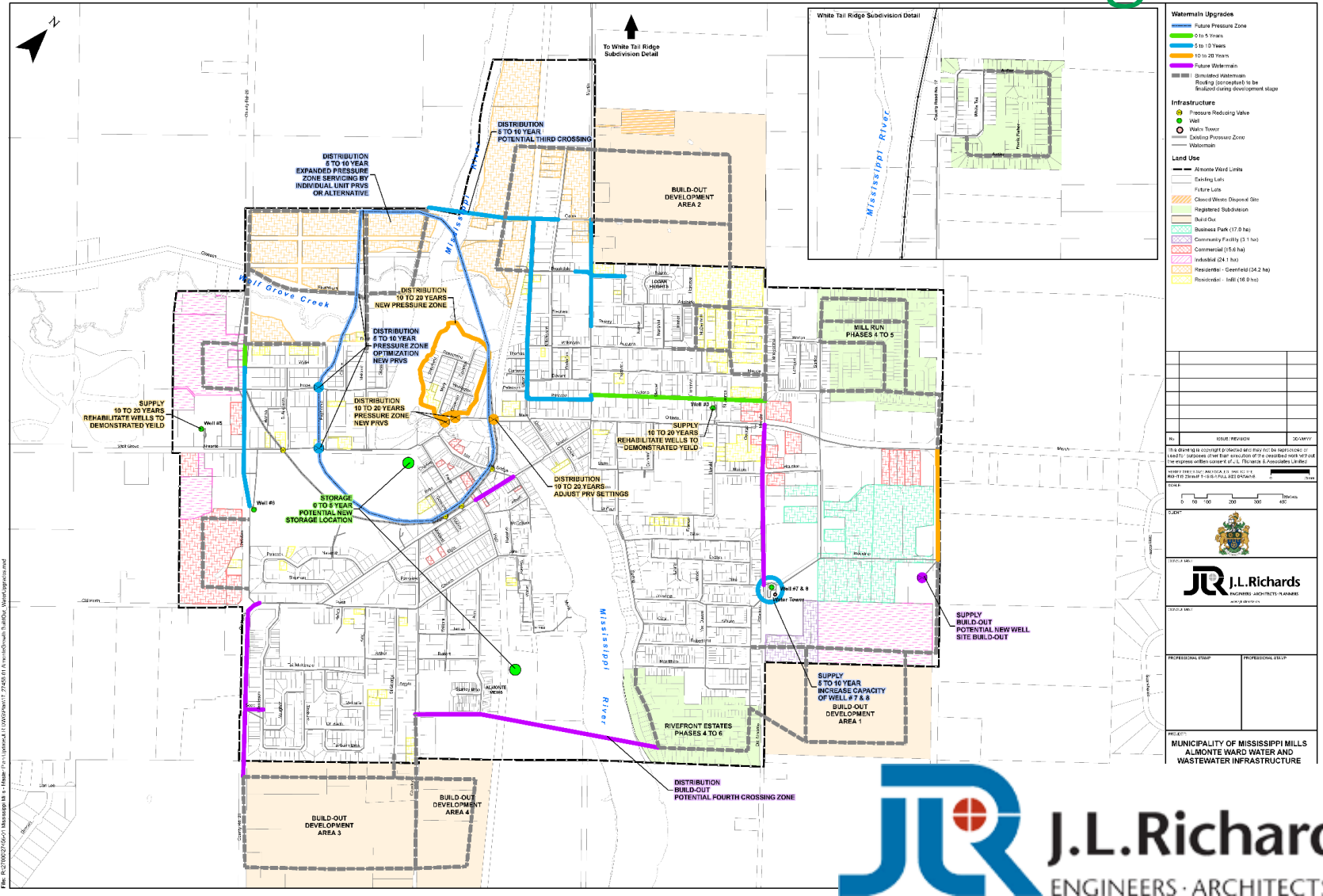
Growth Areas

Build-out
+ 20 years



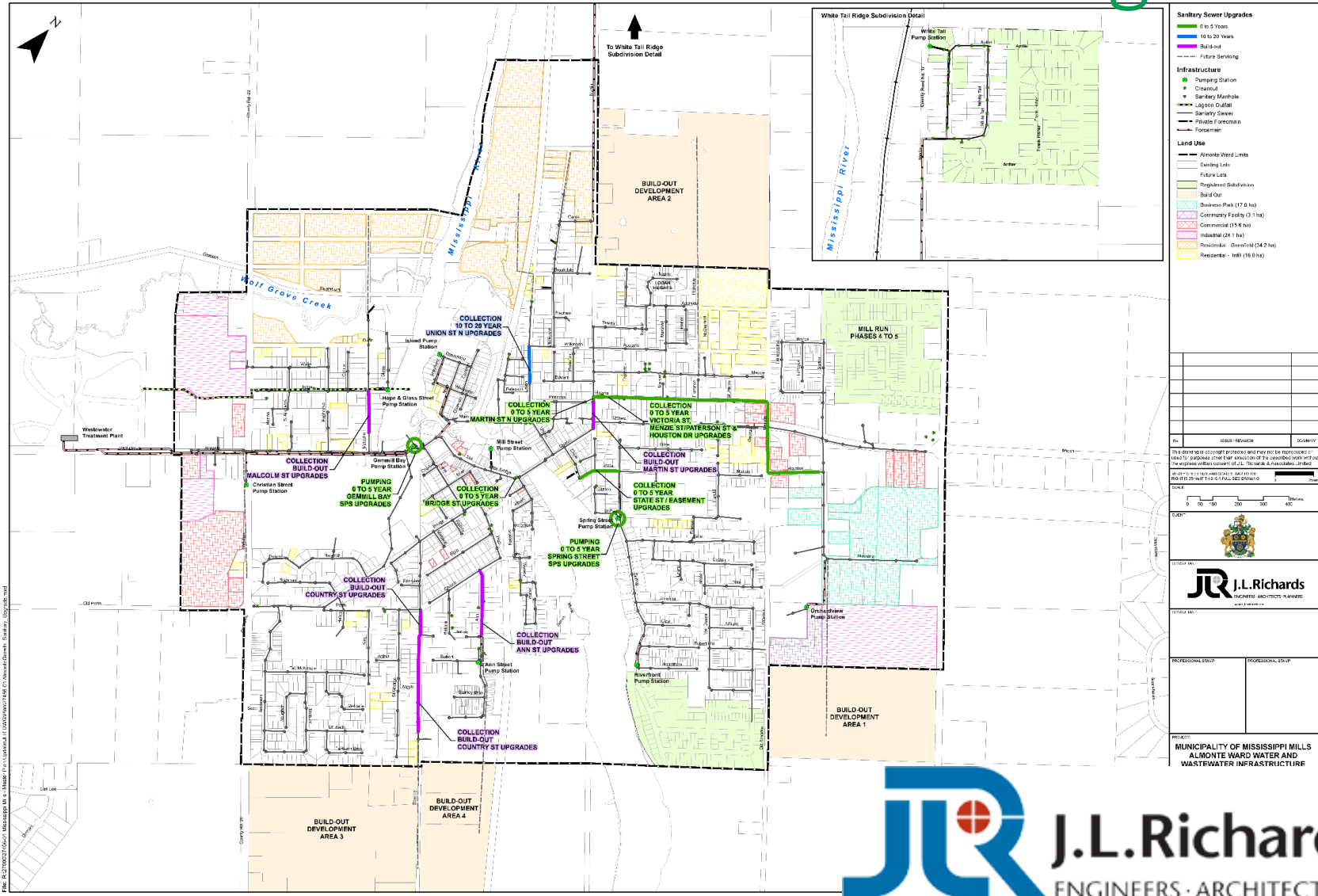
Comprehensive Review: Master Servicing Plan

