

September 26, 2022

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

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

**RE: Application for Plan of Subdivision
Old Mill Lane
Lot 4, Concession 10 and Lot 7, Registered Plan 288
Geographic Township of Ramsay
Municipality of Mississippi Mills
Applicant: Southwell Homes Ltd.**

ZanderPlan has been retained by the applicant to assist with a Plan of Subdivision Application for the property located off Old Mill Lane in the Municipality of Mississippi Mills, falling in Lot 4, Concession 10 in the Geographic Township of Ramsay. The property falls within the boundary of the Rural Settlement and Hamlet Area of Appleton. The applicant is seeking approval for a plan of subdivision to create 14 lots for low density residential development and 7 blocks for road and other purposes. The site will require access to Old Mill Lane and Apple Street in addition to the creation of a new local road as shown on the Draft Plan. All lots will be serviced with private individual wells and septic systems and will ensure adequate setbacks are in place from surrounding waterbodies. A Zoning Amendment will be required to re-zone the property to Residential First Density (R1) to allow for the proposed development. The property abuts the Mississippi River, where adequate blocks and setbacks are in place to ensure protection of natural features. An additional block consisting of Environmental Protection Areas has been set aside to protect the natural heritage and function of the wetlands adjacent to the Mississippi River.

The subject property was previously the site of a Plan of Subdivision application (09-T-15005) filed by the late John W. Southwell on behalf of Carlgate Development Inc. That application included a total of twenty lots for single detached dwellings and eight other blocks of land. The application was processed by Lanark County and Mississippi Mills, with peer review and agency comments provided to the developer. The application did not get approved and the subject property was since acquired by Southwell Homes Ltd. The comments of the County and Municipality on the previous application were reviewed and considered by the project team, and a revised Plan of Subdivision has subsequently been developed under the direction of John R. Southwell, on behalf of Southwell Homes Ltd. This new subdivision plan, with 14 lots and 7 blocks, and the associated supporting studies and reports which are described below and included in this submission, replace the previous Plan of Subdivision application filed by Carlgate

Development Inc. The new subdivision plan is at a lower density than the previous plan, with all lots complying with the R1 zone provisions.

SITE LOCATION

The subject property is located off of Old Mill Lane in the Municipality of Mississippi Mills, in the Geographic Township of Ramsay, falling in Part of Lot 4, Concession 10, as shown in Figure 1 below. The total subject property is comprised of 18.85 hectares of land with 42.3 m of frontage onto Apple Street (unopened) and a total of 52.7 m of frontage onto Old Mill Lane (private lane).

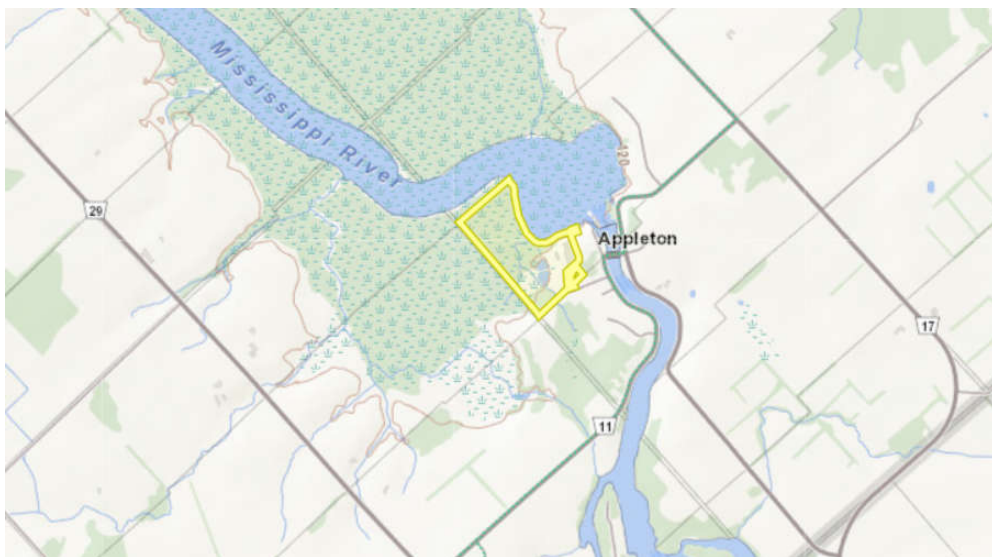


Figure 1: Location of Subject Property (source: AgMaps)

Within the 18.85 hectares is a portion of Wilson Street, a municipal road that has been closed by the Municipality and will be sold to Southwell Homes Ltd. for inclusion on the plan of subdivision. The authority to sell the lands, described as Parts 2, 7-8, 10-11, 13, 15-16, 19-21 and 23-25 on Plan 26R-2678 and Part 1 on Plan 27R-11912 to Southwell Homes Ltd. was provided by Mississippi Mills Council Resolution Number 261-22 on June 21, 2022. The road was closed by By-law 22-058, passed by Municipal Council on August 23, 2022.

The Mississippi River and associated wetlands abuts the property to the North of the proposed subdivision. There is a slope found along the rear of the proposed lots along the Mississippi River, where a Limit of Hazard setback is recognized within the Slope Stability Assessment. The remaining land outside of the sloped areas where development is proposed is generally flat, with no significant topographic changes. The surrounding lands to the Northeast and East are comprised of First Density Residential uses in the form of single detached dwellings. Lands to the South are primarily undeveloped, while lands to the Southwest include a golf course.

