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Brown Lands Draft Plan of Subdivision & Zoning By-law Amendment

Planning Rationale

Prepared for: Strathburn Almonte Regional Inc.

PLANNING RATIONALE

**In support of Draft Plan of Subdivision
and Zoning By-law Amendment Applications**

Brown Lands

Municipality of Mississippi Mills, ON

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**Reference: Brown Lands
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
Municipality of Mississippi Mills
Our File No.: 118178**

Novatech has prepared this Planning Rationale on behalf of Strathburn Almonte Regional Inc. in support of an application for a Draft Plan of Subdivision and related Zoning By-law Amendment for a land parcel located in the northwest quadrant of the Almonte urban area, known as the Brown Lands. The Brown Lands (Subject Site) encompass approximately 17 hectares of land north of Strathburn Street and east of County Road 29.

Strathburn Almonte Regional Inc. is proposing to develop a residential subdivision that would accommodate a total of 225 dwelling units, a municipal park and open space. The draft plan and zoning amendment are based on a concept plan that demonstrates the build out of 133 single-detached dwellings with varying lot widths, ranging from 33 feet to 50 feet, as well as 4 semi-detached bungalow dwelling units, 52 two-storey townhouses and 36 bungalow townhouses.

The Planning Rationale outlines the proposed development, summarizes the required technical studies to support the proposed development and demonstrates that the proposal conforms to the 2020 Provincial Policy Statement and relevant municipal policy documents, including the County of Lanark and Municipality of Mississippi Mills Community Official Plan, as amended. This report also outlines the details for a proposed amendment to the Municipality of Mississippi Mills Zoning By-law No. 11-83 to accommodate the proposed subdivision development.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to what has been provided in the enclosed Planning Rationale.

Yours truly,

NOVATECH



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Planner

cc: Evan Garfinkel, Regional Group

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1.0 INTRODUCTION

1.1 Purpose

Novatech has been retained to prepare this Planning Rationale in support of applications for a proposed Draft Plan of Subdivision and Zoning By-law Amendment for lands located within Almonte's urban boundary, within the Municipality of Mississippi Mills. The project is being advanced by Strathburn Almonte Regional Inc. (c/o Regional Group).

1.2 Site Location, Description and Community Context

For the purpose of this report, Strathburn Street is considered to be oriented east-west, while County Road 29 is considered north-south. The Subject Site is a parcel approximately 17 ha in size and is situated at the northwestern quadrant of Almonte, within the urban boundary, and fronts the north side of Strathburn Street and east side of County Road 29 (see Figure 1). The Subject Site is legally described as the following:

PART OF LOTS 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168, AND 176-177 AND ALL OF LOTS 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 AND 169-175 AND PART OF MALLOCH STREET, JAMES STREET, MARY STREET, WILLIAM STREET, MALCOLM STREET, AND JOHN STREET (CLOSED BY BY-LAW C204530) BURNSIDE SECTION PLAN 6262, FORMERLY TOWN OF ALMONTE, MUNICIPALITY OF MISSISSIPPI MILLS, COUNTY OF LANARK.

The Subject Site is an irregularly shaped parcel that is bound by County Road 29 to the west, Strathburn Street to the southwest, residential properties to the southeast, undeveloped lands owned by the Municipality of Mississippi Mills to the east, and agricultural use (cultivation) lands to the north which are owned by the proponent, Strathburn Almonte Regional Inc.

Currently, the western portion of the Subject Site is occupied by fields used for cultivation, while there are three (3) unused grain silos and a small structure at the east end of the site associated with a previous agricultural use, all of which are to be removed (see Figure 1). The site is also currently used for livestock grazing, which will be discontinued prior to development of the lands. Additionally, a portion of the Almonte Riverside Trail currently traverses the site from Strathburn Street to the Municipality-owned lands to the east where it then extends northward alongside the Mississippi River. Notably, a local wetland area is also present on the Subject Site, which generally extends across the central and northeastern portions of the site. The remainder of the lands are undeveloped and generally consist of open field areas with sparsely populated trees and vegetation. The topography of the land is characterized by varying degrees of light-to-moderate sloping wherein the overall gradient of the property generally slopes downwards in a southeasterly direction. As shown on the Draft Plan, the most significant change in elevation occurs at a slope formation on the central portion of the site where the elevation drops from approximately 118 m above sea level to 112 m above sea level, and generally divides the property into a northwest highland area and a southeast lowland area (see Appendix B).

The northern property line lies on the urban boundary of Almonte where it abuts rural lands, as well as undeveloped rural lands that border the west side of the Mississippi River. The western property line along County Road 29 also sits at the edge of Almonte's urban boundary where additional rural lands are present across the road. Southwest of the Subject Site, west of County

Road 29, are sparsely developed lands consisting of a mix of rural, highway commercial and light industrial uses, as well as vacant lands capable of accommodating urban development in the future. To the east are undeveloped lands which separate the Subject Site from the Mississippi River, while residential use properties consisting of single-detached dwellings are present to the southeast on both sides of Strathburn Street. Notably, the property located on the opposite side of Strathburn Street from the Subject Site, known locally as 297 Strathburn Street, is a large residential use lot, traversed by Wolf Grove Creek, which has the potential to accommodate additional residential development in the future.

There are currently no sidewalks along County Road 29 nor Strathburn Street. The Subject Site is readily serviceable for residential development and is located adjacent to an existing residential neighbourhood to the south, as well as nearby amenities like Gemmill Park, a large outdoor community space with recreational facilities, the Almonte and District Community Centre, and commercial uses located along Almonte Street, all of which are located within 1 km of the Subject Site to the south.



Figure 1: Location Map (Source: Google Maps).

The Subject Site is designated as *Settlement Area* on Schedule A of the County of Lanark’s Sustainable Communities Official Plan (SCOP), designated *Residential* in the Municipality of Mississippi Mills Community Official Plan (OP) (see Figure 2), and zoned as Development (D) in the Municipality of Mississippi Mills Zoning By-law 11-83 (see Figure 3).

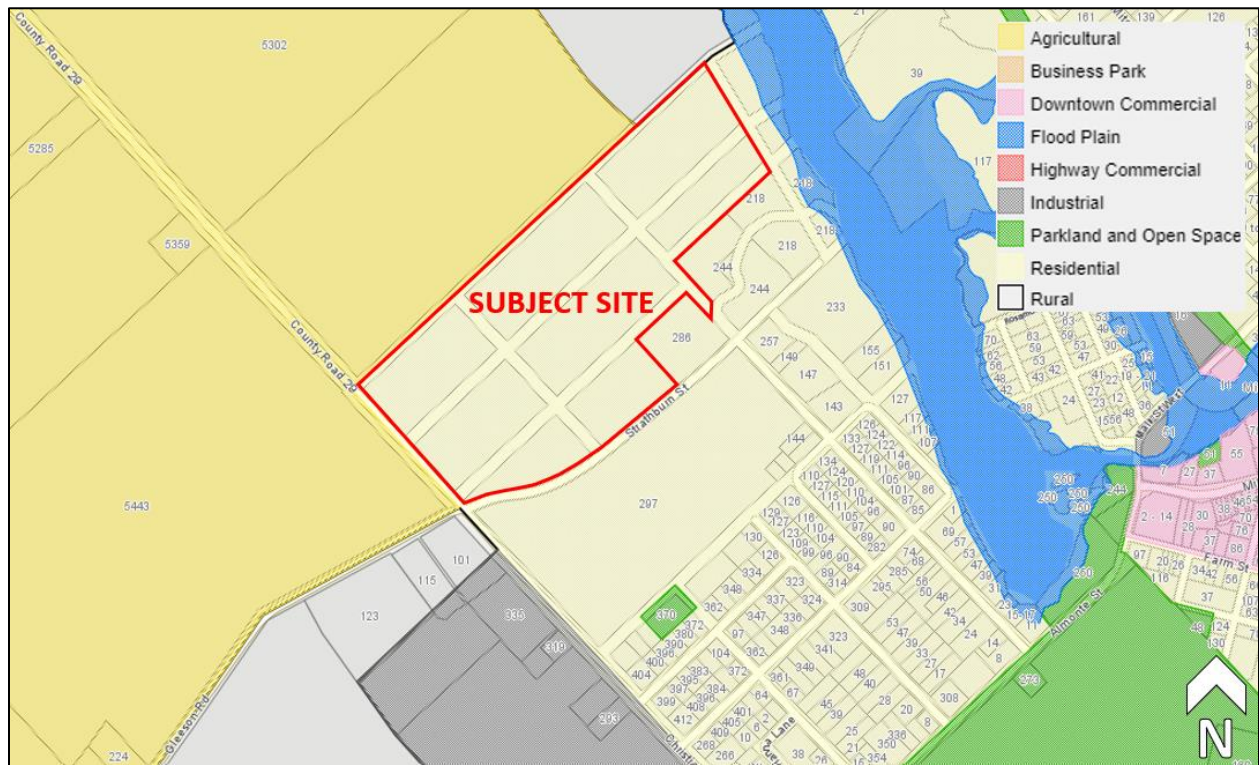


Figure 2: Excerpt of OP – Land Use layer from Municipality’s Interactive Mapping Tool