Water Infrastructure Upgrades



Comprehensive Review: Master Servicing Plan

Wastewater Infrastructure Upgrades



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Comprehensive Review: Servicing Assessment

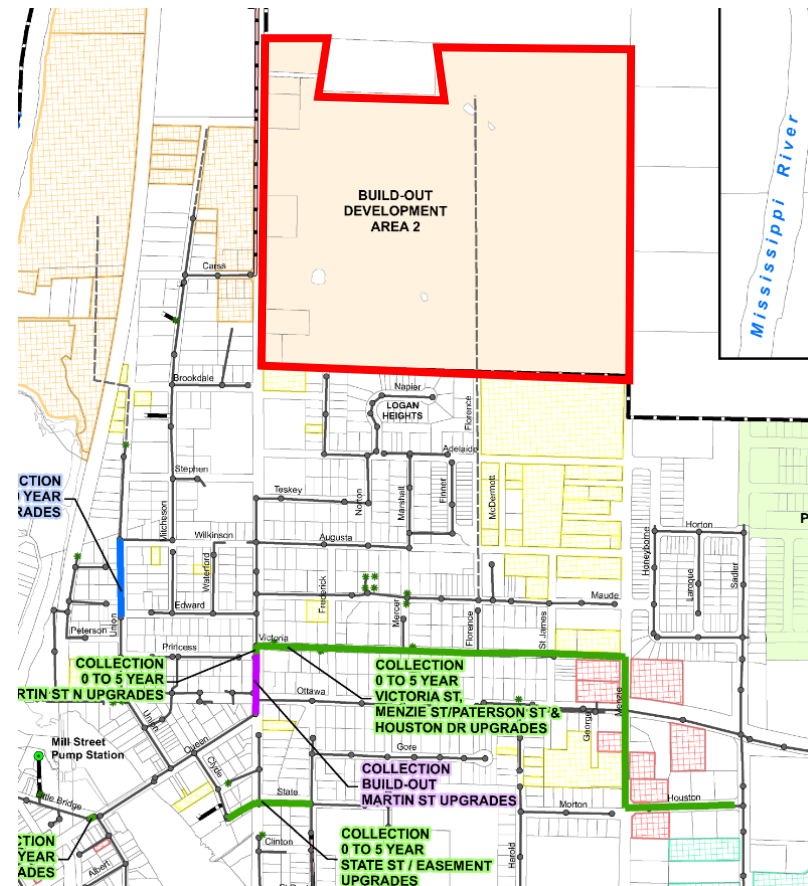
AREA 1 – “Sonnenburg Lands”

Water servicing: Various existing watermain upgrades over next 20 years. Extension through future development areas. Build-out watermain extension along Patterson St.

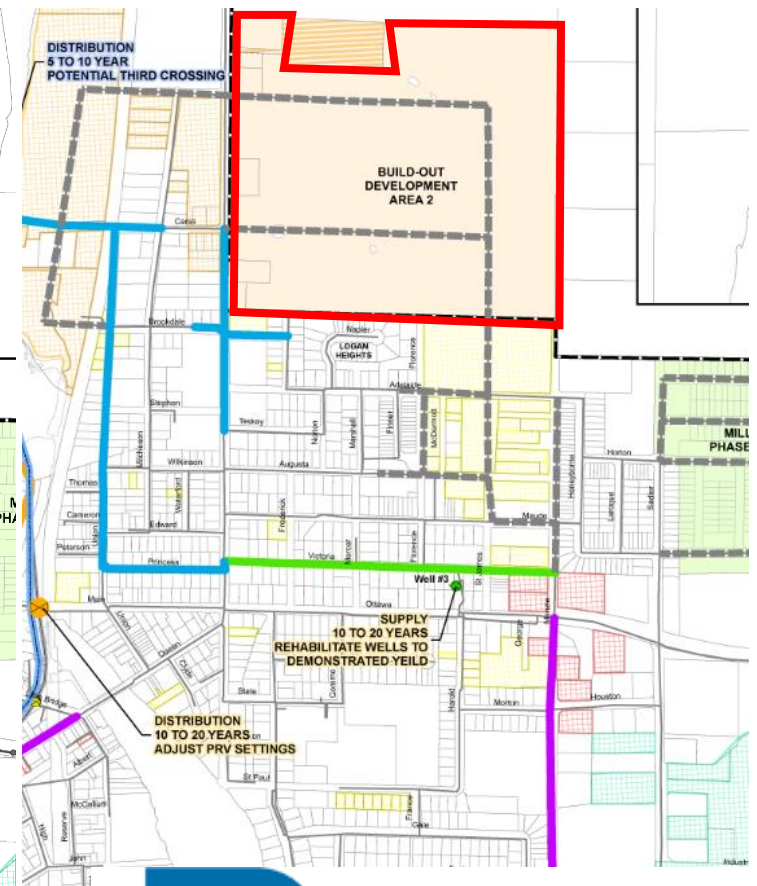
Wastewater servicing: Gravity outlet to Victoria St. trunk sewer.

