

PLANNING RATIONALE REPORT MILL VALLEY LIVING ACTIVE ADULT COMMUNITY DEVELOPMENT



Project No.: CCO-20-0034

Prepared for:

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TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	PROPOSED DEVELOPMENT	1
3.0	PRE-CONSULTATION	2
4.0	PLANNING POLICY & REGULATORY FRAMEWORK	2
4.1	<i>Provincial Policy Statement, 2020</i>	2
4.2	<i>County of Lanark Sustainable Communities Official Plan</i>	4
4.3	<i>Town of Mississippi Mills Official Plan</i>	5
5.0	REGULATORY CONTROLS	11
5.1	<i>Municipality of Mississippi Mills Zoning By-law No. 11-83</i>	11
6.0	SUMMARY OF TECHNICAL STUDIES	11
6.1	<i>Servicing and Stormwater Management Report</i>	11
6.2	<i>Traffic Impact Study</i>	12
7.0	CONCLUSION	12

1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) has been retained as the agent for Houchaimi Holdings Inc. with respect to the proposed Mill Valley Living Active Adult Community Development. The lands subject to the development are vacant and constitute a portion of a wider land holding owned by the proponent. The subject lands are bounded by partially-developed industrial lands to the north and vacant lands of the wider land holding to the south and east. The Orchard View retirement residence is situated to the west of the subject lands.

2.0 PROPOSED DEVELOPMENT

The purpose of the subdivision application is to divide the subject lands (approximately 3.4 hectares) from the wider land holding and into blocks to facilitate the site's development, and to establish the extension of a public right-of-way ("Gerry Emon Road") through the subject lands.

The proposed development is composed of a 4-storey seniors' apartment building (48 units) and 45 single storey townhouses. The development encourages an aging-in-place concept which will allow residents of the townhouses to transition to a lower maintenance dwelling in the form of the proposed seniors' apartment dwelling. As shown on the Draft Plan and the Site Plan, the seniors' apartment building, which is located on Block 1 and has a footprint of 1,424.9 sq. m, will be situated at the centre of the proposed development and contain indoor and outdoor amenities. Block 1 also contains six 4-unit townhouse dwellings and one 3-unit townhouse dwelling. Blocks 2 to 6 are composed of four 4-unit townhouse dwellings and one 2-unit townhouse dwelling. As displayed on the Draft Plan, Block 7 will be reserved for stormwater management purposes. Specifically, the stormwater facility will be temporary and it will be replaced once a stormwater management facility is established for the future subdivision south of the current development proposal. The Mill Valley Living Active Adult Community Development includes a total of 163 parking spaces, including 4 accessible spaces.

The proposed public right-of-way ("Gerry Emon Road") bisects the subject lands north-south and will continue north through a municipally-owned property (Part 4 on Plan 27R-7754) to provide access to and through the development from Industrial Drive. Gerry Emon Road will continue south and extend into the future subdivision to the south. Until this is possible, a temporary turning circle (cul-de-sac) easement will ensure emergency services and snow clearing vehicles will be able to exit Gerry Emon Road without entering private lands.

Two easements affect the wider land holding owned by the proponent. Instrument LC36977 does not relate to the lands that are the subject of the Site Plan Application. Instrument LC143783 represents an easement in favour of the adjacent Orchard View development over the subject lands relating to sanitary sewer servicing.

The current development proposal has recently proceeded through Official Plan and Zoning By-law Amendment approvals, and prior to adjusting the development approach, applications were submitted for Site Plan Control and Consent.

The Official Plan Amendment approval redesignated the subject lands and a narrow strip of lands to the south from Industrial Lands to Residential-Community Facility. The Zoning By-law Amendment rezoned the subject property from Development (D) Zone to Community Facility X(I-h) Subzone. A statutory public meeting was held on December 15, 2020 by the municipality for these applications pursuant to the *Planning Act*.

An initial Site Plan Control application was submitted on December 2, 2020 for the proposed development. However, a revised submission package is now required owing to adjustments triggered by the introduction of Gerry Emon Road. Updated plans and reports in support of Site Plan Control approval are being submitted to the Municipality concurrently with the Plan of Subdivision application to Lanark County. A Consent application submitted to separate the subject lands from the wider land holding has been nullified in favour of the current Subdivision process.

3.0 PRE-CONSULTATION

A Pre-Consultation meeting was held with Lanark County and the Town of Mississippi Mills on June 21, 2021. The following reports and technical studies were requested in order to deem the subdivision application complete: Draft Plan of Subdivision, Planning Rationale, Functional Servicing Report, and Traffic Study.