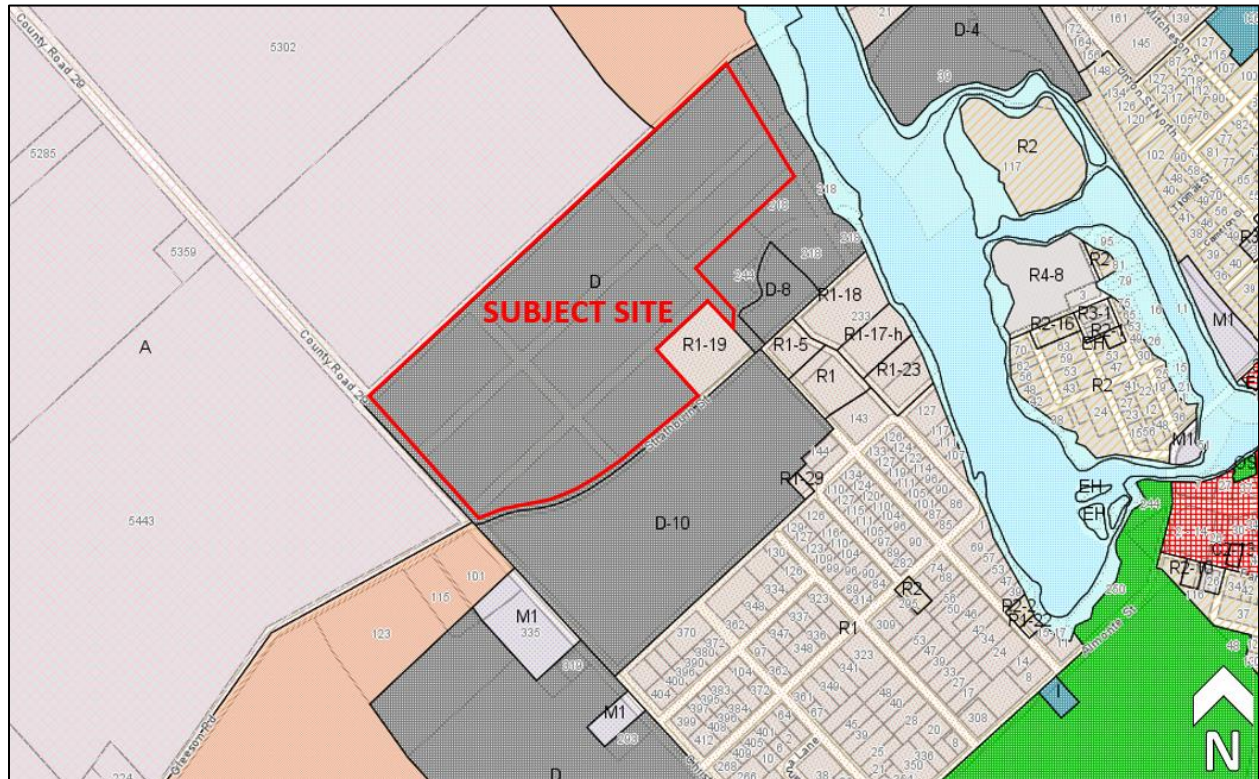


Figure 3: Excerpt of Zoning layer from Municipality’s Interactive Mapping Tool.

1.3 Pre-Application Consultation

A pre-application consultation meeting with the County of Lanark, Municipality of Mississippi Mills, and Mississippi Valley Conversation Authority (MVCA) was held on September 19, 2022, to present a preliminary concept for a low-to-medium density residential development proposal comprising of single-detached and townhouse dwellings. The purpose of the pre-consultation meeting was to obtain preliminary comments from key stakeholder agencies and to confirm application submission requirements. As a result of the meetings, the following reports and studies were confirmed as being required to comprise a complete submission for the applications:

- Planning Rationale
- Environmental Impact Statement
- Serviceability and Conceptual Stormwater Management Report
- Archaeological Assessment
- Draft Plan of Subdivision
- Noise Impact Feasibility Report
- Transportation Impact Study
- Geotechnical Investigation
- Environmental Site Assessment

It is noted that on the basis of preliminary review comments relating to Official Plan (OP) policy considerations, particularly policies updated by Official Plan Amendment (OPA) No. 22, the development concept was revised to account for additional density and a greater percentage of medium density housing types through the introduction of more townhouse dwellings. The revised concept for which the current applications are being advanced is considered to further the goals and objectives of the Municipality as it relates to residential density targets for development in greenfield areas, as outlined in the sections below.

2.0 APPLICATION PROPOSAL

2.1 Proposed Draft Plan of Subdivision

It is proposed that the Brown Lands development would consist of a mix of single-detached and townhouse dwelling types developed on the basis of full municipal services. The dwelling typologies have been determined by developer interests in fulfilling market and client interests, a desire to offer a range of units to provide more affordable dwelling types in the community, as well as the intent to meet Municipal density targets and ratios as set out by OP policies. On the basis of the enclosed Concept Plan in Figure 4 (also see Appendix A), the development will comprise of a total of 225 residential units consisting of 133 single-detached dwellings with varying lot widths, ranging from 33 feet to 50 feet, as well as 4 semi-detached bungalow dwelling units, 52 two-storey townhouse units and 36 bungalow townhouse units, resulting in a net density of approximately 23.5 units per hectare (excluding rights-of-way, the park, open space blocks and servicing blocks). Further details are provided in the sections below.

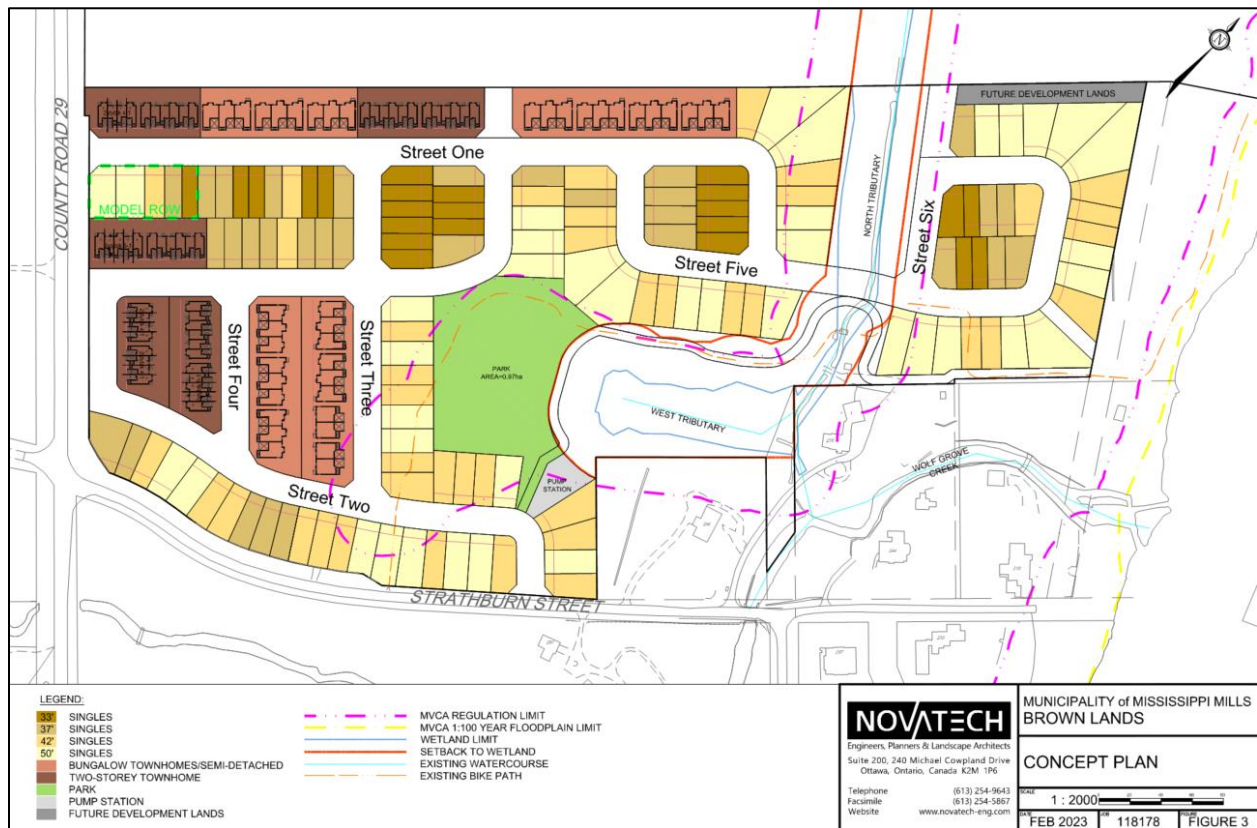


Figure 4: Excerpt of the Concept Plan.