Stormwater: Unknown but anticipated that local water quality and quantity can be managed on site and outlet near the existing Mill Run SWM facility.

Wastewater



Water



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Comprehensive Review: Servicing Assessment

AREA 2 – “Houchiami Lands”

Water servicing: Various watermain extensions required along Appleton Side Road, Patterson St. and through future commercial development south of industrial park.

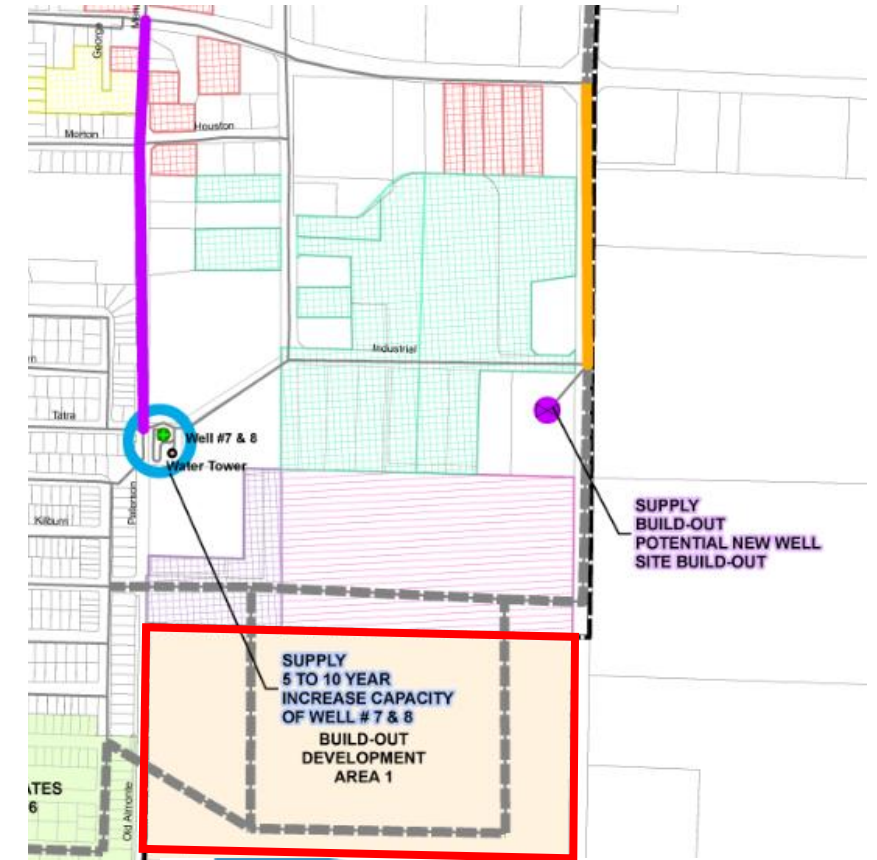
Wastewater servicing: pumping station and forcemain required to outlet to proposed Houston St. trunk sewer.

Stormwater: Unknown but anticipate that local water quality and quantity can be managed on site.

Wastewater



Water



Comprehensive Review: Servicing Assessment

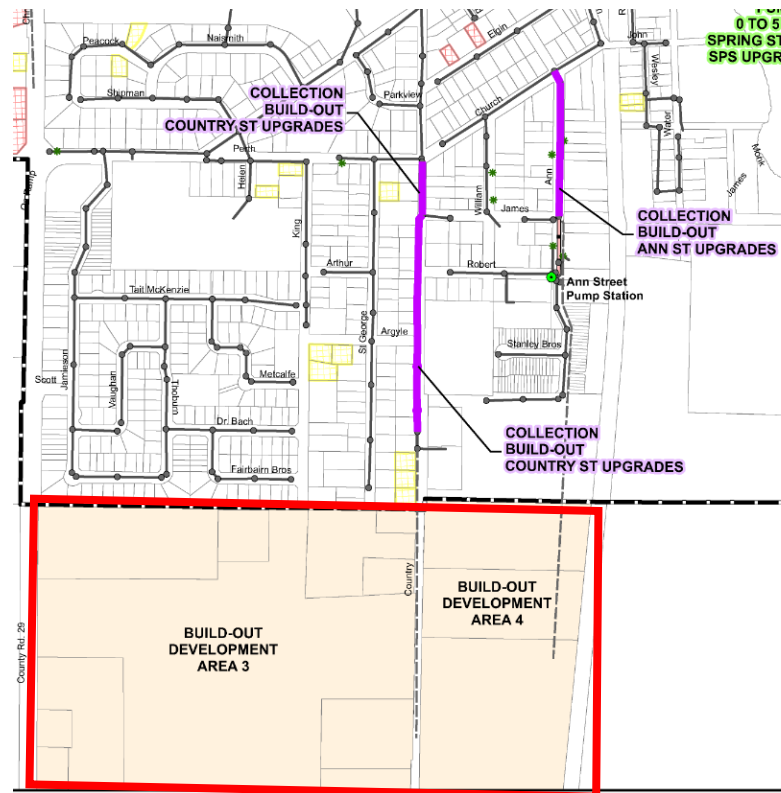
AREA 3 – “Country Lands”

Water Servicing: Under build-out requires a separate Mississippi River watermain crossing, along with trunk water servicing extension along County Road 29.