The applicant is seeking to create a Plan of Subdivision to allow the creation of 14 lots and 7 blocks for residential development, requiring access to Old Mill Lane and Apple Street and the creation of a new municipal street. The closed Municipal road will be incorporated into the residential lots and replaced by a new road to be dedicated to the Municipality through the registration of the Plan. The new street will connect from Old Mill Lane to Apple Street in the shape of an “L” configuration to accommodate access to the proposed lots.

A block of land comprised of wetlands located to the South of the River will be left to protect the natural features from new development. All lots will have a minimum area of 1 acre, with sufficient area to accommodate individual wells and septic systems as demonstrated in the supporting reports. In addition to the 14 lots for single detached dwellings, there are 2 Blocks which will form part of the street, 2 Blocks for additions to abutting lots outside of the subdivision, a large Block of wetland area, and a Block proposed for a park area. All lots and blocks are shown on the enclosed Draft Plan of Subdivision.

PROVINCIAL POLICY STATEMENT, 2020

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

The proposed development is consistent with **Section 1.0** Building Strong Healthy Communities, as it represents intensification of development within an established settlement area, thereby efficiently using land and the existing infrastructure network. It will contribute to the local area by providing housing in the form of a subdivision which will allow for the development of 14 lots. The new subdivision will promote efficient development and land use patterns to match the surrounding built environment and support the financial well-being of the Municipality through increased taxes and revenue, (Sec. 1.1.1a) and contribute to the range and mix of available housing options (Sec. 1.1.1b). A block of land will be left aside along the Mississippi River to ensure the development does not result in environmental or public health and safety concerns as described in the supporting reports, (Sec. 1.1.1c) and conserves biodiversity by protecting the natural environment (Sec. 1.1.1h). The property falls within a Rural Settlement area of Mississippi Mills and therefore would not prevent or require the expansion of the settlement area (Sec. 1.1.1d). A new municipal street connecting the proposed lots to existing roads will ensure the proper infrastructure is in place to provide access to the new residential lots (Sec 1.1.1g). The location of the new subdivision is close to the amenities available within the municipality, which will help limit reliance on extended vehicle travel and prepare for the impacts of a changing climate. The new subdivision will help contribute to a healthy, liveable and safe community.

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

development will efficiently use land and resources (Sec. 1.1.3.2a) and will ensure proper infrastructure and servicing is available for the site (Sec.1.1.3.2b). The site will provide additional low density living accommodations for the community which is compatible with the area, while contributing to intensification of the rural residential community and aiding in minimizing the effects of climate change and urban sprawl (Sec. 1.1.3.2d). The site falls within an area that is close to two larger settlement areas (Mississippi Mills and Carleton Place) with close proximity to County Road 29 and Highway 7, making it easily accessible for any future transit plans, or freight (Sec. 1.1.3.2f & g).

Section 1.2.6 speaks to Land Use Compatibility, noting that “Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects”. The proposed development does not meet the definition of a major facility as defined the Provincial Policy Statement and there are not any adverse effects expected from contaminant discharges, noise, odour, or other public health risks from the creation of a subdivision (Sec. 1.2.6). Further, the subject property is not located in proximity to any major facilities that would result in a conflict with the proposed development. The subject property did historically contain an industrial land use. Extensive site investigation and remediation has taken place, with a supplementary groundwater sampling program completed to conclude that the groundwater has not been affected by past uses on the site. Additional soil assessment is recommended prior to development proceeding onsite. The Environmental Site Assessment Reports and Groundwater Sampling Program are described in greater detail below, with relevant reports included in this submission.

Section 1.4 speaks to housing and providing an appropriate range and mix of housing options and densities. The proposed development will offer new housing options to contribute to the social, health, and economic well-being requirements of future residents (Sec. 1.4.3b). The subject site will also ensure the appropriate levels of infrastructure and private servicing will be available to the site and is supported (Sec.1.4.3c). As noted, the subject site falls within the Rural Settlement Area and Hamlet of Appleton, that is supported by transportation corridors to allow for easy access to surrounding urban settlement areas and surrounding amenities (Sec. 1.4.3d).

Section 1.5 speaks to public spaces, recreation, parks, trails and open space. The subdivision will connect to existing municipal streets and pedestrian networks in the Village of Appleton, with a park block with River access proposed as part of the subdivision, as shown on the enclosed Draft Plan.

Section 1.6.6 of the PPS speaks to servicing noting, where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed subdivision will be serviced via private septic and well on each lot; the required supporting studies which have evaluated the proposed private servicing are included in this submission. The proposed subdivision will

integrate stormwater management tools within the subdivision as well (described in greater detail below) (section 1.6.6.7 (e)).

Section 1.6.7 of the PPS speaks to transportation systems, noting connectivity among transportation systems should be maintained. The proposed road network within the subdivision will extend to the existing roadways of Old Mill Lane and Apple Street, allowing for a connected road network. Apple Street ends with a cul-de-sac, and therefore should not have any increased traffic affecting the residential aspect of that area. Old Mill Lane turns into Wilson Road which is a direct route to County Road 29, facilitating the movement of people and goods in a safe and energy efficient manner.

Section 1.7.1 of the PPS speaks to Long-term economic prosperity. As per section 1.7.1 (c), the proposed development will optimize the long-term availability and use of land, resources, infrastructure and public service facilities through the intensification of an existing residential site from a vacant parcel of land to a subdivision consisting of 14 new lots.