The proposed draft plan (Appendix B) to accommodate the Brown Lands development includes nine (9) residential blocks, four (4) open space blocks, one (1) park, one (1) pump station block, one (1) servicing block, one (1) block reserved for future development, two (2) future road allowance blocks, and six (6) public streets. Street access to the subdivision is proposed via two new unsignalized intersections, one from County Road 29 and another from Strathburn Street, which connect to Street One and Street Two of the subdivision, respectively (see Figure 4). The subdivision’s six internal streets are proposed to be within 18 m rights-of-way (ROW), as shown on the Draft Plan (see Appendix B).

Block 145 and 148 on the Draft Plan are intended to be open space blocks that encompass the wetland area on the Subject Site, as identified by the Environmental Impact Statement (EIS). As shown on the Concept Plan in Figure 4, these blocks include buffer lands which provide a 15-30 m setback around the wetlands in accordance with EIS recommendations. This buffer will help maintain natural heritage qualities associated with the wetlands. It should be noted that a portion of the wetlands, as delineated by MVCA mapping, has been determined by the EIS to be non-wetland habitat, and is proposed to be occupied by a park, dwellings and streets. Buffer enhancement and impact mitigation is further addressed in the EIS and will be addressed through conditions of draft approval and the implementation of EIS recommendations. A summary of the EIS findings and recommendations is provided in Section 4.2 of this report.

Pedestrian and cycling facilities are proposed to be provided throughout the subdivision in the form of concrete sidewalks along select street segments, as well as through a multi-use pathway and a mountain bike trail which partly consists of existing segments of the Almonte Riverside Trail.

As shown in Figure 5, a concrete sidewalk is proposed to extend from County Road 29 along the south side of Street One and Street Five to the southeast corner of the subdivision. A sidewalk is also proposed from Strathburn Street that extends along the east side of Street Two and Street Three until it connects to the aforementioned sidewalk on Street One. In consideration of future potential development, the two (2) future road allowance blocks are proposed to accommodate future sidewalks on their east sides, should the lands to the north develop. A multi-use pathway is proposed at the southeast corner of the subdivision to provide a through-block connection over a servicing block from the sidewalk on Street Five to the Almonte Riverside Trail east of the Subject Site. The existing mountain bike trail is proposed to be realigned, extending from Street Two, close to the Strathburn Street intersection, through the park and adjacent open space blocks where it continues eastward beyond the Subject Site as the Almonte Riverside Trail. The trail is proposed to consist of existing, decommissioned and realigned segments, as per the below excerpt of the Network and Pathways Plan (Figure 5).

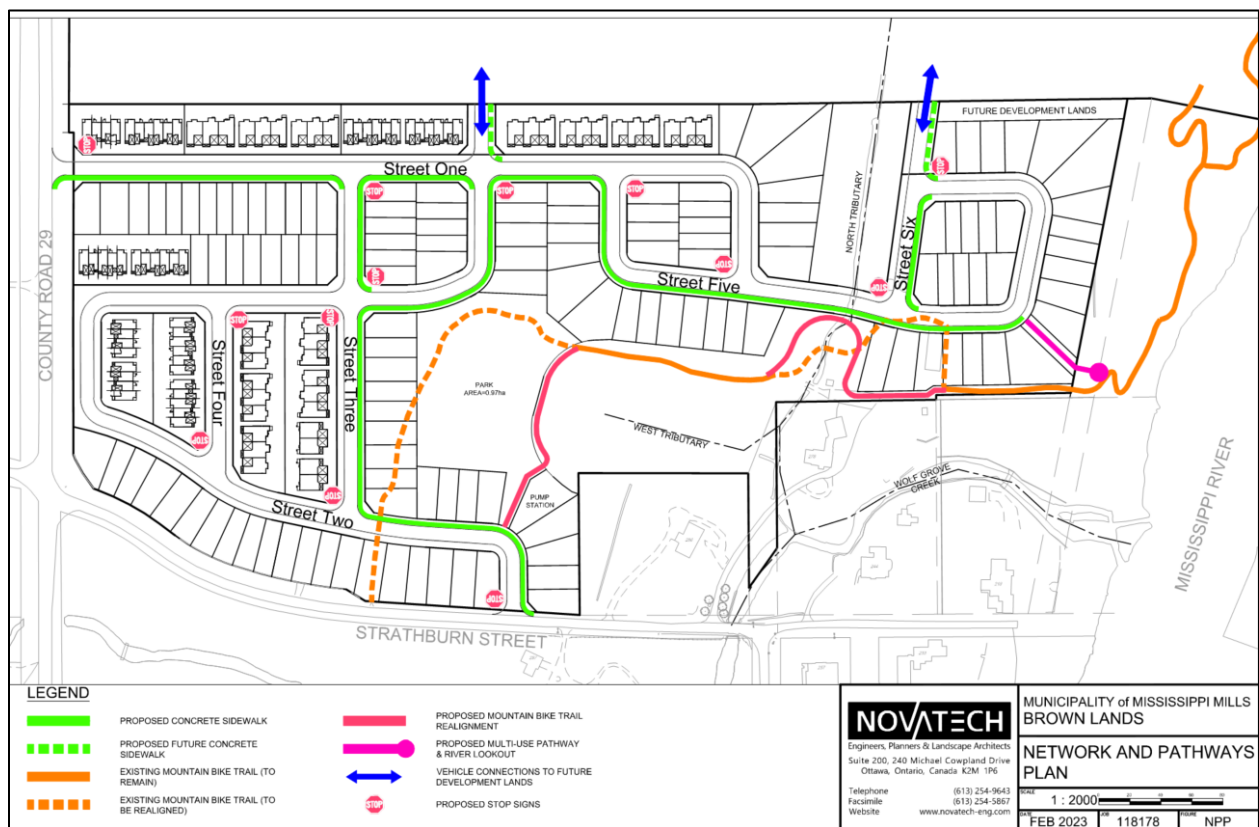


Figure 5: Excerpt of Network and Pathways Plan.

Overall, the Draft Plan’s open space blocks, including Blocks 146 and 147, are intended to preserve greenery and natural heritage features both for the protection of the features and the public’s enjoyment, as well as to accommodate a trail to facilitate public access to greenspace within and around the proposed development.

It is understood that widening along the sections of County Road 29 and Strathburn Street that border the Subject Site has been provided to the County and Municipality in the past to achieve desired ROW widths. As such, no further lands are proposed to be conveyed for widening. It is anticipated that widening from the south side of the Strathburn Street ROW to meet the overall

desired ROW width can be obtained when the Development-zoned (D zone) lands at 297 Strathburn Street are eventually developed. Similarly, widening from the west side of County Road 29 to meet the overall desired ROW width can be obtained if the adjacent lands are brought into the urban boundary and developed in the future. It is noted that sidewalks are not currently proposed along Strathburn Street.

The subdivision lot/block and street configuration for the Brown Lands has been laid out to accommodate a variety of single-detached, semi-detached and townhouse dwelling typologies. The proposed mix of detached dwellings with varying size layouts and lot widths, the bungalow semi-detached dwellings, and mix of two-storey and bungalow townhouses are intended to provide diverse housing types that allow for more ownership options. A wide range of housing types will provide a greater range of price points, which, by extension, will be more conducive to affordable housing opportunities. It should be noted that, despite varied lot sizes and housing types, the layout of the subdivision has been designed such that appropriate on-site (private) parking will be provided for each dwelling. The dwelling typologies have also been designed to be cohesive with one another in terms of building orientation and physical location within the development.