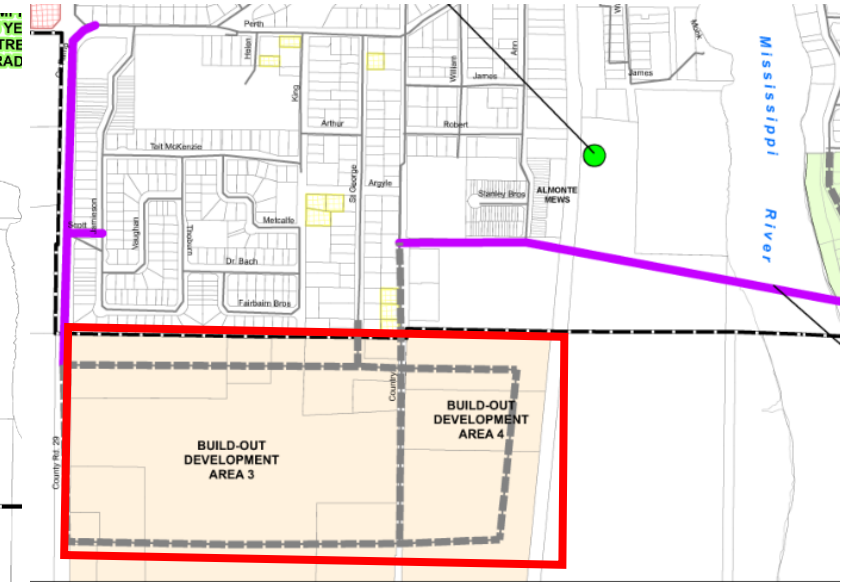
Wastewater Servicing: Pumping stations and forcemains to pump flow back to the existing gravity sewer system, with a portion directed to Country Dr, and another portion to Ann St, along with sewer upgrades.

Stormwater: Unknown but anticipated that local water quality and quantity can be managed on-site.

Wastewater



Water

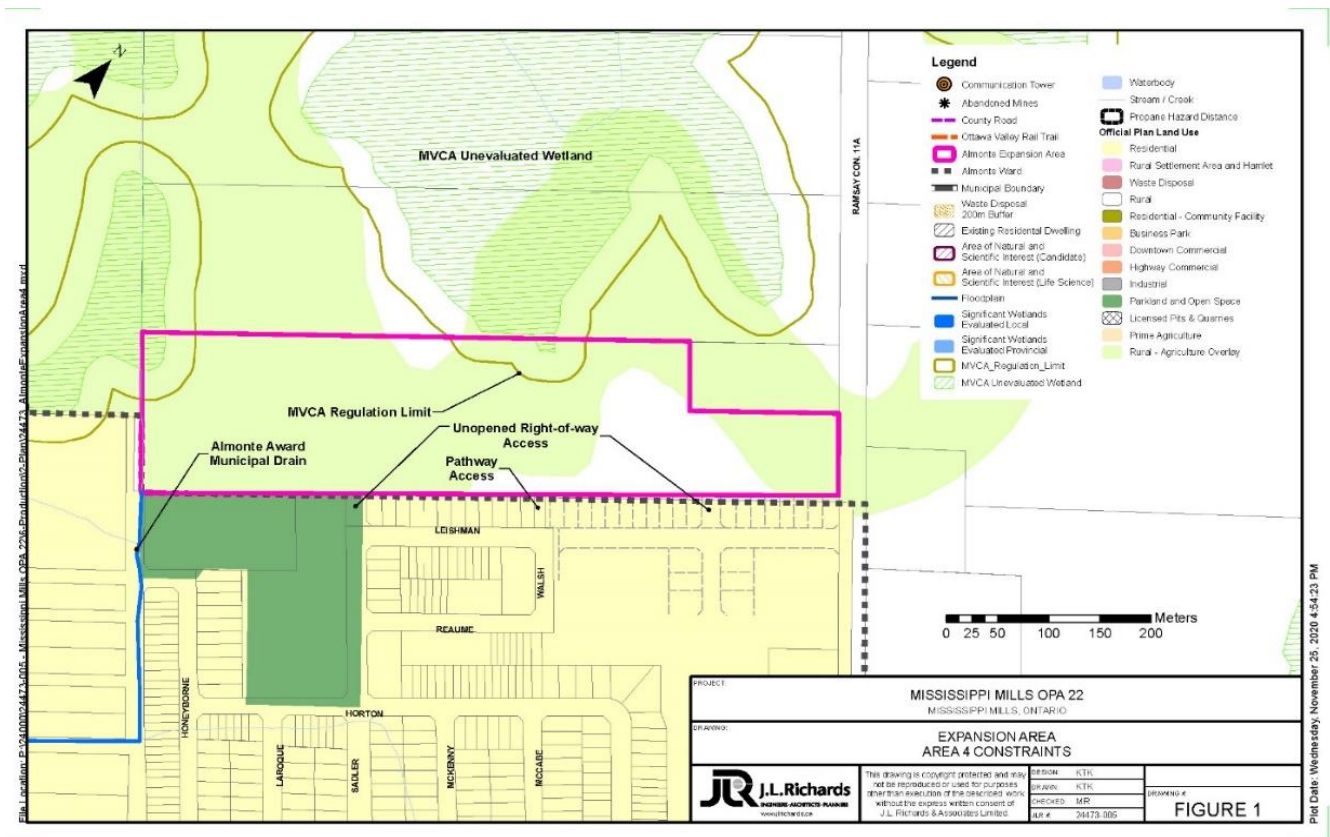


Comprehensive Review: Servicing Assessment

AREA 4 – “Extension of Mill Run Lands”

New area not included as future growth area in the current Master Plan.

Water, Wastewater and Stormwater servicing: Close proximity to existing systems, which may provide capacity, but does require additional investigation.



Comprehensive Review: Agricultural Review

- JLR prepared an “Agricultural Lands Review” dated February 2018.
- Using OMAFRA’s approach, agricultural lands having approximately 250 hectares of generally contiguous areas where prime agricultural area characteristics predominates (Class 1-3 and adjacent areas per CLI) were mapped using GIS mapping.
- Based on this study, it was recommended that the Agricultural Lands found within Area 2 be removed. A concurrent County SCOP has been submitted to remove these Agricultural Lands from Schedule A of the SCOP.