Section 2.1 of the PPS speaks to Natural Heritage, requiring natural features and areas to be protected for the long term (Sec. 2.1.1) and the diversity and connectivity of natural features shall be maintained, restored, or where possible improved (Sec. 2.1.2). An Environmental Impact Study has been completed to support the proposed subdivision and evaluate relevant natural heritage features and functions nearby. A setback will be implemented from the Mississippi River to protect the shoreline as well as a larger block will be maintained to protect the surrounding wetlands and natural features Northwest of the site.

Section 2.2 of the PPS speaks to water. As per section 2.2.1 (i), the subject site will ensure “stormwater management practices will minimize volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces”. The development will implement an adequate setback to the Mississippi River and ensure all water resources are protected. A detailed stormwater management report is included with this submission.

Section 2.3 speaks to Agriculture. The subject property is within an established rural settlement area and is not in close proximity to any agricultural lands.

Section 2.4 of the PPS speaks to Minerals and Petroleum. The subject site does not contain any known Significant Minerals and petroleum resources that need to be preserved.

Section 2.5 speaks to Mineral Aggregate Resources; there are no known mineral aggregate resources on or within close proximity to the subject site.

Section 2.6 of the PPS speaks to Cultural Heritage and Archaeology. A Stage 1 and 2 Archaeological Assessment was completed for the property by Abacus Archaeological Services in 2014. The Assessment concluded that there was nothing of archaeological significance on the site, and the report was subsequently accepted by the Ministry of Tourism, Culture and Sport.

Section 3 of the PPS speaks to Protecting Public Health and Safety. The subject site contains some natural hazards in the form of sloped areas on the northwest side of the property where it falls towards the River. Additional areas along the river are also identified as flood plains in the Official Plan and Environmental Hazard in the Zoning By-Law. It is noted that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lakes which are impacted by flooding hazards (Sec. 3.1.1b). The floodplain lands on-site will be set aside as a separate block of land and development directed away from the sloped areas on the lots proposed along the river. The hazard areas will be protected with appropriate zoning and development will not be permitted there. The site does not contain any man-made hazards pursuant to the policies of Section 3.2.

In summary, the proposed subdivision is consistent with the policies in the 2020 Provincial Policy Statement.

LANARK COUNTY OFFICIAL PLAN

The subject property is designated as Settlement Area on the Lanark County Official Plan Schedule A –Land Use as well as Floodplain Hazard on Schedule 2 - Constraints. The Northwest part of the property includes designations for Provincially Significant Wetland, Life Science ANSI and Floodplain, as shown in Figure 2 below. The majority of the development area is located within the Settlement Area designation, outside of the identified hazards.

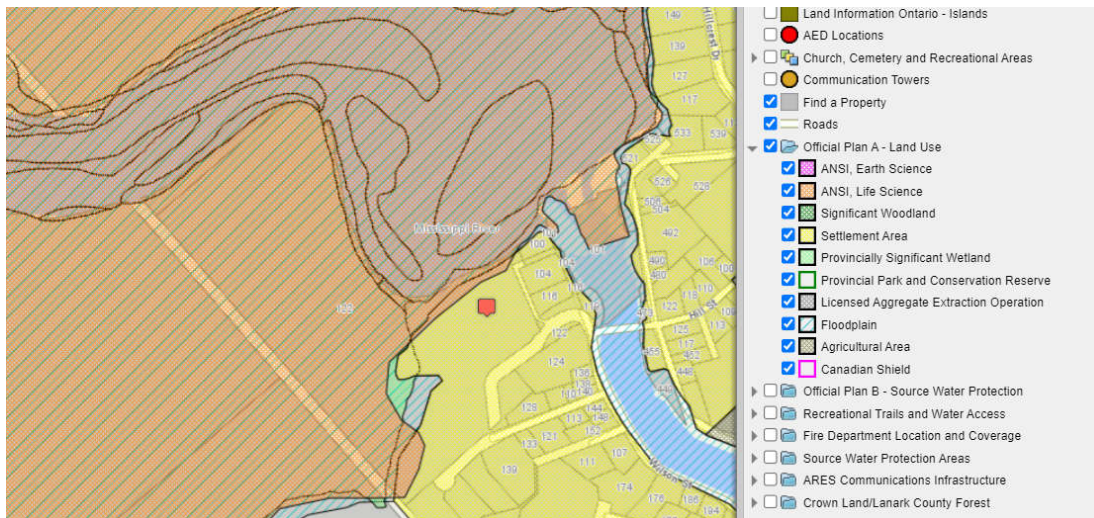


Figure 2: Lanark County Official Plan Schedule excerpt

Section 2.0 of the Lanark County Official Plan sets forth policies and objectives for Settlement Areas. It is an objective within the Official Plan that Settlement Areas “are intended to create a planning framework which will encourage and support diversified, mixed use settlement areas which have developed on the basis of full or partial municipal services or which are planned population centres to be developed on the basis of sustainable private services”. The subject site falls within the Rural Settlement area of Mississippi Mills and the proposed development will not

affect the limits of the settlement area as identified on Schedule A (Sec. 2.3.1.1). As is, the settlement area has potential to intensify, as the subject property is currently vacant with some smaller surrounding residential lots, ensuring the area can accommodate future growth and demands (Sec. 2.3.1.2). The proposed lots will develop on private individual sewer and water services, consistent with other lots in the Village, and will adhere to the appropriate land use policies (Sec. 2.3.1.3). The land is currently zoned as a mix of residential, development and environmental hazards, with Zoning to be considered as a condition of Draft Plan Approval. The natural heritage features identified on the lot will be protected and have the potential to provide open space and parks to the future residents of the subdivision (Sec.2.3.1.6)

Section 4.3.6 speaks to the addition of Roads. The proposed subdivision will require a new street to connect the subdivision to the existing local roads system and will be part of Plan of Subdivision. The new proposed road will meet with the local policies for road construction. A portion of Wilson Street, which bisects the lands currently owned by the applicant, has been closed and will be sold to the applicant for inclusion in the Plan of Subdivision.