In addition to the park and wetland buffer space that has been incorporated into the development to maintain greenspace and mitigate potential negative effects on the wetlands, a landscape plan will be developed as part of the detailed design process to further address the provision of greenery throughout the subdivision. Furthermore, the park space and buffer space will also serve to accommodate a mountain bike trail that will generally mirror the trajectory of the existing Almonte Riverside Trail on the Subject Site, thereby maintaining a connection to the off-site portion of the trail that will allow both future residents and other members of the public to continue using the trail for recreational biking purposes.

2.2 Proposed Zoning By-law Amendment

As shown in Figure 3, the Subject Site is currently zoned Development (D) in Comprehensive Zoning By-law No. 11-83. The proposed zoning amendment would rezone the D-zoned lands to Residential Third Density Exception XX (R3-XX) to permit the Brown Lands subdivision to be developed as proposed. Overall, the proposed zoning is intended to accommodate a range of low-to-medium density residential uses, particularly the various sizes and subtypes of proposed single detached, semi-detached and townhouse dwellings. Generally, proposed development standards are based on select R1, R2 and R3 subzones and their respective provisions, with some exceptions. Further details of the proposed zoning are provided in Section 3.4.1 of this report.

3.0 PLANNING POLICY ANALYSIS

The proposed development has been developed to be consistent with the 2020 Provincial Policy Statement regarding provincial interests and conformity with the Lanark County Sustainable Communities Official Plan (SCOP) and the Municipality of Mississippi Mills Community Official Plan (OP).

3.1 Provincial Policy Statement 2020

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020. In accordance with the *Planning Act*, all planning matters and decisions are required to be consistent with the Provincial Policy Statements that are in effect on the date of the decision, and as such the proposed applications have been reviewed against policies of the 2020 PPS.

The 2020 PPS provides policy direction on matters of provincial interest, including policies that provide for appropriate development that builds strong, sustainable communities, protects and manages provincial resource interests and protects the public health and safety of residents and the environment. The PPS encourages community development that is based on efficient land use, as well as communities that are economically strong, environmentally sound, and that foster social and economic well-being.

Section 1 of the PPS provides policy with regards to building strong and healthy communities. The PPS states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types, accommodating parks and open space, avoiding development and land use pattern which may cause environmental or public health and safety concerns, promoting integrated and cost-effective development patterns to minimize land consumption and servicing, as well as ensuring necessary infrastructure and public service facilities are or will be available to meet current and future needs (Policy 1.1.1). It is a policy to focus growth and development to settlement areas to efficiently use land and resources (Policy 1.1.3.1). Land use patterns within settlement areas are to be based on density and a mix of land uses that are appropriate for, and efficiently use public infrastructure that is available and avoids the need for their unjustified and/or uneconomical expansion, are transit and freight supportive, minimize negative impacts to air quality and climate change, and promote energy efficiency (Policy 1.1.3.2). For new development, it is a policy that it takes place in designated growth areas adjacent to existing built up areas, and that new development should have compact form, mix of uses and densities that allow for efficient use of lands and public infrastructure (Policy 1.1.3.6).

As described, the Subject Site is located within the urban boundary of Almonte and adjacent to an existing built-up residential area where existing full municipal services are available to meet the servicing needs of the proposed development. The proposed subdivision has been designed to accommodate a mix of residential building types to account for future growth pressures within the community and to provide a variety of housing options to residents. Included in the proposed development are compact lots and housing types which seek to establish efficient land use patterns. The subdivision has also been designed considering surrounding land uses and proposes uses which are compatible with the existing community.

Section 1.4 of the PPS provides policy direction with regards to housing. It is a policy that planning authorities shall provide 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 a regional market area (Policy 1.4.3). This can be achieved by establishing and implementing minimum targets for affordable housing and permitting and facilitating all housing options to meet the required social, health, economic and well-being requirements of current and future residents. The PPS further states that the long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and to provide the necessary housing supply and a range of housing options for a diversified workforce (Policy 1.7.1).

The subdivision proposes a mix of detached, semi-detached and townhouse dwellings with varying subtypes and sizes to provide diverse housing options for the regional market area and within Almonte. All homes are to be provided through individual freehold ownership and will be offered for sale at market rates. It is worth noting that smaller proposed dwelling types, particularly the two-storey townhomes and detached homes on 33' wide lots, will provide a more affordable choice for purchasers looking to enter into home ownership. It is worth noting that detached and semi-detached dwellings will be permitted to accommodate secondary dwelling units in accordance with zoning by-law provisions, thereby providing additional opportunity to diversify the subdivision's range and mix of housing.

Within settlement areas, municipal water and sewage services are the preferred form of servicing to support the protection of the environment and to minimize risks to human health and safety (Policy 1.6.6.2). The proposed subdivision will be developed on full municipal services to achieve a compact and efficient layout which minimizes the unjustified and uneconomical expansion of infrastructure.

Section 2 of the PPS provides policy regarding the wise use and management of resources. It is a policy that natural features and areas be protected for the long term (Policy 2.1.1). The EIS undertaken by IBI Group addresses the natural heritage considerations relating to PPS interests. Further, a Stage 1 and 2 Archaeological Assessment has also been undertaken by Matrix Heritage Inc. to address Provincial cultural heritage interest considerations.

Finally, Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. These interests of the PPS have been reviewed in the context of the site location, and it has been determined that the proposed development does not conflict with policies in Section 3 of the PPS. A Phase I Environmental Site Assessment (ESA) undertaken by Paterson Group Inc. confirms that there are no environmental concerns associated with previous land uses on the Subject Site, nor neighbouring properties. Additionally, Paterson Group Inc. completed a Slope Stability Analysis as part of a Geotechnical Investigation, which established a Hazard Lands Limit and provided a set of risk mitigation recommendations for the proposed development.

Based on the foregoing, the proposed residential development is considered to be consistent with relevant policies of the 2020 Provincial Policy Statement.

3.2 Lanark County Sustainable Communities Official Plan

The Lanark County Sustainable Communities Official Plan (SCOP) was adopted by Council on June 27, 2012, and the subject lands are designated as *Settlement Area* on Schedule A of the Plan. Section 2 of the County Official Plan provides policy direction regarding growth and development within settlement areas that is to be applied to local Official Plans. The SCOP contains objectives regarding development within settlement areas which seek to ensure the provision of an adequate supply of residential lands, a range and mix of low-to-high density housing types, and neighbourhood facilities and amenities that are appropriate to the residential living environment. It is also an objective to provide for mixed-use communities with appropriate commercial, institutional and employment uses. Lot creation within settlement areas is generally to occur by Plan of Subdivision (Section 2.6.3). The proposed plan of subdivision will provide a mix of residential dwellings to accommodate the needs of individuals and families in the

community. Further, the subject lands are within a settlement area, adjacent to a built-up portion of the community, where growth and development are to be focused.

With regards to new development, Section 4.4.1.2 directs new development to communities which can reasonably provide or extend full municipal services. Existing municipal services infrastructure is present in the neighbouring residential neighbourhood to the south which are proposed to be extended to develop the Brown Lands subdivision on full municipal services. Conceptual plans submitted with the application demonstrate there is adequate municipal services available to support the 225-unit residential subdivision.

Section 8.2.9 of the County's Plan provides policy with regards to affordable housing and states that the County and local Councils will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements. This can be achieved by working with the development industry to ensure a 3-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all times and to encourage cost-effective development standards and densities for new residential development to reduce the cost of housing. The proposed subdivision will contribute to providing the minimum three-year supply of housing through draft plan approval and contribute towards addressing affordable housing efforts by proposing a range of dwelling types and sizes that provide a choice and style of housing to meet community needs.

Section 8.2.1 of the Plan provides a list of studies and technical requirements that will be reviewed at the time of a plan of subdivision application. Section 4 of this report provides a summary of the technical studies being provided with the plan of subdivision application, as confirmed through the mandatory pre-application consultation meeting with the County.

Based on the foregoing, the proposed residential development is considered to conform with the policies of the County of Lanark Official Plan.

3.3 Municipality of Mississippi Mills Community Official Plan

The Municipality of Mississippi Mills Community Official Plan (OP) was adopted by Council on December 13, 2005, and amended by general amendment OPA #21 in 2018, and most recently by OPA #22 in 2021. As shown on the Municipality's Interactive Mapping Tool, the Subject Site is designated *Residential* by the OP. A review of the Municipality's OP follows as it relates to the proposed plan of subdivision and zoning amendment applications.