SITE EVALUATION CRITERIA

The Corporation of the Municipality of Mississippi Mills Urban Expansion Criteria Evaluation					
Theme 1: Site Location		Expansion Area Rating ¹			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>Parcel ownership is not fragmented and can be easily consolidated.</p> <p>Provincial Policy Statement (PPS) 1.2 (Coordination)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies)</p>	<p>1 point – the lands consist of many small parcels owned by various landholders.</p>				
	<p>2 points - the lands consist of some small parcels owned by some landholders.</p> <p>3 points – the lands consist of large parcels owned by a few landholders.</p> <p>4 points – the lands consist of one large parcel owned by one landholder.</p>	4	4	2	4
<p>Existing public utilities² will have the capacity to accommodate development on the lands and service future uses, including all residents and employees.</p> <p>Provincial Policy Statement (PPS) 1.0 (Building Strong Healthy Communities) 1.2 (Coordination) 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space) 1.6 (Infrastructure and Public Service Facilities) 1.7 (Long-Term Economic Prosperity) 3.1.5 (Natural Hazards) Section 1.6.3 & 1.6.5</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies)</p>	<p>1 point – existing public utilities will not have the capacity.</p> <p>2 points – existing public utilities will have some capacity.</p> <p>3 points – existing public utilities will have capacity.</p>				
		3	3	3	3

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

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

SITE EVALUATION CRITERIA

4.7 (Utility and Communication Facilities Corridors)					
	Sub-Total	7	7	5	7
Theme 2: Servicing		Expansion Area Rating			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>The lands can be easily connected to water services.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 1.1.1 e & g); 1.1.3.2 a) 2.; 1.1.3.8 b) 1.6.1 & 1.6.3 1.6.6.1 a-d</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>1 point – servicing is not feasible or significant overhaul.</p> <p>2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present.</p> <p>3 points - some major upgrades required; some residual capacity; some infrastructure and water crossings required; and topographic constraints present.</p> <p>4 points - no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present.</p> <p>5 points – servicing is feasible, easily connected.</p>	3	4	1	2
<p>The lands can be easily connected to wastewater services.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 1.1.1 e & g; 1.1.3.2 a) 2; 1.1.3.8 b)</p>	<p>1 point – servicing is not feasible, significant overhaul.</p> <p>2 points – major upgrades required (e.g. new pump facilities); limited residual capacity; infrastructure and water crossings required; and many topographic constraints present.</p> <p>3 points – some major upgrades required; some residual capacity; some infrastructure and water</p>	4	3	2	2

SITE EVALUATION CRITERIA

<p>1.6.1 & 1.6.3 1.6.6.1 a-d</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>crossings required; and topographic constraints present.</p> <p>4 points – no major upgrades required; adequate residual capacity; infrastructure and water crossings are limited; and few topographic constraints are present.</p> <p>5 points – servicing is feasible, easily connected.</p>				
<p>Stormwater can be easily managed on site and connected to nearby facilities.</p> <p>Provincial Policy Statement (PPS) 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.6 (Infrastructure and Public Service Facilities) 2.2.1 a -c & h 1.6.1 & 1.6.3 1.6.6.1 a-d</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.1 (Introduction) 4.2 (Infrastructure Planning) 4.4 (Water, Wastewater and Stormwater services)</p>	<p>1 point – stormwater management is not feasible, significant overhaul.</p> <p>2 points – many anticipated grade restrictions and topographic constraints; and many anticipated issues with the capacity and condition of the receiving outlets.</p> <p>3 points – some grade restrictions anticipated; some topographic constraints; and some anticipated issues with the capacity and condition of the receiving outlets.</p> <p>4 points – grade restrictions are minimal; few topographic constraints; few anticipated issues with the capacity and condition of the receiving outlets.</p> <p>5 points – stormwater management is feasible, easily connected.</p>	4	4	3	3
	Sub-Total	11	11	6	7

SITE EVALUATION CRITERIA

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

SITE EVALUATION CRITERIA

<p>The lands are well-connected to sidewalks, trails and paved shoulders for pedestrian connections.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 e), 1.1.3.2a), 1.8.1, 2, 4 & 5 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space) 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – pedestrian infrastructure on abutting lands and streets is inadequate, paved shoulder and sidewalks limited.</p> <p>2 point – only paved shoulder on abutting roads.</p> <p>3 points – pedestrian infrastructure on abutting lands and streets is adequate, paved shoulder and sidewalks abundant.</p>	3	2	3	2
<p>The lands are well-connected to cycling routes.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 e), 1.1.3.2a), 1.8.1, 2, 4 & 5 1.6 (Infrastructure and Public Service Facilities)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 4.0 (Infrastructure Policies) 4.3 (Transportation)</p>	<p>1 point – connections to cycling routes on abutting lands and streets is limited.</p> <p>2 points – connections to primary urban routes and secondary routes on abutting lands and streets are available.</p> <p>3 points – connections to multiple types of cycling routes, including spine routes, are available.</p>	2	2	2	2
Sub-Total		11	9	11	10

SITE EVALUATION CRITERIA

Theme 5: Land Use Constraints		Expansion Area Rating			
Criterion & Applicable Policies	Points	Area 1	Area 2	Area 3	Area 4
<p>The lands have few land use constraints³ and future development will conform to applicable policies.</p> <p>Provincial Policy Statement (PPS) 2020 1.0 Building Strong Healthy Communities 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) 1.1.1 1.2 (Coordination) 2.0 (Wise Use and Management of Resources) 2.4 (Minerals and Petroleum) 2.5 (Mineral Aggregate Resources) 2.6 (Cultural Heritage and Archaeology) 3.0 (Protecting Public Health and Safety) 3.2 (Human-Made Hazards)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 6.0 (Resources) 7.0 (Public Health and Safety)</p>	<p>1 point – the land is almost all constrained (over 75%).</p>	3	2	3	2
	<p>2 points – the land is mostly constrained (51-75%).</p> <p>3 points – a significant portion of the land is constrained (26-50%).</p> <p>4 points – some of the land is constrained (10-25%).</p> <p>5 points – a small portion of the land is constrained (less than 10%).</p>				
<p>Development on the land will not result in the loss of prime agricultural land.</p> <p>Provincial Policy Statement (PPS) 2020 2.0 (Wise Use and Management of Resources) 2.3 (Agriculture)</p>	<p>1 point – development will result in the loss of prime agricultural land.</p> <p>3 points – development will only result in the loss of locally significant agricultural land.</p>	3	1	5	3