Section 5.5.1 speaks to Provincially Significant Wetlands as identified on the subject property and states the policies in place are to protect the wetland areas from development and site alteration. Although the application is for a subdivision, of the total land area of 182,991.8 square metres, only 65,792.8 square metres of the land is proposed for the purposes of development, leaving the areas identifies as wetlands untouched and abiding by the policies in place for wetland protection. Additionally, an EIS has been completed and the results are summarized; the complete report is included in the subdivision submission package.

Section 5.5.4 speaks to significant woodland and the policies in place to protect these identified areas. The policies indicate the requirements of an Environmental Impact Study if any development falls on or within 120 metres of the identified significant woodlands. The proposed subdivision does not intend on developing within these areas, but the development does fall within close proximity. Significant woodlands have been addressed in the accompanying EIS report.

Section 7.3 speaks to flooding and erosion as identified on the Conservation Authority Mapping. The supporting studies and reports described below have evaluated all flooding and erosion hazards, with recommendations implemented in the design of the subdivision and the layout of the lots and associated building envelopes. Relevant recommendations and mitigation measures can be implemented through the Subdivision Agreement.

Overall, the proposed Plan of Subdivision meets the intent of the policies of the Lanark County Sustainable Communities Official Plan.

MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN

The subject property is designated as Rural Settlement Area and Hamlet, as well as Rural, in the Official Plan Schedule A – Land Use and as shown on the Municipality’s GIS mapping, as shown in Figure 3 below. The Mississippi River is shown with a surrounding Floodplain hazard as well as Significant Wetlands around the River on the West side of the property within Schedule B1 - Natural Heritage and Constraints of the Mississippi Mills Official Plan, along with ANSI and Woodlands, as shown in Figure 4 below.

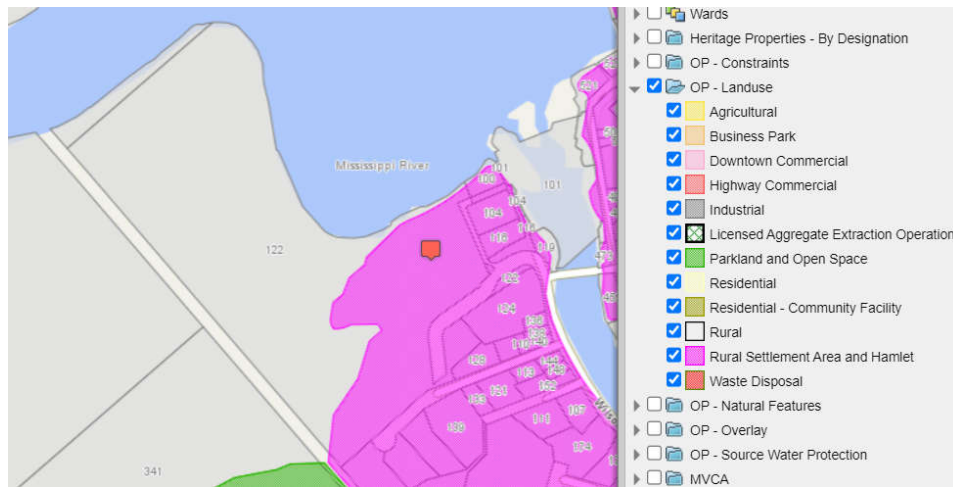


Figure 3: Mississippi Mills Official Plan Schedule A: Land Use

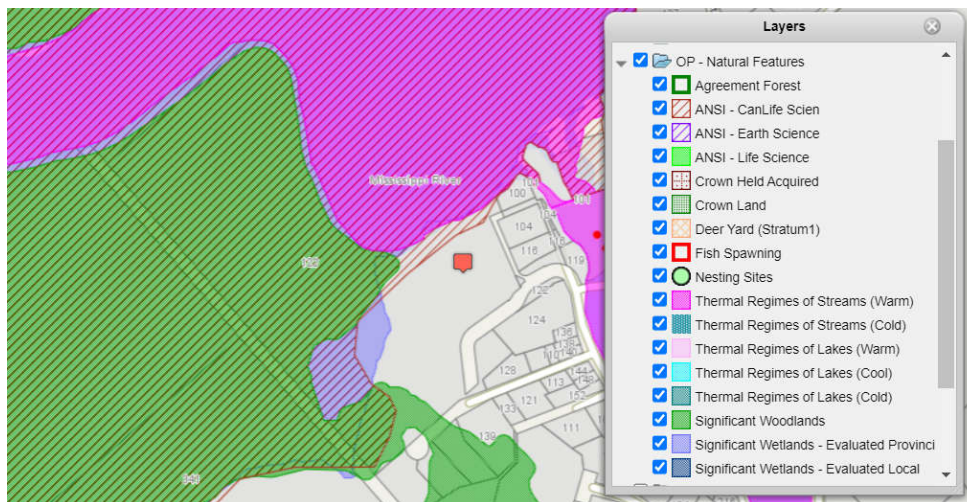


Figure 4: Mississippi Mills Official Plan Schedule B1: Natural Features

Section 2.5 of the Official Plan provides direction and policies for Growth and Settlement with the main goal to, *“Promote managed, coordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.”* The proposed subdivision falls within the goal of the Official Plans Growth strategy as it located within an established settlement area which can accommodate the growth of the municipality and uses the land in an efficient and in an environmentally sustainable manner.