3.3.1 Growth and Settlement Policies

Section 2.5 of the Municipality's Official Plan, as amended, provides policy with regards to growth and settlement. It is a goal of the Plan to, "*Promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of lands 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 following objectives have been established to implement this goal:

- *“Establish an urban density which promotes a sustainable and efficient use of the land; and*
- *Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment (Section 2.5.1).”*

The Municipality's Official Plan has also embraced the concept of “smart growth” which means directing urban development towards Almonte with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses (Section 2.5.2). To implement these growth management strategies, it is a policy of the Plan that sufficient lands be designated to accommodate the projected growth and mix of land uses, that infill and the efficient use of land within Almonte be promoted, and that development within Almonte be connected to the municipal sewer and water system. Further to the Plan's growth strategy, the following policy applies to residential development within Almonte:

“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 of maximum of 25 units per net hectare.” (Section 2.5.3.2.3.4).

In accordance with the above growth strategy policies, the proposed subdivision incorporates a compact and efficient urban form with low and medium density residential uses, developed on the basis of full municipal services, and achieves an average net density of approximately 23.5 units per hectare (excluding rights-of-way, the park, and open space and servicing blocks). To achieve the above smart growth development standards, as contemplated by the Plan, the proposed zoning amendment seeks to permit a mix of uses and development standards that will enable the Brown Lands subdivision to be developed, as proposed.

3.3.2 Residential Policies

The Municipality's goals, objectives and policies of the *Residential* designation direct the development industry to provide a range of housing options through both the types of housing available and tenure. The Municipality has regard to the following residential objectives to implement a goal of promoting a balanced supply of housing to meet current and future needs of the community (Section 3.6.1):

- *“Promote and support development which provides for affordable, rental and/or increased density of housing types; and*
- *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.”*

As per Section 3.6.2 of the Plan, lands designated Residential shall be predominantly used for low and medium density residential uses, while other compatible uses like parks are also permitted. The Plan also endeavors to support and encourage the provision of affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents (Section 3.6.3). It is a policy of the Plan to work with the development industry to ensure that a 3-year supply of registered or draft approved lots and blocks for new residential development is available at all times, and to encourage cost-effective

development standards and densities for new residential development to reduce the cost of housing. The Plan also includes a target of 25% of new residential construction to be affordable.

The Plan, as amended by OPA #22, sets out a housing mix target of 60% low density and 40% medium density for lands designated Residential (Section 3.6.5.2), while a housing tenure target of 70% ownership and 30% rental housing has also been established (Section 3.6.5.7). Low density residential development includes single detached, semi-detached, duplex, converted dwellings and triplex housing, while medium residential density development includes fourplexes, townhouses, 3-storey apartments and converted dwellings. It is a policy of the Plan that low density residential areas shall generally be developed in the range of 15 to 30 units per net hectare, while medium density areas shall generally be developed in the range of 30 to 40 units per net hectare.

In accordance with Residential designation policies, the subdivision’s proposed mix of 133 detached, 4 semi-detached and 92 townhouse dwellings provides a mix of approximately 61% low density and 39% medium density residential uses. Additionally, while all homes are to be provided through individual freehold ownership, the zoning by-law allows for detached and semi-detached dwellings to accommodate Secondary Dwelling Units, which in turn provides opportunities for rental housing to be incorporated into the proposed subdivision. Overall, the proposed development will create a higher density community with diverse housing options and contribute towards increasing the available housing supply and choice in Almonte.

In assessing proposals for residential development, the Official Plan dictates that medium density residential development proposals shall address specific criteria (Section 3.6.5.5). Given that approximately 39% of the proposed subdivision consists of townhouse dwelling units, which is a medium density residential use, an analysis of how the proposed development concept responds to the criterion for medium density residential development is provided below in **Table 1**.

Table 1: OP Section 3.6.5.5 Medium Density Residential Development Criteria

Medium Density Criteria	Development Concept Response
(i) Proximity to shopping, parkland, health care, education and other community amenities	<p>A park approximately 0.97 hectares in size is proposed to be located within the proposed subdivision, which will provide easy and convenient access to greenspace and recreational activity space to future residents. Further, Gemmill Park and the Almonte & District Community Centre is situated within close walking distance of the Subject Site to the south, which offers over 15 acres of public greenspace, trails, outdoor and indoor sports and activity areas.</p> <p>The site is well situated in relation to other community amenities as well, and most daily needs are accessible within walking distance. Almonte’s downtown commercial area, where a range of food and retail amenities are present, can be accessed relatively easily to the south via Malcolm Street and Almonte Street. The Naismith Memorial Public School is located less than 2 km south of the Subject Site, while the Almonte District High School and Almonte General Hospital are located</p>

Medium Density Criteria	Development Concept Response
	approximately 2 km east, providing relatively easy access to education and health care services.
(ii) Compatibility with existing land uses in the immediate area and the historical character of existing buildings	<p>The subject property is located adjacent to an existing residential neighbourhood that is characterized by a mix of pre-war, post-war, late 20th century and recently built housing, all of which predominantly consists of detached dwellings. It is considered that the proposed form and type of residential housing on the Subject Site is similar to surrounding residential uses by virtue of the low-rise nature and scale of the proposed and existing dwellings, and will therefore not detract from the character of the neighbourhood.</p> <p>There are no known historical buildings on the subject property. The property located across the street, known as “The Glen” (297 Strathburn Street), is individually designated as being of architectural and historical value or interest under the Ontario Heritage Act. The heritage status is tied to a single detached dwelling on the property that was built in 1870. It is considered that the proposed development will not detract from the historical value or character of The Glen, as the dwelling is surrounded by dense vegetation and mature trees on the estate lands which provide a physical and visual buffer from neighbouring land uses.</p>
(iii) designed with a maximum of three (3) stories and where possible, a building profile conforms visually with the surrounding residential structures	The proposed townhouse dwelling typologies are all 2 stories or less and will conform visually with the low-rise residential nature of the area.
(iv) designed with a maximum of four (4) stories where the site abuts an arterial or collector road	The proposed townhouse dwelling typologies are all 2 stories or less.
(v) availability of adequate off-street parking and appropriate access and circulation for vehicle traffic, including emergency vehicles	All townhouse dwellings typologies consist of building forms that can accommodate off-street parking through private driveway parking in accordance with zoning by-law requirements. Details regarding access, parking and emergency vehicle movements are addressed in the Traffic Impact Study (TIS) that has been prepared by Novatech.
(vi) necessary buffering from abutting uses	The proposed Draft Plan has been designed to accommodate the residential land uses with necessary and appropriate buffering from wetlands and unstable slopes. The concept plan demonstrates 15-30 m setbacks to be maintained around the wetlands on the Subject Site, as informed by the EIS, while the

Medium Density Criteria	Development Concept Response
	Geotechnical Investigation establishes and demonstrates safe setbacks from hazard lands.
(vii) suitable landscaping, lot grading, drainage and on-site amenities	Many of the details related to landscaping, lot drainage, and on-site amenities will be addressed in the detailed grading and servicing design, and landscape design required for final approval.
(viii) the availability of full municipal services to accommodate the proposed density of development	Refer to the Serviceability and Conceptual Stormwater Management Report, prepared by Novatech, for further details regarding serviceability.

3.3.3 Urban Design Policies

The Municipality’s Official Plan recognizes that good urban design and built form create lively and enjoyable places for people to live and work. The Plan states that, *“Plans of subdivision will establish street patterns and lot orientation and connections to established neighbourhoods and natural features in a sustainable manner. The Zoning By-law will establish heights, distances from property lines and street setbacks which can begin to form the interface with the public realm”* (Section 4.2.2).

The proposed development provides an overall development pattern which seeks to interact with surrounding neighbourhoods and natural features in a sustainable manner through proposed compatible residential uses, appropriate siting of subdivision components, and site-specific zoning standards, all of which establish appropriate buffer space and harmonized interfaces between various interacting elements. The proposed development for the Brown Lands subdivision meets the following general design policies of Section 4.2.2.1 of the Plan:

- The subject lands are approximately 17 ha, which is large enough to accommodate the scale and intensity of the proposed building forms;
- The impact to natural features has been given considerable attention through the design of this development, including proposed mitigations and enhancements, as well as through a layout and development pattern which follows the existing form of the site’s natural features, notably its wetlands and sloped topographic features;
- Proposed pedestrian circulation facilities are designed to be conducive to walkability and interaction with the natural features within and around the Subject Site; and
- Development setbacks, as proposed in the Zoning By-law amendment, will be complimentary to the development patterns established on surrounding properties.