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. *Table 1* below provides a summary of how the proposed development is consistent with the policy direction provided within the PPS.

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
1.1.1	<ul style="list-style-type: none"> • Healthy, livable, and safe communities are sustained by: <ul style="list-style-type: none"> a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term; b) Accommodating an appropriate affordable and market-based range and mix of residential types; c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns; 	<ul style="list-style-type: none"> - <i>The subject lands are within the urban boundary and the development and servicing of the lands are contemplated within the Municipality's Official Plan and master servicing planning. The lands will be serviced by way of the expansions of public water and wastewater infrastructure.</i> - <i>The proposed development is located in the Ward of Almonte and builds upon the existing character of the area and contributes seniors' apartment dwellings and single-storey family dwellings to the range and mix of available housing types.</i> - <i>New internal streets will provide access and frontage to the proposed Blocks.</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
	<ul style="list-style-type: none"> g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) Promoting development and land use patterns that conserve biodiversity. 	
1.1.3	<ul style="list-style-type: none"> • Settlement areas shall be the focus of growth and development • Land use patterns within settlement areas shall be based on densities and a mix of land uses which: <ul style="list-style-type: none"> a) Efficiently use land and resources; b) Are appropriate for, and effectively use, the infrastructure and public service facilities which are planning and available, and avoid the need for their unjustified and/or uneconomical expansion • Appropriate development standards should be promoted to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety 	<ul style="list-style-type: none"> - <i>The development is located in the Ward of Almonte, a designated settlement area.</i> - <i>The density of the development supports the efficient use of land and is based upon public water and wastewater servicing.</i> - <i>A Traffic Study has been prepared by DJ Halpenny in support of the proposed development to ensure the adequacy and appropriateness of the proposed transportation infrastructure.</i> - <i>The proposed development adds seniors' apartment dwellings and single-storey townhouse dwellings to the existing housing supply, can be considered intensification, and is based upon a compact form of development relative to the local context.</i>
1.1.5.5	<ul style="list-style-type: none"> • Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. 	<ul style="list-style-type: none"> - <i>The development, as it is proposed, will be serviced by public water and wastewater infrastructure and will connect to the existing transportation network by way of a combination of a public right-of-way and a private internal roadway.</i> - <i>The municipal infrastructure and public roadway are proposed such that they will facilitate logical connections to lands which are in the process of being added to the urban boundary.</i>
1.4.3	<ul style="list-style-type: none"> • Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by permitting and facilitating: <ul style="list-style-type: none"> b) all housing options required to meet the social, health, economic and well-being requirements of current and future residents; c) directing the development of new housing towards locations where 	<ul style="list-style-type: none"> - <i>The proposed development contributes seniors' apartment dwellings and single-storey townhouse dwellings to the range and mix of available local housing.</i> - <i>Appropriate extensions of municipal infrastructure is proposed to service the development.</i> - <i>A public right-of-way will provide access and frontage to the proposed Blocks.</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
	appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;	
1.6.6.7	<ul style="list-style-type: none"> • Planning for stormwater management shall: <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development 	<ul style="list-style-type: none"> - <i>Stormwater management is contemplated within the Servicing & Stormwater Management Report prepared by McIntosh Perry. In accordance with Section 7 of that Report, stormwater will be quality treated and then captured in a temporary storage pond, which is to the south of the residential/institutional portion of the development (within proposed Block 7), before being sheet drained to the lands to the south as needed. It is intended that the temporary stormwater management measures will be replaced with a permanent stormwater management pond in the near term, when the lands to the south are developed.</i>

Table 1: Provincial Policy Statement (2020) – Policy Summary

The development, as proposed, is consistent with matters of Provincial interest, as expressed in the 2020 Provincial Policy Statement.

4.2 County of Lanark Sustainable Communities Official Plan

On June 27, 2012 Lanark County adopted the Lanark County Sustainable Communities Official Plan (SCOP), which received approval from the Province of Ontario in June 2013. The SCOP provides that local official plans designate Settlement Areas and promote intensification in existing built-up areas based on the type of servicing infrastructure. Accordingly, the Town of Mississippi Mills has incorporated these polices into the Town of Mississippi Mills Official Plan (see Section 4.3).