Section 3.1.1 speaks to Environment Land Use Policies and the Goals and Objectives to conserve biodiversity. The subject property contains a large area of significant woodlands and wetlands which will be set aside and undeveloped in order to maintain the integrity and long-term prosperity of the natural ecosystems and features found within. An Environmental Impact Study has been completed to identify the extent of the area to ensure there is no disruption. The EIS can be found in full attached with this application.

Section 3.1.6 speaks to hazard protection, as Floodplains are located along the area of the Mississippi River on the subject property. The design of the subdivision recognizes the risks involved and intends for passive recreational uses and park land surrounding these hazards. No proposed development will take place within the floodplains and/ or the identified wetland areas. A slope stability investigation has also been performed to ensure there is no risk surrounding the proposed development areas and implemented hazard setbacks to ensure safe development.

The northwest side of the property falls in the Floodplain Hazard designation. A slope stability study has determined the top of stable slope away from the natural areas along the shoreline. A large block will remain untouched from the proposed property line along the river containing the floodplain areas and wetlands to minimize possibility of property damage, social disruption and danger to life from flooding. Development will be directed outside of the hazardous lands along the shoreline which could be impacted by the floodplain hazard. A slope stability assessment has determined the stability of the slopes along the river and has implemented setbacks to ensure the safety of the environment and the public during and after construction. All development of the lots along the river will maintain adequate setbacks and development shall be directed away from the floodplain and slope hazards. All development will be directed outside of the identified floodplain hazards and therefore not subject to the policies in section 3.1.6.1.

Section 3.4 speaks to Rural Settlement Areas and Villages, which is the designation that applies to the subject property. The proposed development will connect to the existing street network, thereby ensuring that the established pattern of development continues, while enhancing the focal point of the settlement area through the protection of the natural and heritage attributes found throughout the area. The proposed subdivision of 14 low density residential lots falls within the permitted uses (Sec. 3.4.2) and within the boundaries of the settlement area for development (Sec. 3.4.3.1). The proposed dwellings will be serviced with private individual well and septic systems, consistent with surrounding lots, as discussed in the enclosed servicing report (Sec. 3.4.3.2) in addition to demonstrating adequate lot sizes to accommodate the implementation of these private services (Sec. 3.4.5). The proposed development adheres to the policies in place for the Rural Settlement area of Appleton.

Section 3.6 speaks to the residential housing market and the significant increase in cost of low density housing due to a limited availability of such housing within the rural areas of Mississippi Mills. The proposed development will help support the residential goals and objectives of the

Community Official Plan by providing additional housing opportunities to the rural areas where development is supported in an area where a range of activities can take place.

Section 4.1.1.4 speaks to site specific development criteria regarding surface and ground water protection. The subject property does not fall within an area designated for source water protection, but does fall along the side of the Mississippi River and will require private water and sewage disposal systems. In order to address this, a site servicing study has been completed to ensure there is a sufficient supply of potable groundwater adhering to the MOECP guidelines exists on site for the proposed development (Sec. 4.1.1.4.4), as well as adequate setbacks and spacing from neighbouring lots and the high-water mark from the proposed sewage systems.

Section 4.1.1.4.2 speaks to Stormwater Management; the applicable and relevant policies associated with Stormwater Management has been addressed in the servicing and stormwater management report described below.

Section 4.2.5 speaks to Rural Settlement Areas and Village Design and ensuring that new development possess the unique design, natural features and character of the existing rural settlement areas. No expansions of the existing settlement area is required to accommodate this plan of subdivision. There are no house designs completed at this stage of the development project. Each proposed lot will accommodate a single detached dwelling on private services, consistent with surrounding lots.

Section 4.6 speaks to transportation and ensuring a safe and efficient system for the movement of people and goods. The proposed subdivision will require the construction of an additional road in order to connect the proposed lots to existing streets. The subject property is located within a rural settlement area falling between two larger settlement areas (Almonte and Carleton Place) with easy access to major County roads for direct routes to larger settlement corridors and amenities. The subdivision itself will provide paved shoulders for pedestrian use, driveways for access and parking as well as clear and uniform signage for identification.

Section 4.8.3.2 speaks specifically to on-site sewage disposal and water supply policies as the proposed subdivision will not have access to municipal services. A water supply assessment report has been supplied ensuring the groundwater on site is up to MOECP standards and is sufficient for the proposed development (Sec. 4.8.3.2.4). Servicing is discussed in greater detail later in this report and in the accompanying servicing report.

Section 5.3.10 speaks to the Policies associated with Plans of Subdivision. The proposed development of 14 lots for single detached dwellings is consistent with the surrounding residential area and although supplied through private on-site services, the lots will still have access to municipal services, including fire protection and road maintenance. The proposed subdivision will have access to an interior road developed to the satisfaction of the Municipality, with mature trees and the topography and vegetation being preserved where possible to ensure the development properly integrates with the existing natural features of the area.

Section 5.3.16 speaks to Land Use Compatibility noting the adverse effects of incompatibility of uses within an area such as shadowing, loss of privacy, loss of neighbourhood or streetscape character, inconsistent development with MOECP guidelines and environmental damage and degradation, decline in public health and safety or incompatibility regarding scale, style and massing. The proposed development will introduce fourteen single detached dwelling lots which are compatible with the surrounding environment and character to avoid these noted adverse effects. Supporting studies are provided to ensure avoidance of such impacts are achieved throughout and once construction is complete.