3.4 Municipality of Mississippi Mills Zoning By-law Amendment By-law 11-83

The Subject Site is zoned Development (D) by the Municipality of Mississippi Mills Comprehensive Zoning By-law No. 11-83. The purpose of the existing Development Zone is to recognize lands intended for future urban development in the Ward of Almonte by limiting the range of permitted uses to those which already exist and 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.

As such, the present Zoning By-law Amendment is being sought to rezone the residential lot and block areas, as well as Blocks 144, 146, 147, 149, 150, 151 and 152 from “Development (D)” to “Residential Third Density Exception XX (R3-XX)”, which would permit the proposed mix of detached, semi-detached and townhouse dwelling typologies. The proposed zoning amendment would accommodate the detached dwellings, the bungalow semi-detached dwellings, and the two townhouse typologies, as well as related performance standards necessary to accommodate the residential development as shown on the Concept Plan.

The amendment would also rezone the proposed park, denoted as Block 143 on the Draft Plan, as well as open space Blocks 145 and 148 to “Parkland and Open Space” (OS) to ensure uses in those areas are compatible with their open space nature, and consistent with the intended low scale, low intensity uses of those lands.

3.4.1 Details of the Amendment

The Municipality’s Zoning By-law allows detached, semi-detached and townhouse dwellings in the R1, R2 and R3 zone categories, respectively, in accordance with the applicable performance standards of each zone type and the alternative standards of their respective subzones. However, as there is no zone in the Zoning By-law which permits all three of the above residential uses, and given the developer’s desire to achieve a compact and efficient development pattern which provides a greater range, mix and overall amount of dwellings, this zoning amendment proposes flexible R3 zoning approach to permit the range of residential uses in accordance with the proposed performance standards for detached, semi-detached and townhouse dwellings.

As set out in the proposed zoning amendment, the R3 exception zone would permit all three dwelling types in accordance with the R1G, R2D and R3E subzone standards. All lots for a single detached dwelling will develop in accordance with the R1G zone requirements, except for lot frontage, lot area, building height and exterior side yard setback. Block 134 through 142 of the Draft Plan will develop in accordance with the R2D and R3E zone requirements for semi-detached and townhouse dwellings, respectively. Due to some of the narrow lot widths of the proposed subdivision, which are a product of its compact built form, it is also proposed to include an exception which will allow driveways to exceed 50% of the front yard area, up to a width no greater than that of the attached garage. Lastly, despite the Townhouse, Triplex and Fourplex dwelling definitions in the zoning by-law, it is proposed that townhouse rows containing three or four dwelling units be considered Townhouse dwellings for zoning purposes, and not Triplex or Fourplex dwellings, as applicable. Accordingly, the following R3 exception zone is requested:

*Notwithstanding the ‘R3– Residential Third Density zoning designation, lands designated as ‘R3-XX– Residential Third Density Exception XX on Schedule ‘A’ to this By-law, may be used in compliance with the **R1G, R2D and R3E** subzone provisions contained in this bylaw, excepting however, that:*

- i) All zoning provisions associated with the R1G subzone shall apply except for the minimum lot frontage, minimum lot area, maximum building height, and minimum exterior side yard setback. The minimum lot frontage shall be 10 m (33 ft), the minimum lot area shall be 320 m, the maximum building*

height shall be 11 m, and the minimum exterior side yard setback shall be 3 m.

- ii) All provisions associated with the R2D subzone shall apply.
- iii) All provisions associated with the R3E subzone shall apply.
- iv) Buildings divided vertically into three or four separate dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit, shall be considered a Townhouse use for the purposes of this by-law.

Notwithstanding Section 9.3.9(a), Driveways may exceed 50% of the front yard area provided they do not exceed the width of the garage and do not exceed an overall width of 6 m.

Table 2 below outlines the subdivision’s compliance with the above-noted subzones:

Table 2:

Subzone and Dwelling Type	R1G Detached Dwellings		R2D Semi-Detached Dwellings		R3E Townhouse Dwellings	
	Required	Provided	Required	Provided	Required	Provided
Lot frontage (min)	12 m	10.0 m	7.5 m	7.5 m	5.6 m	5.6 m
Lot area (min)	360 m ²	320 m ²	225 m ²	225 m ²	165 m ²	165 m ²
Height (max)	9.5 m	11 m	11 m	11 m	11 m	11 m
Front yard setback (min)	6 m	6.0 m	3 m	6.0 m	3 m	6.0 m
Exterior side yard setback (min)	4.5 m	3.0 m	3 m	3.0 m	3 m	3.0 m
Rear yard setback (min)	25% of lot depth and equal to 25% of lot area (Min. 6.0, "need not be more than" 7.5)	7.5 m	25% of lot depth and equal to 25% of lot area (Min. 6.0, "need not be more than" 7.5)	7.5 m	6 m	7.5 m
Interior side yard setback (min)	1.2 m	1.2 m	1.2 m	1.2 m	0.3 m	1.2 m

4.0 SUPPORTING MATERIAL

The proposed draft plan of subdivision and development permit are supported by the following plans and studies as briefly summarized below:

4.1 Serviceability and Conceptual Stormwater Management Report

Novatech completed a Serviceability and Conceptual Stormwater Management Report in February 2023 in support of the proposed Brown Lands residential development, which outlines conceptual servicing design with respect to water distribution, sanitary servicing, storm drainage, and the approach to stormwater management. The report concludes that the quantity of stormwater runoff captured onsite will be adequately controlled through a combination of rear-yard swales, roadside catchbasins and the storm sewer system which will direct flows to Wolf Grove Creek and the Mississippi River via two separate outlets. All stormwater runoff entering the storm sewer system will ultimately flow into the Mississippi River. It is also concluded that the quality of stormwater runoff onsite can be adequately controlled through the proposed use of two oil and grit separators, each of which will be positioned upstream of the two stormwater outlets.

Further, on the basis of a hydraulic analysis for ultimate conditions, the report concludes that the proposed watermain network can adequately service the development with two offsite connections, one to the upgraded 250mm watermain on County Road 29 (proposed upgrade by the Municipality), and the second to the proposed 300mm Mississippi River Third Crossing watermain (anticipated for completion by 2027). As some development is intended to occur prior to the completion of the Mississippi River Third Crossing, a hydraulic analysis was also completed for the interim, which demonstrated that water servicing for the proposed development can be adequately achieved for residential use purposes with a single feed connection to the upgraded 250mm watermain on County Road 29. However, it is noted that a temporary and accessible water source, located adjacent to the site, will be required to provide adequate fire flow volumes due to interim hydraulic conditions not being sufficient for that purpose. The details of the temporary water source will be further assessed and addressed at the detailed design stage.

Wastewater servicing is to be provided through the proposed gravity sanitary sewer network and pump station which, based on preliminary sanitary flow analysis contained in the report, can adequately accommodate peak design flows.

The report also concludes that erosion and sediment control can be adequately provided through a proposed combination of temporary and permanent measures to be in place prior, during and after construction works. A list of the proposed measures can be found in the report.

Lastly, the report notes that the development will be serviced by hydro, phone, gas and cable in accordance with the Municipality of Mississippi Mills approved utility standard right-of-way cross-sections. Overall, the report concludes that the proposed Brown Lands residential development can be supported from a servicing and stormwater management standpoint.

4.2 Environmental Impact Statement

A Scoped Environmental Impact Statement was completed by IBI Group in February 2023 to provide a preliminary evaluation of anticipated impacts associated with the proposed

development, and to identify and propose potential mitigation measures. The preliminary evaluation was supported by desktop screening and two site investigations undertaken in October of 2022. It should be noted that an assessment of impacts will be completed later in 2023 following field investigations scheduled for the upcoming spring and summer seasons, and will further refine proposed mitigation measures, as appropriate.

A two-phase approach was planned for the delineation of wetland features within the study area. The first phase, which constitutes the primary delineation of the wetlands, was completed in October 2022 through analysis of vegetation composition and soil characteristics, and accurately defined the wetland limits for the purpose of the scoped EIS. Additional vegetation surveys will be undertaken in 2023 to better understand ecological function and more comprehensively document the vegetation within the features. The scoped EIS states that, with the implementation of several mitigation measures relating to the wetlands and headwater drainage features on the subject site, the proposed development will have permanent, but negligible impacts on the aquatic environment in the context of the greater watershed due to the limited function and connectivity of the aquatic habitat features.