The Mill Valley Living development is located in the designated settlement area of Almonte. Pursuant to Section 2.3 of the SCOP, efficient development patterns shall be encouraged in settlement areas to optimize the use of land, resources, infrastructure and public service facilities. The proposed development will be serviced by public water and wastewater services and provides for efficient use of land through intensification and compact form relative to the local context.

Based on the forgoing, the proposed development is in conformity with the goals and purpose of the County of Lanark Sustainable Communities Official Plan.

4.3 Town of Mississippi Mills Official Plan

Pursuant to Official Plan Amendment No. 27, the subject lands are designated Residential-Community Facility within the Town of Mississippi Mills Official Plan.

The following table presents key applicable Official Plan policies and identifies how the proposed development conforms with these policies:

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
2.5.1 Goals and Objectives	<ul style="list-style-type: none"> • The following objectives are designed to implement the goals: <ol style="list-style-type: none"> 1) Establish a growth strategy which promotes an orderly pattern of development, maintains the area’s rural and small town character and which represents a logical expansion of built-up areas 2) Establish an urban density which promotes a sustainable and efficient use of the land 3) Encourage a mix of residential, commercial, and industrial uses which meet the needs of the community and increases local employment 5) Require the majority of new development to be on municipal sewer and water services, including communal systems 	<ul style="list-style-type: none"> - <i>The subject lands are within the urban boundary and are contemplated for urban development.</i> - <i>The land use is permitted within the Official Plan and Zoning By-law and will contribute to the supply of housing for seniors.</i> - <i>The proposed development has recently been adjusted slightly to incorporate a key north-south roadway connection that will offset future dependence on Paterson Street and Appleton Side Road.</i> - <i>A Traffic Study has been prepared by DJ Halpenny in support of the proposed development and confirms the adequacy of proposed transportation infrastructure.</i>
2.5.2 Smart Growth	<ul style="list-style-type: none"> • This Plan embraces the concept of “Smart Growth”. For Mississippi Mills, “Smart Growth” means: <ol style="list-style-type: none"> ii. Directing urban development towards existing communities with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses 	<ul style="list-style-type: none"> - <i>The proposed development is situated in the settlement area of Almonte and will be serviced by public water and wastewater services.</i> - <i>The proposal complements the adjacent Orchard View Seniors’ facility and contributes to the mix of housing stock in Almonte and Mississippi Mills.</i>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
	<ul style="list-style-type: none"> iii. Diverse, balanced growth which is integrated into existing design with linkages between the new and the old, a focus on pedestrian travel, shopping, working street layout, open spaces, mix of housing stock and support for existing institutional and commercial services iv. Maintaining and enhancing distinctive, attractive communities with a strong sense of place through design 	
2.5.3 Mississippi Mills Growth and Settlement Strategy	<ul style="list-style-type: none"> • This Plan is based on the assumption that the Town’s population will increase from 11,650 in 2001 to approximately 18,500 by 2026. This represents a rate of growth of 1.9% per year or an additional 6,850 persons over the life of this Plan • This Plan is designed to direct 50% of future growth to Almonte on full municipal services 	<ul style="list-style-type: none"> - <i>The proposed development has recently been acknowledged within the Municipality’s Municipal Comprehensive Review and will contribute to the municipality’s satisfaction of projected growth demands.</i>
2.5.3.2.3 General Policies	<ul style="list-style-type: none"> • Growth in Almonte will occur based on logical and economically efficient extensions of services and as adequate serving capacity exists. Infilling and the efficient use of land within Almonte shall be promoted. Development within Almonte shall be connected to the municipal sewer and water system 	<ul style="list-style-type: none"> - <i>The proposed development is situated in the settlement area of Almonte and will be serviced by public water and wastewater services.</i>
3.6.1 Residential – Goal and Objectives	<ul style="list-style-type: none"> • The following objectives are designed to implement the goal: <ol style="list-style-type: none"> 1) Promote and support development which provides for affordable, rental and/or increased density of housing types 2) Designate a sufficient supply of land to meet the residential goals of the Plan 3) Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing 4) 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 6) Permit a range of activities in residential areas including home-based businesses, bed and breakfasts, group homes, churches, schools, community facilities and open space 	<ul style="list-style-type: none"> - <i>The subject lands are designated Residential – Community Facility and the proposal, which is permitted under the Official Plan and Zoning By-law, affects increases in the range and density of housing types in the community.</i> - <i>The proposed development is situated in the settlement area of Almonte and will be serviced by public water and wastewater services.</i>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