The proposed Plan of Subdivision meets the intent of the policies of the Municipality of Mississippi Mills Community Official Plan.

MUNICIPALITY OF MISSISSIPPI MILLS ZONING BY-LAW No. 11-83

The subject property known is currently zoned Development (D) in the Mississippi Mills Zoning By-law No. 11-83, as shown in Figure 5 below, with the Northwest part of the property falling in the Environmental Hazard (EH) and Environmental Protection (EP) zones and a small area on the south side falling in the Residential First Density (R1) zone. A majority of the abutting lots to the south and east are zoned Residential First Density, in addition to Environmental Protection Zones located to the East and West of the subject property along the Mississippi River. The proposed subdivision lots have been designed to comply with the Residential First Density (R1) zone provisions; as a condition of Draft Plan Approval, a Zoning By-law Amendment will be required to place the lots in an appropriate zone. The natural heritage/hazard areas onsite will continue to be protected with appropriate environmental zoning.

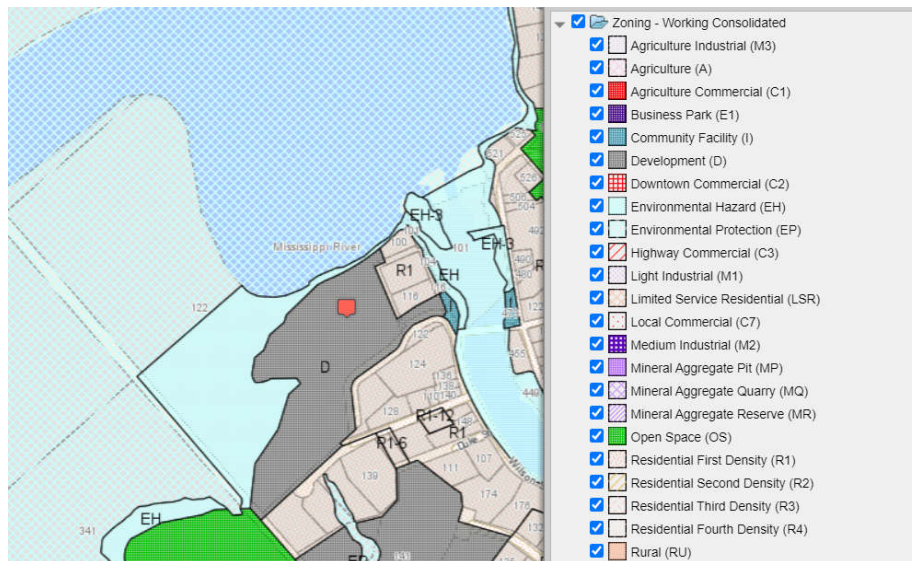


Figure 5: Mississippi Mills Zoning Schedule By-law 11-83

Section 6 of the Zoning By-Law sets forth the General Provisions for development within the Municipality which apply where applicable to any land, building, structure or use within specific zones unless stated otherwise. **Section 6.1** speaks to Accessory Buildings and Uses. Currently, only the layout of the lots has been proposed as part of the subdivision. The locations of primary dwellings and potential accessory buildings are not known. Any future accessory uses on the proposed lots will need to conform to the provisions of Section 6.1.

Section 6.7 speaks to Frontage on a Street, stating “no building or structure shall be erected in any zone except the Limited Services Residential (LSR) Zone unless the lot on which such building or structure is located has frontage on a road which is an improved road and is part of the Corporation’s approved road system.” The above provision shall not apply to prohibit the erection of any building on a lot within a registered plan of subdivision where an agreement between the owner and the Corporation, which includes provisions for the construction of the streets in the subdivision, is registered in the Registry Office or the Land Titles Office (Sec. 6.11a). Once registered, the new subdivision lots will be provided road frontage in accordance with the lot frontage provisions of the R1 zone.

Section 6.24 speaks to Setbacks from Watercourses and Waterbodies, providing minimum setbacks for buildings and structures to provide a margin of safety from hazards associated with flooding and unstable slopes. A slope stability assessment was performed and adequate setbacks will be in place to ensure protection of the environmental quality as well as health and safety of the residents and the proposed development.

Section 9.2 of the Zoning By-Law speaks to Minimum Parking Space Rates. The proposed subdivision will consist of 14 lots to be used for lower density development (single detached homes). The minimum parking requirement is 1 space per dwelling. Each proposed lot will ensure adequate space and access per lot is in order to adhere to the provisions set forth.

Section 13 of the Zoning By-Law speaks to the Residential First Density (R1) Zone. Section 13.1 speaks to the permitted uses allowed within the Residential First Density (R1) Zone, noting permitted uses include accessory apartment, bed and breakfast, detached dwelling, garden suite, group home type A, home-based business and parks. The proposed subdivision which will see the creation of 14 lots for single detached homes and 7 blocks has been designed to be consistent with the permitted uses associated with the R1 zone. As noted, a Zoning By-law Amendment will be required as a condition of Draft Plan Approval.

Section 13.2 speaks to the zone provisions associated with the R1 zone, requiring lots to have a minimum lot sizes of 2,000 square metres (0.5ac) and 30 metres of frontage in addition to the front rear and side yard setbacks. All lots proposed as shown can comply with the minimum provisions set forth for the R1 zone.