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

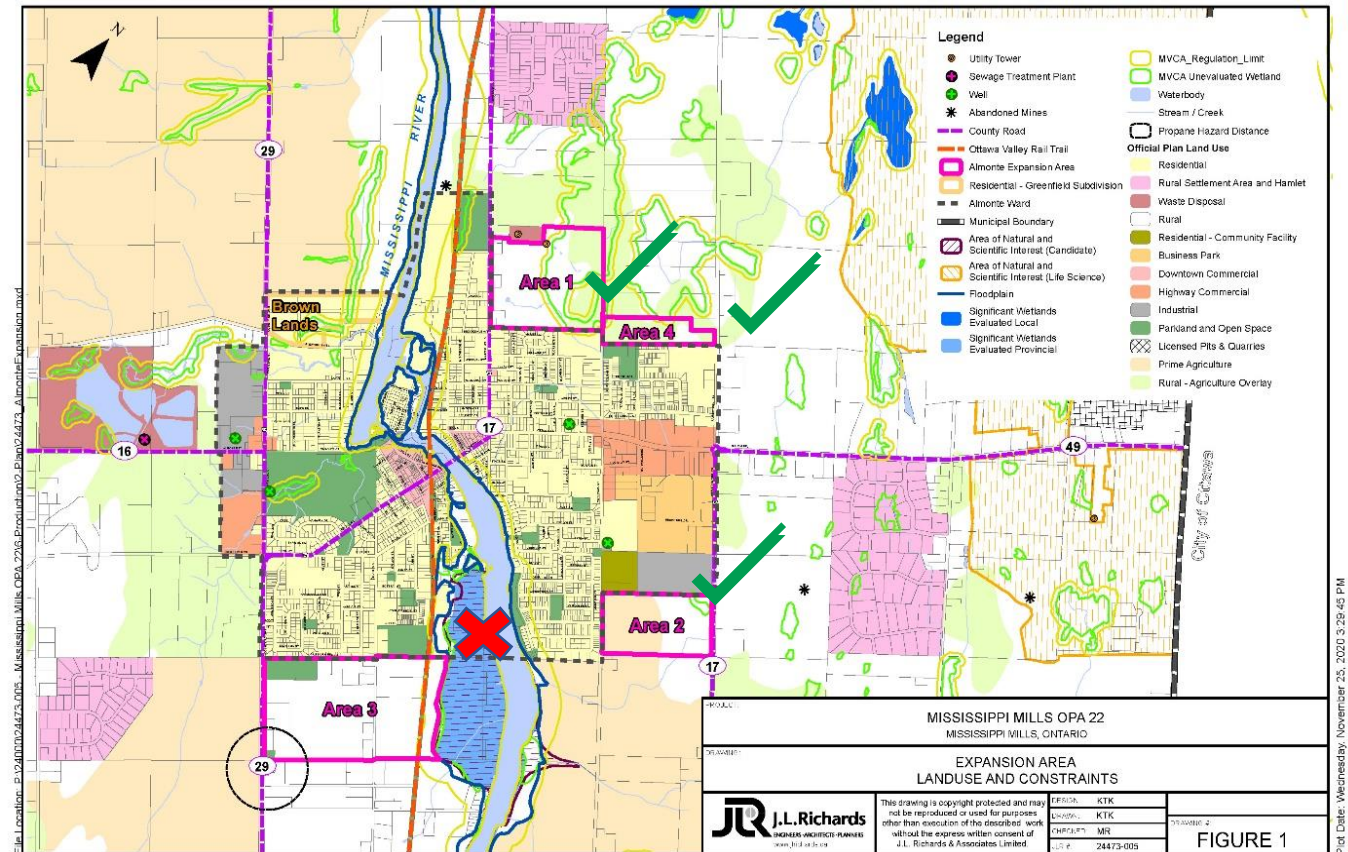
SITE EVALUATION CRITERIA

	5 points – development will not result in the loss of any agricultural land, locally or provincially significant.				
	Sub-Total	6	3	8	5
Theme 6: Natural Heritage Constraints		Expansion Area Rating			
Criterion	Points	Area 1	Area 2	Area 3	Area 4
<p>The lands have limited natural heritage constraints⁴ and future development will conform to applicable policies.</p> <p>Provincial Policy Statement (PPS) 2.0 (Wise Use and Management of Resources) 2.1 (Natural Heritage) 2.2 (Water)</p> <p>Lanark County Sustainable Communities Official Plan (SCOP) 2.0 (Settlement Policies) 5.0 (Natural Heritage)</p>	1 point – the land is almost all constrained (over 75%).				
	2 points – the land is mostly constrained (51-75%).				
	3 points – a significant portion of the land is constrained (26-50%).	3	5	4	5
	4 points – some of the land is constrained (10-25%).				
	5 points – a small portion of the land is constrained (less than 10%).				
	Sub-Total	3	5	4	5
	Total	38	35	34	34