<i>3.6.2 Residential Permitted Uses</i>	<ul style="list-style-type: none"> On lands designated “Residential – Community Facility” the permitted uses shall be limited to identified uses in Section 4.7 Community Facilities of this Plan 	<ul style="list-style-type: none"> <i>- The proposed development is permitted and represents a use that is associated with health and welfare as provided in section 4.7 of the Official Plan.</i>
<i>3.6.6 Special Needs Housing</i>	<ul style="list-style-type: none"> The Town shall seek to improve access to housing for people with special needs, including assisted housing for low income people, seniors housing and housing for physically and developmentally handicapped individuals The Town shall work with local groups to determine the demand for special needs housing. The town shall support appropriate applications and proposals for special needs housing The Town shall consider alternative approaches to providing housing targeted specifically to the seniors’ population 	<ul style="list-style-type: none"> <i>- The proposed development promotes an aging-in-place concept for senior citizens.</i>
<i>3.6.16 Residential Abutting Agricultural Lands</i>	<ul style="list-style-type: none"> This Plan requires vacant residential lands in Almonte and Pakenham village to develop on full municipal services by way of a plan of subdivision. During the subdivision design and approval process all residential development proposed within 150 metres of the Agricultural designation shall be assessed in terms of potential land use conflicts. Appropriate mitigating measures shall be incorporated through the subdivision design and approval process which would reduce the potential negative impacts the two land uses may have on each other. Under no circumstances shall the subdivision design result in residential dwellings being located closer than 30 metres to the boundary of the Agricultural designation 	<ul style="list-style-type: none"> <i>- The proposed development will occur by way of a Plan of Subdivision in the settlement area of Almonte.</i> <i>- Lands adjacent to the south that are currently designated Prime Agricultural and Rural are being redesignated for urban development (“Development Community” designation) as part of Mississippi Mills Official Plan Amendment No. 22 and Lanark County Sustainable Communities Official Plan No. 11.</i>
<i>4.1.1.4.2 Stormwater Management Policies</i>	<ul style="list-style-type: none"> Best Management practices and techniques to maintain stormwater quality and quantity shall be applied to all development Where appropriate, all new development shall be required to prepare a Storm Water Management Report which incorporates the "Major-Minor" stormwater system concept, and: <ul style="list-style-type: none"> The Major system shall be designed to manage the anticipated increase in stormwater runoff created by the development, over predevelopment conditions. The Major system should accommodate the 1:100 year storm event and where necessary, shall 	<ul style="list-style-type: none"> <i>- Stormwater management is contemplated within the Servicing & Stormwater Management Report prepared by McIntosh Perry. In accordance with Section 7 of that Report, stormwater will be quality treated and then captured in a temporary storage pond, which is to the south of the residential/institutional portion of the development (within proposed Block 7), before being sheet drained to the lands to the south as needed. It is intended that the temporary</i>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
	<p>require retention or temporary storage facilities to control discharge rates to predevelopment levels.</p> <ul style="list-style-type: none"> ▪ The Minor system shall accommodate stormwater runoff from more frequent storms (5 year events and 20 year events) up to the design capacity of an existing receiving system and where necessary, shall require retention or storage facilities to control discharge rates to predevelopment levels. ▪ In cases where stormwater control is an identified constraint to an area, development proposals may be required to provide additional detention storage. <ul style="list-style-type: none"> • Where required, storm water management reports will identify the methods of surface water disposal and any impacts on adjacent or affected properties • Prior to approving any development proposal, the Town shall be satisfied that stormwater and drainage is being directed to a legal and adequate outlet • Development proposals involving the creation of new lots, subdivisions, site plan control and zoning amendments shall be required to prepare a stormwater management plan in accordance with the following: <ul style="list-style-type: none"> i. that post development water flows originating from the site will not exceed predevelopment flows; and, (ii) details on erosion and sediment control, best management practices, downstream impact assessment, base flow of the watercourse, water quality and quantity, impact on fish habitat and aquatic life, maintenance of natural water resource features, groundwater characteristics and potential impacts on the existing natural environment shall be presented where appropriate 	<p><i>stormwater management measures will be replaced with a permanent stormwater management pond in the near term, when the lands to the south are developed.</i></p>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