Overall, the proposed Plan of Subdivision will be consistent with the policies set out by the Municipality of Mississippi Mills Zoning By-Law, subject to a Zoning By-law Amendment as a condition of Draft Plan Approval.

SUPPORTING STUDIES AND REPORTS

Environmental Site Assessments

In support of the original subdivision application filed by Carlgate Development Inc, a Phase II Environmental Site Assessment (ESA) was completed in 2009, to address a previous textile mill use on the property. That report followed a number of previous studies and assessments that had been undertaken on the site. As a result of a former oil spill and past land uses, soil was removed and the site was remediated; soil and groundwater testing on the site continued. Following the completion of that study, a Phase I Environmental Site Assessment and Remediation Program was completed by Paterson Group in November of 2010, to assess the potential for additional contamination on the site and provide a remediation plan. The reports and associated site remediation resulted in two Records of Site Condition (RSC) being issued in 2011, one for the lands within 30 metres of the water, and a second for the balance of the site.

Groundwater Sampling

In follow up to the previous site remediation, a Groundwater Sampling Study was performed on the subject property in December of 2021 by Paterson Group, to ensure the groundwater was not affected by past activities on the land, and to confirm that the site would be sufficient to support the purpose of individual well systems. The summary of the report indicates that the ground water was not impacted by any past on-site activities and all groundwater samples were in compliance with MOECP Tables 8 & 6 standards and the 2004 MOECP Table 1 & 2 standards. A full report of the assessment is submitted with the application.

Slope Stability

A Slope Stability Assessment was carried out at the site of the proposed residential subdivision and was completed by Paterson Group in May of 2022. The purpose of the assessment was to assess the condition of the existing slopes to determine if setbacks were required, especially surrounding the River and any potential for erosion as well as an analysis of the proposed and potential detrimental impacts to the stability of the slopes due to construction. The following assessment indicates that outside of the limit of hazard lands setback there should be no negative impact on the stability of the slopes due to development and that they are stable for a long term perspective. It was advised that existing vegetation should not be removed as it contributes to the stability and reduces erosion. A full copy of the assessment will be submitted with the application.

Stormwater Management

A Servicing Options and Stormwater Management Report was completed in September 2022 by NOVATECH. The report included considerations of existing environmental conditions, the slope stability assessment, the environmental impact statement, roadway design, servicing options, and preliminary grading and drainage. A conceptual stormwater management design was developed based on stormwater management criteria derived from communication with the Mississippi Valley Conservation Authority. Flood protection measures and erosion and sediment control measures will be incorporated at the detailed design stage and construction stage respectively. Conclusions and recommendations from this study indicate that the proposed lots would be serviced by private on-site individual services (drilled wells and septic systems) in accordance with recommendations of the hydrogeological report. Additionally, the study identifies that on-site stormwater quality control is not required for outlets conveying flow directly to the Mississippi River but that quality control is required for outlets conveying flows to the Provincially Significant Wetland (PSW) to the north of the site. As such, NOVATECH indicated Outlet 'A' would direct stormwater runoff overland to the Mississippi following pre-existing conditions, Outlet 'B' would direct stormwater runoff to a proposed ditch inlet catch basin (DICB) with a new storm sewer conveying flows from the DICB under Wilson Street to the Mississippi River, and Outlet 'C' would direct stormwater runoff to the north PSW and would be controlled to pre-development levels up to the 10-year storm event. NOVATECH concluded that post-development runoff from the site would have no adverse impact on the Mississippi River. Moreover, NOVATECH concluded that an enhanced level of stormwater quality control and a long-term removal rate of 80% of total suspended solids would be provided and proposed roadside ditches would be designed to minimize flow velocities and promote suspended solid filtration. A full copy of the assessment will be submitted with the application.

Hydrogeological Assessment

A Hydrogeological Assessment and Terrain Analysis was completed by Paterson Group, dated August 23, 2022, as an update to the initial study completed in November 2015. The purpose of this study was to determine the suitability of the site for residential development on private services. Three test wells were installed in June 2015; pumping tests and groundwater samples were completed at each of these wells. Additional groundwater samples were taken from these sites in June 2016. Groundwater sample testing showed acceptable water quality with no exceedances of Ontario's Drinking Water Standards health parameters. Water was found to minorly exceed non-health related guidelines in terms of hardness and total dissolved solids (TDS); residential grade water softeners are recommended to address this and additional treatment for TDS may be desired. A water quantity assessment was completed based on anticipated peak demand, long term safe yield, and potential interferences. Well yields at the proposed subdivision will sufficiently support anticipated peak demand as test wells were pumped at 114L/min for six hours and peak demand is estimated to be 18.75 L/min.

A long term safe yield analysis showed well yields should be at least 3.6 times more water than the test pumping rate. The well interference model shows a maximum anticipated drawdown over 20 years of about 10% of the available drawdown in the test wells. Groundwater samples were taken at each well again in December 2021 and tested for total metals and other contaminants, with none of the samples exceeded Ontario Regulation 153 standards. The predictive impact for nitrates showed a cumulative nitrate impact well below provincial regulations, indicating that private sewage treatment systems on the drinking water aquifer will be acceptable. Paterson Group recommended future wells be constructed similarly to test wells used for the assessment and in accordance with Ontario Regulation 903; it is recommended that there be a 30m separation between proposed well locations and septic bed components, stormwater management ponds, and other sources of contamination. Onsite sewage disposal needs will be accommodated by Class 4 sewage systems, with each home being serviced by a 3,000L/day capacity sewer system.