Overall, the scoped EIS offers some potential mitigation measures relating to the aquatic environment, terrestrial environment, and species at risk for the planning/design, construction and post-construction phases of the proposed development. The recommendations are included in the EIS. Upcoming field investigations in spring/summer of 2023 will further support the assessment of impacts and identification of mitigation measures with respect to wetlands, headwater drainage features, woodlands, significant wildlife habitat, species at risk and other incidental wildlife.

The scoped EIS concludes that the proposed development can be conditionally accepted with the understanding that an updated EIS capturing all required investigations will be required in 2023.

4.3 Transportation Impact Study

Novatech completed a Traffic Impact Study (TIS) in February 2023 for the purpose of determining the proposed development's traffic impacts. The study included a review of existing road conditions and proposed roadways, sidewalks, a multi-use pathway and mountain bike trail, as well as traffic generation estimates and capacity analysis. The study concluded site generated traffic is not expected to adversely impact the level of service (LOS) of the County Road 29/Strathburn Street/Gleeson Road intersection, and that the proposed accesses at County Road 29 and Strathburn Street will operate with minimal delay. Overall, the TIS concluded that the proposed development can be recommended from a transportation perspective.

4.4 Phase 1 Environmental Site Assessment

A Phase 1 ESA was completed by Paterson Group in May 2022. The purpose of the ESA was to research the past and current use(s) of the Subject Site and neighbouring properties in order to identify any environmental concerns with the potential to have impacted the Subject Site. On the basis of the historical research and inspection of the Subject Site and surrounding lands, no potential environmental concerns were noted on the subject and adjacent lands. The report recommends that the existing well should be abandoned in accordance with Ontario Regulation 903.

4.5 Stage 1 and 2 Archaeological Assessment

A combined Stage 1 and Stage 2 Archaeological Assessment was prepared by Matrix Heritage in 2022. The purpose of this assessment was to assess the archaeological potential of the Subject Site and to determine whether further investigation is required. The Stage 1 assessment indicated that the study area had pre-contact Indigenous and historical archaeological potential, but the Stage 2 assessment did result in the discovery of any archaeological resources. The report concludes that no indication of archaeological remains with cultural heritage value or interest resulted from the assessment of the Subject Site. As such, no further archaeological study was recommended for the Subject Site.

4.6 On-Site & Off-Site Geotechnical Investigation

A geotechnical investigation was completed by Paterson Group in January 2023. The purpose of the on-site investigation was to determine the subsoil and groundwater conditions at the Subject Site to inform construction considerations and recommendations for the proposed subdivision development, while the off-site investigation was to determine existing pavement structure and subgrade conditions throughout the areas of County Road 29, Strathburn Street and Malcolm Street to inform site servicing works for the proposed development. The report includes preliminary design and construction considerations and provides a set of recommended supplemental investigations to be carried out throughout the detailed subdivision design and construction processes for both on-site and off-site works.

4.7 Noise Impact Feasibility Report

A Noise Impact Feasibility Report was completed by Novatech in February 2023 to predict the environmental impact of traffic noise on the proposed development and assess the feasibility of mitigation measures to attenuate noise to acceptable levels. Based on decibel levels measured adjacent to County Road 29 on the Subject Site, the report recommends the installation of 2.2 m noise barriers at select locations along the western boundary of the site, as well as the inclusion of warning clauses to be registered as a notice on title and incorporated into the lease/rental/sale agreements to warn potential purchaser/buyers/tenants of the possible elevated noise level for select units and Blocks.

5.0 CONCLUSION

This planning rationale has been prepared in relation to a proposed Draft Plan of Subdivision and Zoning By-law Amendment application to support the proposed 225-unit residential development, known as the Brown Lands Subdivision.

It is our assessment that the proposed development is consistent with the 2020 Provincial Policy Statement and conforms to both the County of Lanark Official Plan and the Municipality of Mississippi Mills Community Official Plan. The proposed mix of single detached, semi-detached and townhouse dwellings for the Brown Lands development is compatible with existing surrounding uses and can be appropriately accommodated by existing and planned municipal infrastructure.

The proposed approach to zoning is considered to be appropriate using a mix of R1, R2 and R3 zone standards to accommodate a diverse mix and range of housing, and achieve a development pattern which efficiently uses land and supports Municipal and County interests in achieving density and housing mix targets.

It is our opinion the proposed subdivision is appropriate for the orderly development of the site to accommodate future residential growth within Almonte and represents good land use planning.

NOVATECH



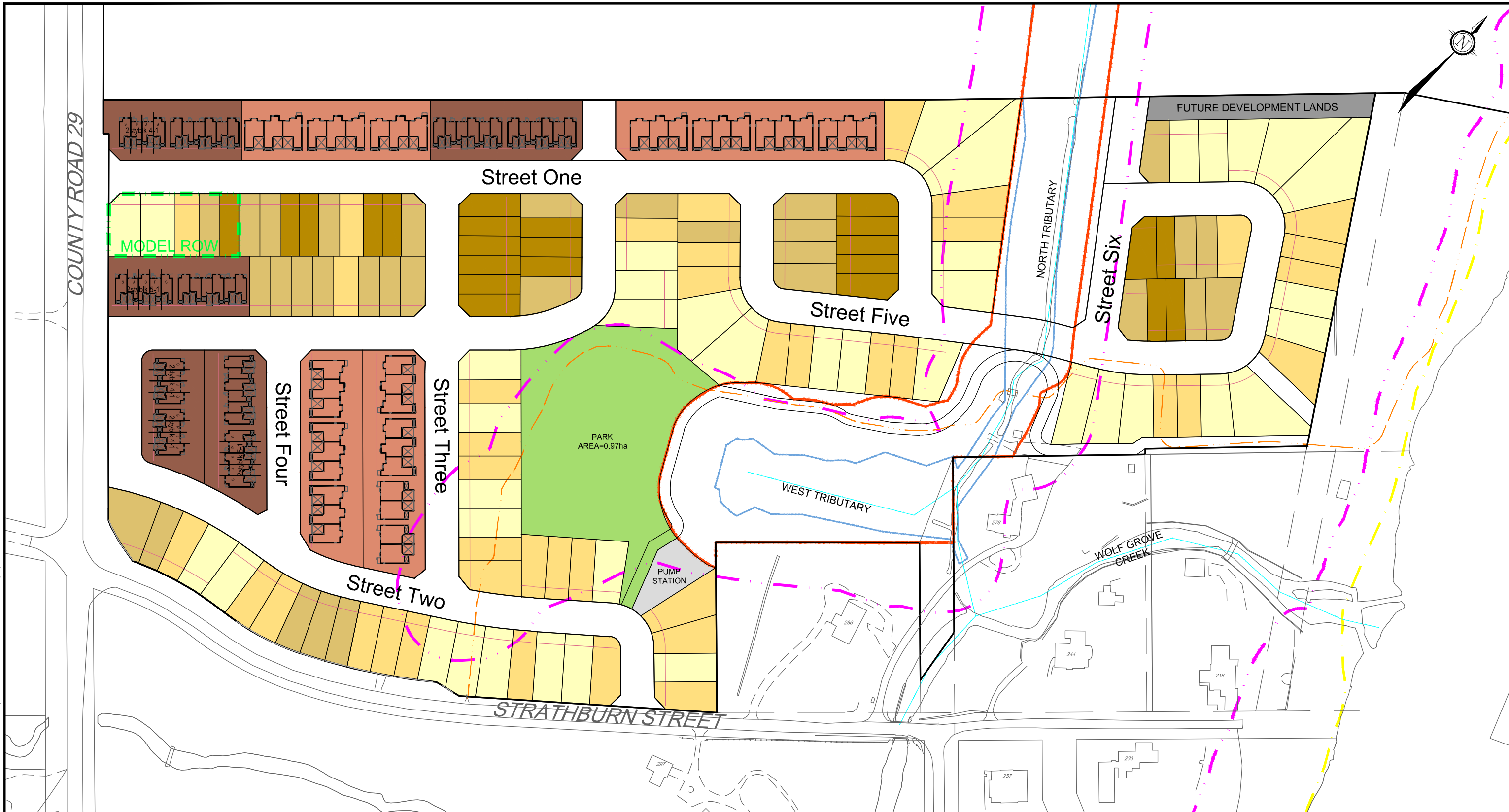
**Kamal Chaouni, B.E.S.(PI)
Planner**



**Steve Pentz, MCIP, RPP
Senior Project Manager**

Appendix A
(Concept Plan)