4.2.3 <i>Urban Design – General Polices</i>	<ul style="list-style-type: none"> Development proposals will need to demonstrate how the following aspects of the built environment are addressed through design: <ul style="list-style-type: none"> (iii) the physical character of the surrounding built environment; and (iv) connected network or grid of roads, pathways and corridors that are modified to fit the environment and the surrounding patterns of development Development proposals will need to consider the impact they may have on the character and quality of the surrounding built and natural environment and will: <ul style="list-style-type: none"> i. ensure that sites are large enough to accommodate the scale and intensity of the proposed development and amenity areas; ii. mitigate impacts from noise, traffic, outdoor storage and dust originating from the subject property; iii. demonstrate that the density, form, bulk, height, setbacks, spacing and materials of development are compatible with the surrounding area; iv. recognize the public street as the basic public element of design; 	<ul style="list-style-type: none"> <i>Requirements pertaining to the built environment and urban design have been addressed by way Official Plan Amendment and Zoning By-law Amendment approvals, and will also be addressed by way of ongoing Site Plan Control approvals.</i>
4.6.1 <i>Transportation – Goals and Objectives</i>	<ul style="list-style-type: none"> Maintain and enhance the road network as the primary transportation corridor promote an adequate supply of parking and require new development to provide necessary onsite parking 	<ul style="list-style-type: none"> <i>The Traffic Study prepared by DJ Halpenny supports the development proposal.</i> <i>Proposed parking complies with the requirements of the Zoning By-law.</i>
4.6.4. <i>Local Municipal Roads</i>	<ul style="list-style-type: none"> Direct access onto a local municipal road shall be subject to the approval of the Town of Mississippi Mills Through a condition of subdivision, severance or site plan, the Town may require the dedication or conveyance of land for part of the local municipal road system 	<ul style="list-style-type: none"> <i>A public right-of-way will provide access to the development from Industrial Drive. It is noted that the proposed public right-of-way includes lands within the subject lands (identified as Gerry Emon Road on the Draft Plan of Subdivision), as well as municipally-owned lands to the north, described as Part 4 on Reference Plan 27R-7754. This is acknowledged on the Draft Plan of Subdivision and the civil engineering plans.</i>
4.6.13 <i>Traffic Impact Assessment</i>	<ul style="list-style-type: none"> A Transportation Impact Assessment may be required for official plan amendments, plans of subdivision, zoning by-law amendments or major 	<ul style="list-style-type: none"> <i>A Traffic Study has been prepared by DJ Halpenny in support of the development.</i>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
	<p>site plan development, where it is believed that the development proposal could have a significant impact on the existing transportation system.</p> <ul style="list-style-type: none"> • A transportation impact assessment will be commissioned by a proponent of the development proposal and will: <ul style="list-style-type: none"> i. identify required road, parking, pedestrian and cycling improvements deemed necessary, including the timing or staging of such developments; ii. assess the impact on the overall transportation capacity of the existing road network, together with the anticipated growth levels of traffic volume; iii. assess any social, economic, and physical environmental impacts on the local neighbourhood and adjacent areas resulting from increased use of the required road; iv. take into account the effect of any known development potential of other lands that will utilize the area-wide road network; and, v. include an assessment and make recommendations on ways in which traffic impact, including noise, may be mitigated. 	
4.7.1 Community Facility Policies	<ul style="list-style-type: none"> • The Town shall encourage community facilities to be designed and located so as to allow for the shared/multiple use of the facility. • New community facilities shall satisfy the following: <ul style="list-style-type: none"> i. the proposal is of a scale and design which is compatible with surrounding uses and able to function as a focal point for the neighbourhood or community; ii. the anticipated level of vehicular and pedestrian traffic does not have significant negative impacts; iii. the site area is adequate to accommodate buildings, future expansions, off-street parking, amenity areas and landscaping; 	<ul style="list-style-type: none"> - <i>The seniors' development will be largely private in nature, but it has been designed to be welcoming to visitors. The public north-south roadway connection will also promote connectivity to and through the subject lands by members of the public.</i> - <i>The proposed development complements the existing Orchard View Senior's residence situated on the adjacent property.</i> - <i>Off-street, above ground parking is proposed.</i> - <i>Requirements pertaining to the built environment and urban design have been addressed by way of the Official Plan Amendment and Zoning By-law</i>