Paterson Group concludes that the site is suitable for the proposed residential development. A full copy of the assessment will be submitted with the application.

Environmental Impact Statement

An Environmental Impact Statement (EIS) was initially completed by Bowfin Environmental Consulting Inc. (Bowfin) in 2015, then updated in 2017. The intent of the most recent evaluation by CIMA+ was to update the 2017 report; Bowfin were initially retained to update the EIS for 2021 but transferred the services to CIMA+ in 2022. The EIS assessed potential negative impacts to natural features and ecological functions resulting from the proposed development of the site. The assessment was completed as per the County of Lanark and Municipality of Mississippi Mills Community Official Plans, which follow guidelines from the Provincial Policy Statement. The assessment included site investigations to confirm existing conditions of wetland boundaries and that vegetation remained the same as in the previous investigation and to complete a butternut inventory. Fish community sampling, amphibian surveys, and bird surveys were also investigated in the EIS. Final conclusions from the report note that much of the direct footprint of the proposed development will occur within previously developed land and that habitat within the site was not found to be significant, though adjacent lands to the north and west were significant due to the presence of provincially significant wetlands (PSW), a potential Blanding's turtle habitat, and fish habitat; a minimum of 30m setback from the existing PSW and river boundaries will be established. No direct impacts to species at risk (SAR) are expected and indirect impacts to aquatic SAR can be minimized through exclusion fences, stockpiling covering during nesting season, and worker education.

Approximately 0.04ha of unevaluated wetlands adjacent to newly categorized PSW will be removed in relation to the road extension of Apple Street, resulting in minor impacts to the southern wetland area; this wetland offers limited function as it was directly impacted by historical infills, clearing of vegetation, and excavations. Indirect impacts to the southern wetlands due to loss of drainage from the road are not anticipated to be measurable and could

be offset within the northern wetland. Additionally, the EIS concludes that much of the site could provide nesting for protected bird species and that clearing of vegetation has the potential to impact various species; no clearing of vegetation should occur between April 1 to September 30 and if this is not possible then additional mitigation measures should be applied. Moreover, the assessment completed of the fisheries is dependent on no work occurring below the normal high-water mark, thus if changes are made to this during the detailed design stage, further review by a fisheries biologist will be necessary. A full copy of the assessment will be submitted with the application.

Stage 1 And 2 Archaeological Assessments

An Archaeological Assessment was conducted by Abacus Archaeological Services, dated October 24, 2014. The Stage 1 investigation assessed the archaeological potential of the study area, determining that the site had a high archaeological potential based on the site's proximity to water sources and historic settlement centres. The recommendation resulting from Stage 1 was that a Stage 2 assessment should be completed at the site, in the form of a test pit survey on a five metre interval based on the nature of the site. The Stage 2 investigation was to assess the presence of archaeological features on the site. Stage 2 revealed no significant archaeological resources on the site, concluding that no further investigation was required at the site and that the property should be considered clear of archaeological concern. The complete Stage 1 and 2 Archaeological Assessments are attached to this submission, along with the associated clearance letter from the Province.

Traffic Impact Statement

A Traffic Impact Statement was completed in September 2022 by NOVATECH. NOVATECH reviewed existing traffic conditions concerning surrounding roadways Wilson Street (County Road 11), Old Mill Lane, and Apple Street. Traffic volumes were assessed using data collected by the County of Lanark, including consideration of the most recent eight hour turning movement counts at the nearby intersection of River Road, Wilson Street, and Hill Street and traffic counts at Wilson Road between River Road and Appleton Sideroad from October 2019; 2019 traffic count data was used for analysis given 2020 data is not representative of typical conditions due to COVID-19. An ITE fitted curve equation, developed from traffic count data from 170 single-family home site studies, was used to estimate the number of additional trips generated by the proposed development during the weekday peak hours.

Street 1 has been proposed as access to the site and will intersect Old Mill Lane approximately 18.5m north of the existing Wilson Street and Old Mill Lane intersection (to be closed). Additionally, Apple Street will be proposed approximately 160m west, with Street 1 intersecting Apple Street approximately 200m west of Wilson Street. Existing sight distances are sufficient at these connections to the current road network. Cyclists will be accommodated on Street 1 and the Apple Street extension through 3-metre wide travel lane, as traffic volumes are projected to be low enough to allow for this mixed-traffic environment. NOVATECH concluded that the

proposed development would have minimal impact on the overall transportation network and that the projected traffic volumes at the Street 1 access points are deemed low, safe, and acceptable. A full copy of the assessment will be submitted with the application.

SUMMARY

The applicant is proposing to develop the property located off Old Mill Lane to support a 14 lot and 7 block residential subdivision. An amendment to the Township's Zoning By-Law is required to re-zone the proposed lots to the Residential First Density (R1) zone. The proposal is consistent with the policies found in the Provincial Policy Statement (PPS) 2020, and meet the intent of the Lanark County Sustainable Communities Official Plan and the Mississippi Mills Community Official Plan. The lots have been designed to comply with the minimum provisions for the R1 zone. A slope stability study has identified a limit of hazards setback for the lands abutting an Environmental Hazards (EH) zone, along the Mississippi River. Additionally, a large block has been designated to maintain the wetlands and woodlands found along the River, in order to ensure safety and to preserve the natural features along the River and Environmental Protection areas. Supporting studies and reports are attached and conclude that the site can be developed with the proposed lots and meet the intent of the relevant policies.

Should you require any additional information in order to process this application, please don't hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.Pl, MCIP, RPP