M:\2018\118178\CAD\Design\Figures\Design Brief\Draft Plan\118178-FIG3-CP.dwg, FIG3-CP, Feb 10, 2023 - 2:34pm, jroy



LEGEND:

- 33' SINGLES
- 37' SINGLES
- 42' SINGLES
- 50' SINGLES
- BUNGALOW TOWNHOMES/SEMI-DETACHED
- TWO-STOREY TOWNHOME
- PARK
- PUMP STATION
- FUTURE DEVELOPMENT LANDS

- MVCA REGULATION LIMIT
- MVCA 1:100 YEAR FLOODPLAIN LIMIT
- WETLAND LIMIT
- SETBACK TO WETLAND
- EXISTING WATERCOURSE
- EXISTING BIKE PATH

NOVATECH

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Website www.novatech-eng.com

MUNICIPALITY of MISSISSIPPI MILLS
BROWN LANDS

CONCEPT PLAN

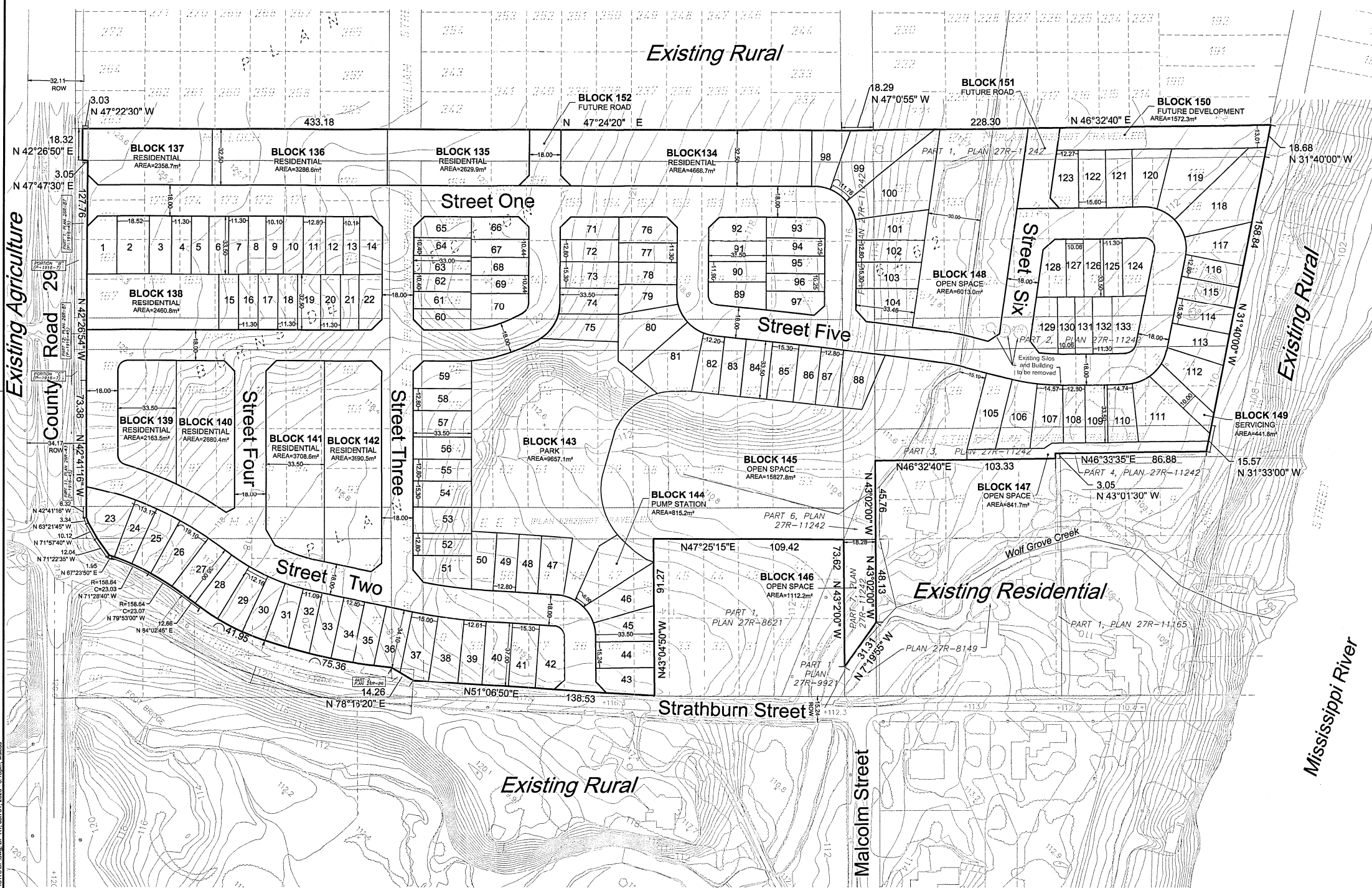
SCALE 1 : 2000

DATE FEB 2023 JOB 118178 FIGURE FIGURE 3

Appendix B
(Draft Plan of Subdivision)

SCHEDULE OF LANDUSE

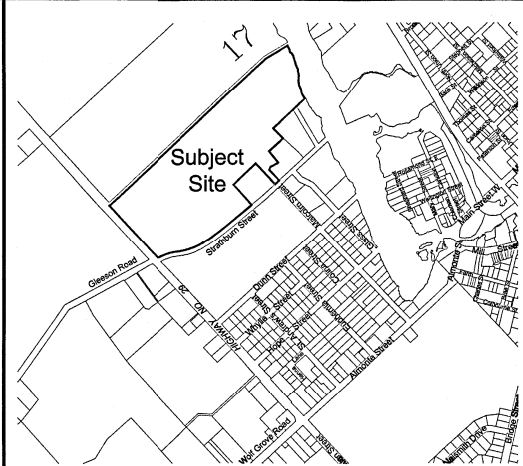
BLOCK #s	LAND USE	UNITS	AREA (hectares)
1 - 133	RESIDENTIAL (Single Family Homes)	133	6.65
134 - 142	RESIDENTIAL (Townhomes)	92	2.79
143	PARK		0.97
144	PUMP STATION		0.81
145 - 148	OPEN SPACE		2.36
149	SERVICING		0.04
150	FUTURE DEVELOPMENT		0.16
151 - 152	FUTURE ROAD		1.48
TOTAL			15.28



Existing Agriculture

County Road 29

Mississippi River



KEY MAP
NOT TO SCALE
METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168, AND 176-177 AND ALL OF LOTS 20-28, 47-76, 78, 80, 83, 92-98, 101-107, 115-166 AND 169-175 AND PART OF MALLOCH STREET, JAMES STREET, MARY STREET, WILLIAM STREET, MALCOLM STREET, AND JOHN STREET (CLOSED BY BY-LAW LC204530) BURNSIDE SECTION PLAN 6262 FORMERLY TOWN OF ALMONTE MUNICIPALITY OF MISSISSIPPI MILLS COUNTY OF LANARK

SCALE
1 : 1250

DATE: JANUARY, 2023

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED February 1st 2023

Bennett J. Faulhammer
ONTARIO LAND SURVEYOR

Callon Dietz Incorporated
ONTARIO LAND SURVEYORS
JOB No. 22-1819

OWNER'S CERTIFICATE
WE, STRATHBURN ALMONTE REGIONAL INC., BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF LANARK FOR REVIEW AND APPROVAL.

DATED FEB 2 / 2023

Strathburn Almonte Regional Inc.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor. As shown on Draft Plan
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts. As shown on Draft Plan
 - C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the former original grant of which the land forms the whole part. As shown on Draft Plan
 - D) The purpose for which the proposed lots are to be used. Residential, Open Space, and Pump Station shown on Draft Plan
 - E) The existing uses of all adjoining lands. Rural, Residential and Agriculture shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots. As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided. As shown on Draft Plan
 - H) The availability and nature of domestic water supplies. Development will be supplied with full municipal piped water service
 - I) The nature & proceeds of the soil. Silty Clay and Bedrock, near or at surface
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided. Contours shown at 0.5 metre intervals on Draft Plan
 - K) The municipal services available or to be available to the land proposed to be subdivided. Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3). As shown on Draft Plan.

BROWN LANDS

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PROJECT No. 118178

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