TOWN OF MISSISSIPPI MILLS OFFICIAL PLAN POLICIES		
Policy Section	Policy	Comments
	iv. the proposed site is located within close proximity to necessary support facilities; and, v. the proposed site is strategically located in order to minimize travel time for the existing and anticipated service area population. <ul style="list-style-type: none"> • Adequate buffer space, planting or fencing shall be established between community facility land uses and adjacent land uses when required. • Adequate off-street parking facilities shall be provided and generally located to the rear and side of the principal building. Developers proposing parking in the front yard must demonstrate that no other feasible option exists for accommodating the needed parking. 	<p><i>Amendment approvals, and will continue to be addressed by way of ongoing Site Plan Control approvals.</i></p>

Table 2: Town of Mississippi Mills Official Plan – Policy Summary

The proposed development conforms to applicable polices of the Town of Mississippi Mills Official Plan.

5.0 REGULATORY CONTROLS

5.1 Municipality of Mississippi Mills Zoning By-law No. 11-83

The subject lands are zoned Community Facility X(I-Xh) pursuant to the Municipality of Mississippi Mills Zoning By-law. The X(I-Xh) zone provides that retirement home is a permitted use in the Community Facility Zone. The proposed lot fabric, as illustrated on the accompanying Draft Plan of Subdivision, meets the zone provisions of the Zoning By-law (as amended by By-law No.21-020). A holding provision will remain until the proposed development has frontage on an open municipal road.

Based on the forgoing, the blocks illustrated on the Draft Plan of Subdivision comply with the Municipality of Mississippi Mills’ Zoning By-law.

6.0 SUMMARY OF TECHNICAL STUDIES

6.1 Servicing and Stormwater Management Report

A Servicing and Stormwater Management Report (dated July 28, 2021) was completed by McIntosh Perry to present a servicing design for the development in accordance with municipal and provincial recommendations and guidelines as provided by the Municipality of Mississippi Mills, the Mississippi Valley Conservation Authority, and the Ministry of the Environment, Conservation and Parks. Specifically, the report addresses the

water, sanitary, and storm sewer servicing for the development to ensure that existing and available services will adequately service the proposed development.

Along with an existing watermain within Industrial Drive, the development will be serviced by a new 250mm diameter PVC watermain extended from Industrial Drive down the Gerry Emon Road right-of-way. Boundary conditions were not available during time of submission. Once boundary conditions are obtained, the property will be hydraulically modelled to confirm that the system has adequate capacity for the proposed development and that the required fire flows can be met. A new 300 mm diameter gravity sanitary sewer will be connected to the existing sanitary sewer within Industrial Drive and will be extended down the Gerry Emon Road right-of-way to service the development.

A new storm sewer network will be placed throughout the site to collect storm flows and direct runoff to a temporary stormwater storage area constructed to the southeast of the residential development. Runoff collected in the storage area will be restricted before outletting through a weir. Ultimately, it is proposed that the temporary storage area will be abandoned upon further development of the wider land holding. The runoff from the site will then be intercepted by future municipal sewers and directed to a new stormwater management facility. The report provides that standard Best Management Practices (BMP's) be employed wherever possible to ensure that water quality and quantity concerns are addressed at all stages of development. The report provides further temporary and permanent measures to ensure proper erosion and sediment control and recommends that the Municipality of Mississippi Mills approve the Servicing and Stormwater Management Report.

6.2 Traffic Impact Study

A Traffic Impact Study (dated July 29, 2021) was completed by D.J. Halpenny and Associates Ltd. to examine the operation of intersections at Industrial Drive/Ottawa Street and Industrial Drive/Appleton Side Road during the weekday peak AM and PM hour. The study analyzes traffic flows at both completion of development (2023) and at five years beyond completion (2028). The study also analyzes the operation of the proposed intersection of Industrial Drive/Gerry Emon Road for the 2028 peak AM and PM hour. The study determined that the total trips from Mill Valley Living would be 12 trips entering and exiting during the peak AM hour and 21 trips entering and exiting during the peak PM hour. For the intersections of Industrial Drive/Ottawa Street and Industrial Drive/Appleton Side Road, the study concludes that "there would be no requirement for modification to the intersection due to the development of the site as Mill Valley Living." The study also analyzed the 2028 peak AM and PM hour traffic at the proposed intersection of Industrial Drive/Gerry Emon Road as an all-way stop; the study concludes that there would be "no requirement for modifications to the intersection with the exception of constructing a northbound Gerry Emon Road approach."

7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the applicable policies of the Lanark County Sustainable Communities Official Plan and the Town of Mississippi Mills Official Plan. The proposed blocks illustrated on the Draft Plan of Subdivision comply with the requirements of the Town of Mississippi Mills Zoning By-law No. 11-83.

It is our opinion that the approval of the development proposal, including of the proposed Draft Plan of Subdivision Application, represents good planning given the applicable policy and regulatory environment.

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