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

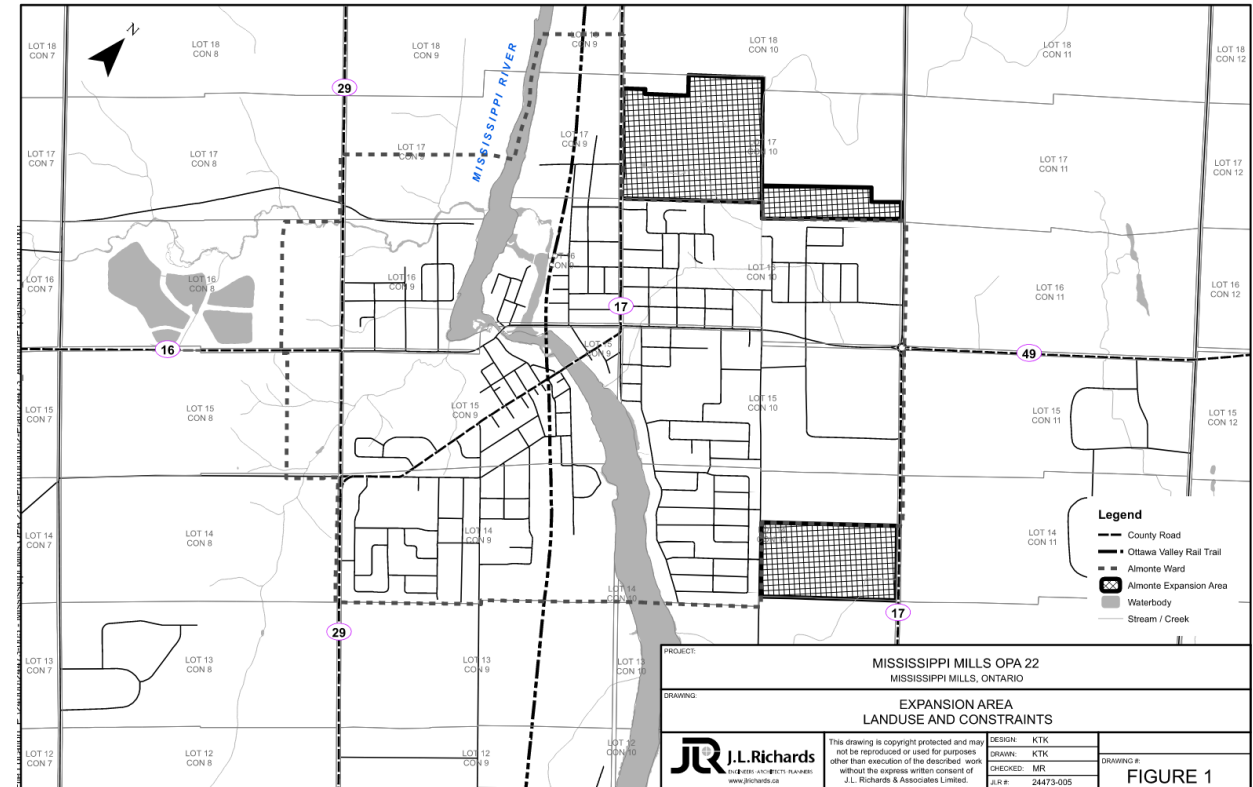
CONCLUSION:

- Based on growth projections, Almonte does not have the ability to accommodate urban residential growth to 2038 through residential intensification and redevelopment, and lands designated and available for residential development.
- Based on the 70/30 Growth Scenario and the 70/30 LDR/MDR split, there is a need to expand Almonte's Settlement Area boundary by approximately 60 hectares.
- Based on our evaluation, **Areas 1, 2 and 4 are recommended.**

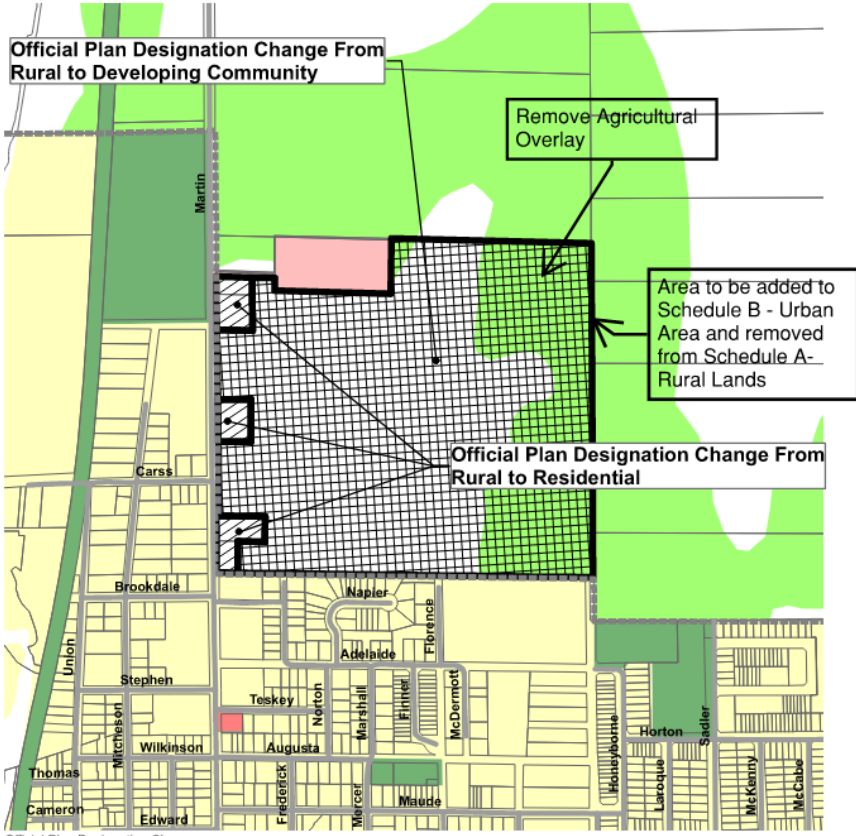


OPA 22 Text & Schedule Modifications:

- Schedule A to the COP would be revised to remove the Agricultural designation, the Rural Designation and Rural Agricultural Overlay from these properties.
- Schedule B to the COP would be revised to include these lands within the Urban Settlement Area and designated these areas as “Developing Communities”.
- “Developing Communities” would be subject to an OPA, rezoning, and plan of subdivision in accordance with the established unit mix and densities per the COP therefore requiring public consultation and Council approval before development can proceed.

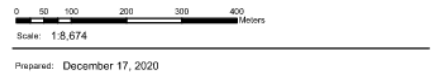


Official Plan Designation Change From Rural to Developing Community

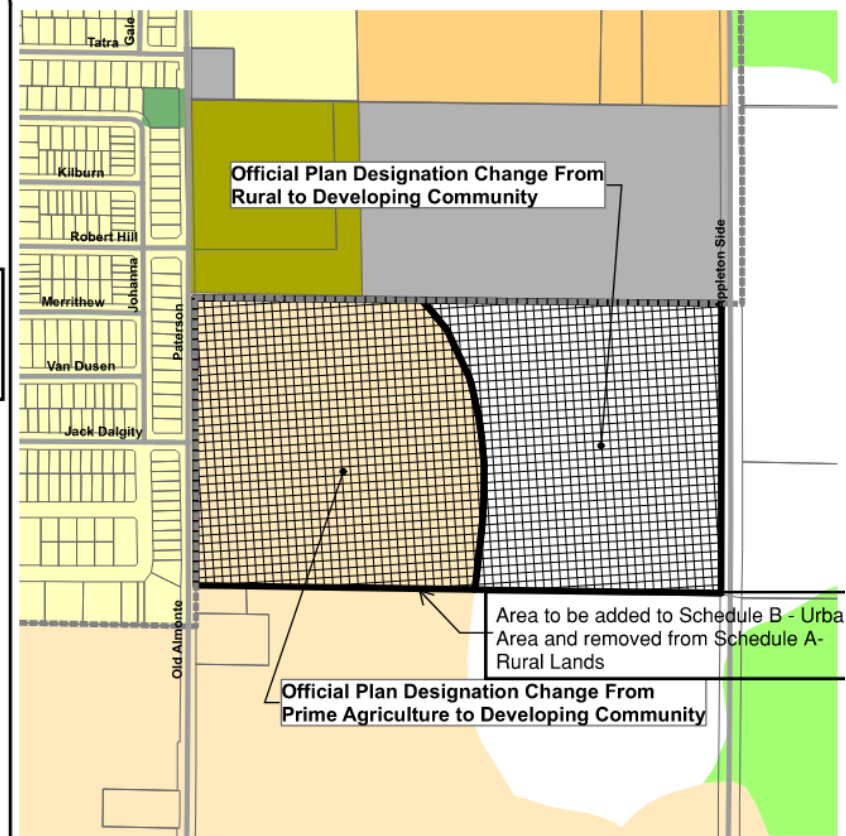


- Official Plan Designation Change
- Developing Community
 - Residential
- Official Plan Designations:
- Residential
 - Rural
 - Residential - Community Facility
 - Business Park
 - Downtown Commercial
 - Highway Commercial
 - Industrial
 - Parkland and Open Space
 - Waste Disposal
 - Rural - Agriculture Overlay
 - Prime Agriculture

Schedule "A"
Amendment No. 22
to the
Official Plan
of the
Municipality of Mississippi Mills

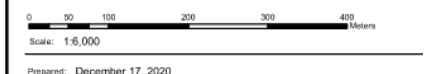


Official Plan Designation Change From Rural to Developing Community

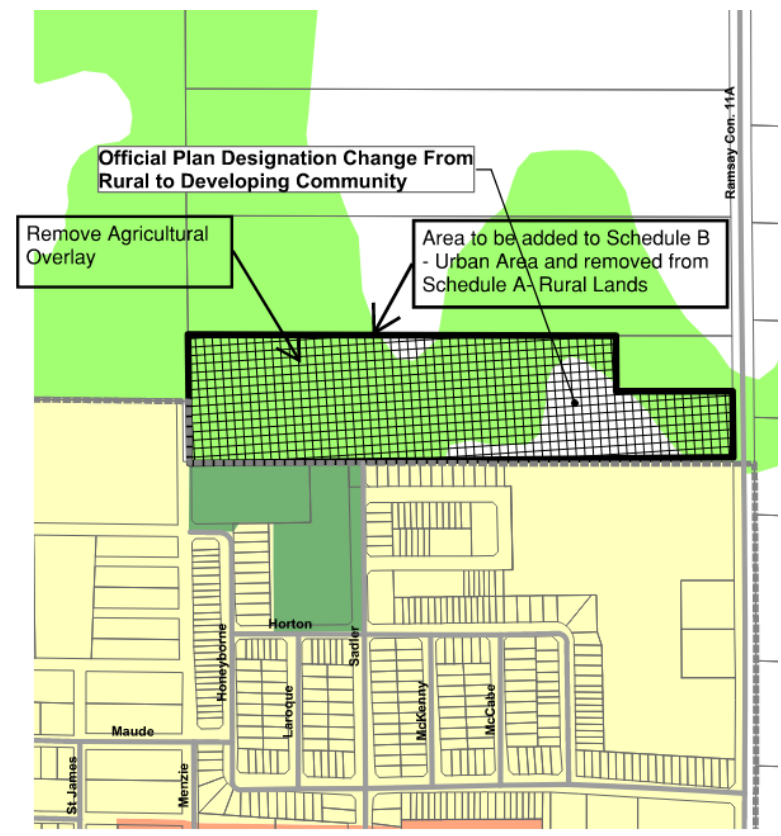


- Official Plan Designation Change
- Developing Community
- Official Plan Designations:
- Residential
 - Rural
 - Residential - Community Facility
 - Business Park
 - Highway Commercial
 - Industrial
 - Parkland and Open Space
 - Rural - Agriculture Overlay
 - Prime Agriculture

Schedule "A"
Amendment No. 22
to the
Official Plan
of the
Municipality of Mississippi Mill

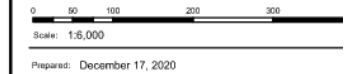


Official Plan Designation Change From Rural to Developing Community



- Official Plan Designation Change
- Developing Community
- Official Plan Designations:
- Residential
 - Rural
 - Residential - Community Facility
 - Business Park
 - Highway Commercial
 - Industrial
 - Parkland and Open Space
 - Rural - Agriculture Overlay
 - Prime Agriculture

Schedule "A"
Amendment No. 22
to the
Official Plan
of the
Municipality of Mississipp



THANK YOU – STAY SAFE

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Mississippi
Mills

